

From: Andersen, Linda <Linda.Andersen@lancashire.gov.uk>
Sent: 29 October 2021 15:59
To: Planning
Subject: FW: Diversion of PROW 3-35-FP5 following application reference 3/2021/1022
Attachments: 3 2021 1022 Overlay.pdf

Categories: To Upload

 **External Email**

This email originated from outside Ribble Valley Borough Council. Do **NOT** click links or open attachments unless you recognize the sender and are sure the content within this email is safe.

3/2021/1022 Loft Shay Farm Clitheroe Road Ribchester PR3 2YQ

Reference 3/2021/1022
Alternative Reference
Location Loft Shay Farm Clitheroe Road Ribchester PR3 2YQ
Proposal Proposed single storey extension, garage and modifications to existing dwelling as approved under planning reference 3/2021/0670
Footpaths Affected **Fp5 Ribble Valley Ribchester (3-35-Fp5)**
Possible 106
Map Ref 364079 / 438236
Contact Ben Taylor Tel : 01200 425111
Email : planning@ribblevalley.gov.uk
Response Date 11/12/2021
Path File Link V:\EPPS\EP\PROW\Path Files\03 Ribble Valley\35 Ribchester\03-35-005-Fp\03-35-005-Fp Planning Applications
Web
Link https://www.ribblevalley.gov.uk/site/scripts/planx_details.php?appNumber=3%2F2021%2F1022

For the attention of Ben Taylor – Ribble Valley Planning

Lancashire County Council – Public Rights of Way have identified Public rights of Way 3-35-FP5 running through the proposed development and have the following response:-

Public Rights of Way submit an objection to the proposed development subject to clarification of the following;

[a] Public rights of Way cannot comment on the proposed diversion as there is insufficient information in the application e.g. the diversion is not identified on the plan

[b] Planning permission does not permit the applicant to divert a Public Right of way without the appropriate legal Order being certified and in place prior to commencing any works on the existing footpath.

[c] Landowner permission would also have to be agreed if the diversion is outside the applicants ownership.

Diversion

A diversion Order would need to be certified and in place prior to works affecting the existing public right of way – the surface of the footpath should not be affected during works unless this Order was in place.

Temporary closure

If the proposed development is approved and any works relating to the site are likely to cause a health and safety risk to users of the Public right of Way a temporary closure notice should be in place prior to works commencing. If the appropriate temporary closure notice is not in place and there is a risk to the public the applicant would be subject to enforcement proceedings.

Obstruction

Public right of Way 3-35-FP5 should not be obstructed at any time during the development by machinery, materials or vehicles as that would be an unlawful obstruction unless a Statutory Diversion is certified and in place prior to works commencing on the footpath.

Landscaping

If the proposed development is approved any landscaping should be at least 3 metres from a public right of way either within the development site or in the vicinity – this is to prevent overhanging branches or foliage or roots growing through the surface of a footpath creating trip hazards and future maintenance costs.

Drainage/ground level

Any drainage or changes in ground level should ensure water surface water is not directed towards or across a Public Right of Way either within the development site or in the vicinity – this is to prevent flooding of the footpath and potential future maintenance issues.

If you require any further information please let me know.

Regards
Linda

Linda Andersen – Public Rights of Way Officer (Development)
Lancashire County Council
Tel; 01772 532613
Mob; 07717 815086
Linda.Andersen@lancashire.gov.uk

From: Andersen, Linda <Linda.Andersen@lancashire.gov.uk>
Sent: 29 October 2021 08:17
To: Falcone, Paul <Paul.Falcone@lancashire.gov.uk>
Subject: FW: Diversion of PROW 3-35-FP5 following application reference 3/2021/1022
Importance: High

Hi Paul – i have looked on path file and cant find this do you know if we have received it ...
Cheers
L

From: Derbyshire, Ryan <Ryan.Derbyshire@lancashire.gov.uk>
Sent: 28 October 2021 16:24
To: Andersen, Linda <Linda.Andersen@lancashire.gov.uk>; Public Rights of Way Planning Consultations <PROWplanning@lancashire.gov.uk>
Subject: Diversion of PROW 3-35-FP5 following application reference 3/2021/1022
Importance: High

Hi Linda

The LHA are in receipt of an application for the amendment to permitted application 3/2021/0670 for a single storey extension and garage to a previously approved dwelling at Loft Shay Farm, Clitheroe Road, Ribchester.

The Applicant is proposing to demolish an existing agricultural building adjacent to the approved dwelling and replace the agricultural building with an attached single storey extension.

However PROW 3-35-FP5 conflicts with the existing agricultural building at the site.

In response the Applicant is proposing to divert the PROW to an adjacent field and connect to the existing PROW outside the site.

Therefore I need your comments to see whether this is acceptable.

The application is due on the 3rd November but I will try to get an extension by an additional week.

Please let me know if this adequate, with the PROW comments being important for this application.

Kind regards

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

This e-mail contains information intended for the addressee only.

It may be confidential and may be the subject of legal and/or professional privilege.

If you are not the addressee you are not authorised to disseminate, distribute, copy or use this e-mail or any attachment to it.

The content may be personal or contain personal opinions and unless specifically stated or followed up in writing, the content cannot be taken to form a contract or to be an expression of the County Council's position.

Lancashire County Council reserves the right to monitor all incoming and outgoing email.

Lancashire County Council has taken reasonable steps to ensure that outgoing communications do not contain malicious software and it is your responsibility to carry out any checks on this email before accepting the email and opening attachments.