

Ribble Valley Borough Council
Housing & Development Control

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Your ref 3/2021/0804
Our ref D3.2021.0804
Date 1st September 2021

FAO Laura Eastwood

Dear Sir/Madam

Application no: **3/2021/0804**

Address: **Fell View Barn Barret Hill Brow Bolton by Bowland BB7 4PQ**

Proposal: **Proposed riding arena and horse exerciser.**

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

Summary

No objection

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.

Advice to Local Planning Authority

The Local Highway Authority (LHA) are in receipt of an application for the erection of a riding arena and horse exerciser at Fell View Barn, Barret Hill Brow, Bolton by Bowland.

The LHA are aware of the relevant planning history at the site with the LHA also being in receipt of application reference 3/2021/0803 which is for the change of use of an agricultural barn into an education facility. This application will be responded to in due course.

The other relevant planning history includes-

3/2018/0931- Change of use of land to residential curtilage and conversion of stable building to ancillary living accommodation. Permitted 28.02.2019.

Phil Durnell

Director of highways and Transport
Lancashire County Council
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3/2017/1059- Equine stables to accommodate two horses, incorporating tack room, hay and equipment storage, disabled hoist and horse shower. Amendments to design approved under planning permission 3/2016/0648. Permitted 08.12.2017.

3/2016/0648- Equine stables to accommodate two horses, incorporating tack room, disabled hoist and horse shower. Permitted 24.08.2016.

The LHA have reviewed the supporting documents and understands that the site will be accessed off Barret Hill Brow which is an unclassified road subject to a 60mph speed limit. The site access, which is also a Public Footpath serving path reference 3-7-FP 21 (see informatives below), will remain unaltered following the proposal.

The LHA have also reviewed the Planning Statement and understands that the proposal will be used for domestic purposes only. Therefore, the LHA as a result, have no objection to the proposal.

Informatives

- The grant of planning permission does not entitle a developer to obstruct a right of way and any proposed stopping-up or diversion of a right of way should be the subject of an Order under the appropriate Act. The applicant should be advised to contact Lancashire County Council's Public Rights of Way section by email on PROW@lancashire.gov.uk, quoting the location, district and planning application number, to discuss their proposal before any development works begin.
- Any damage caused to the surface of the Public Right of Way, which is directly attributable to the works associated with the development, will be the responsibility of the applicant to repair at their own expense to the satisfaction of the Highway Authority.

Yours faithfully

Ryan Derbyshire

Assistant Engineer
Highway Development Control
Highways and Transport
Lancashire County Council