

Ribble Valley Borough Council
Housing & Development Control

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Your ref 3/2022/0005
Our ref D3.2022.0005
Date 10th February 2022

FAO Stephen Kilmartin

Dear Sir/Madam

Application no: **3/2022/0005**

Address: **Edisford Bridge Farm Edisford Road Clitheroe BB7 3LJ**

Proposal: **Proposed change of use of joiner's workshop to agricultural use and change of use of agricultural building to create a joiner's workshop**

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 proposed change of use of a joiner's workshop to agricultural use and change of use of an agricultural building to a joiner's workshop at Edisford Bridge Farm, Edisford Road, Clitheroe.

The LHA are aware of the relevant planning history at the site with it being listed below:

3/2020/0869- Construction of an agricultural storage building. Permitted 30/11/2020.

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Director of highways and Transport
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3/2019/1126- Proposed change of use of joiner's workshop to agricultural use and change of use and extension of agricultural building to create a joiner's workshop. Permitted 24/04/2020

3/2019/0180- Erection of one new dwelling, landscaping and associated works. Refused 16/04/2019.

3/2018/0098- Proposed new detached building for agricultural storage. Permitted 13/04/2018.

3/2018/0099- Extension of existing agricultural building. Permitted 13/04/2018.

3/2017/0369- Application for retention of unauthorised construction and extension of a replacement building and unauthorised change of use to joinery workshop. Permitted 05/06/2017.

3/2015/0002- Site upgrades and improvements comprising the conversion of 44 existing grass pitches to hardstandings and extension to internal site access road. Permitted 09/03/2015.

3/2013/1015- Alteration and extension of and existing toilet and shower block to provide a larger female toilet and shower area, a reception/shop area and an indoor and outdoor play area. Permitted 23/01/2014.

3/2010/0815- Proposed extension to the existing caravan park at the farm. Permitted 17/12/2010.

3/2009/0652- Creation of an agricultural building for livestock housing and storage. Permitted 21/10/2009.

The LHA have reviewed FWP drawing number 7029_L01 titled "Existing Site Plan" which highlights the two buildings which will be changed following the proposal.

The first is the joiner workshop which was approved under application reference 3/2017/0369, while the second is the agricultural building which was erected under application reference 3/2020/0869.

The LHA have reviewed the other supporting documents and as stated in the highway comments for application reference 3/2019/1126, the LHA have no objection to the proposal with the change of use of both buildings not having an impact on the public highway.

Yours faithfully

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