

Ribble Valley Borough Council
Housing & Development Control

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Your ref 3/2021/0680
Our ref D3.2021.0680
Date 29th July 2021

FAO Rebecca Bowers

Dear Sir/Madam

Application no: **3/2021/0680**

Address: **Thorn Platt Farm Alston Lane Alston PR3 3BN**

Proposal: **Change of use of stables (sui generis) to office (class E).**

The Local Highway Authority have viewed the plans and highway related documents and have the following comments to make:

Summary

No objection subject to conditions

Lancashire County Council acting as the Local Highway Authority does not raise an objection regarding the proposed development and are of the opinion that the proposed development will not have a significant impact on highway safety, capacity or amenity in the immediate vicinity of the site subject to the following conditions being stated on any approval.

Advice to Local Planning Authority

The Local Highway Authority (LHA) are in receipt of an application for the change of use of a stable into a home office at Thorn Platt Farm, Alston Lane, Alston.

The LHA understands the office will be accessed via the existing farm access directly off Alston Lane, which is an unclassified road subject to a 30mph speed limit.

The LHA are aware that the proposal will be used only for domestic purposes by the occupiers of Thorn Platt Farm and so there will be no impact on the public highway.

However, the LHA will place a condition on the proposal which will ensure that the office can only be used by the occupiers of the farm and not commercially.

Phil Durnell

Director of highways and Transport
Lancashire County Council
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Following this condition, the LHA have no objection to the proposal.

Conditions

1. The use hereby permitted shall be operated only by the occupier of the property known as Mr and Mrs Turner and no other staff who do not also reside at that property shall be employed in connection with the permitted use.

REASON: In the interests of highway safety.

Yours faithfully

Ryan Derbyshire
Assistant Engineer
Highway Development Control
Highways and Transport
Lancashire County Council