

Ribble Valley Borough Council  
Housing & Development Control

Tel 0300 123 6780  
Email [developeras@lancashire.gov.uk](mailto:developeras@lancashire.gov.uk)

Your ref 3/2021/0968  
Our ref D3.2021.0968  
Date 27<sup>th</sup> October 2021

FAO Adam Birkett

Dear Sir/Madam

Application no: **3/2021/0968**

Address: **Spencers Farm Past Lane Bolton-by-Bowland BB7 4PH**

Proposal: **Conversion of a redundant stone agricultural building to self catering accommodation as a farm diversification.**

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**

#### **Introduction**

The Local Highway Authority (LHA) are in receipt of an application for the conversion of an agricultural building to a one bed holiday let at Spencers Farm, Past Lane, Bolton-By-Bowland.

The LHA are aware of the relevant planning history at the site, with the same agricultural building under application reference 3/2020/0205 being permitted by the Local Planning Authority (LHA) to change its use to a holiday let.

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#### **Phil Durnell**

Director of highways and Transport  
Lancashire County Council  
PO Box 100 • County Hall • Preston • PR1 0LD  
[www.lancashire.gov.uk](http://www.lancashire.gov.uk)

The LHA, therefore, understands the application is likely to be a resubmission of the previous application.

### **Site Access**

The LHA understands the site is accessed via an unadopted, private, single track called Past Lane. Past Lane is also a Bridleway with the reference 3-21-BW8.

The LHA are aware that Past Lane connects to the public highway via Barret Hill Brow which is an unclassified road subject to a 60mph speed limit.

In response to the track being private and unadopted, and the track already serving the farm and neighbouring properties the LHA have no objection to the use of the access.

### **Highway Safety**

There have been no Personal Injury Collisions recorded within 500m of the site and therefore the LHA have no pre-existing highway safety concerns.

### **Internal Layout**

The site will provide one car parking space for the one bed holiday let which complies with the parking standards as defined in the Joint Lancashire Structure Plan.

### **Public Footpaths and Bridleway**

As already mentioned, Bridleway with the reference 3-21-BW8 is located on the existing, unadopted and private track called Past Lane. The Bridleway before it reaches the site does veer off and so it doesn't pass the site.

The LHA are also aware of Public Footpath 3-21-FP15 which passes the existing agricultural access and Public Footpath 3-21-FP14 which is located within the site, adjacent to the building.

In response to these Public Footpaths and Bridleways, the LHA makes the Applicant aware of the conditions and informatives below. The LHA also request that a Construction Management Plan is conditioned to ensure that the use of the Public Footpath and Bridleway is not compromised during the construction and renovation of the existing building.

### **Conditions**

1. No development shall take place, including any works of demolition or site clearance, until a Construction Management Plan (CMP) or Construction Method Statement (CMS) has been submitted to, and approved in writing by the local planning authority. The approved plan / statement shall provide:

- 24 Hour emergency contact number;
- Details of the parking of vehicles of site operatives and visitors;
- Details of loading and unloading of plant and materials;
- Arrangements for turning of vehicles within the site;
- Swept path analysis showing access for the largest vehicles regularly accessing the site and measures to ensure adequate space is available and maintained, including any necessary temporary traffic management measures;
- Measures to protect vulnerable road users (pedestrians and cyclists);
- The erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate;
- Wheel washing facilities;
- Measures to deal with dirt, debris, mud or loose material deposited on the highway as a result of construction;
- Measures to control the emission of dust and dirt during construction;
- Details of a scheme for recycling/disposing of waste resulting from demolition and construction works;
- Construction vehicle routing;
- Delivery, demolition and construction working hours.

The approved Construction Management Plan or Construction Method Statement shall be adhered to throughout the construction period for the development.

REASON: In the interests of the safe operation of the adopted highway during the demolition and construction phases.

Note: Construction Management Plan.

- There must be no reversing into or from the live highway at any time – all vehicles entering the site must do so in a forward gear, and turn around in the site before exiting in a forward gear onto the operational public highway.
- There must be no storage of materials in the public highway at any time.
- There must be no standing or waiting of machinery or vehicles in the public highway at any time.
- Vehicles must only access the site using a designated vehicular access point.
- There must be no machinery operating over the highway at any time, this includes reference to loading/unloading operations – all of which must be managed within the confines of the site.
- A licence to erect hoardings adjacent to the highway (should they be proposed) may be required. If necessary this can be obtained via the County Council (as the Highway Authority) by contacting the Council by telephoning 01772 533433 or e-mailing [lhsstreetworks@lancashire.gov.uk](mailto:lhsstreetworks@lancashire.gov.uk)
- All references to public highway include footway, carriageway and verge.

2.The granting of planning permission does not authorise any stopping up; closure; obstruction or diversion of a Public Right of Way, without the appropriate order.

REASON: To protect existing Public Right of Way users and to maintain the operation and safety of the local Public Right of Way and to minimise the impact of the construction works on the Public Right of Way.

### **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](mailto: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