

Development Control
Ribbles Valley Borough Council

Phone: 0300 123 6780
Email: highways@lancashire.gov.uk

Your ref: 22.0161
Our ref: D3.22.0161
Date: 18th May 2022

App no: 22.0161

Address: Pendle View Fisheries, A59 Barrow

Proposal: Variation of conditions 8 (lodges cannot be occupied until the scheme for highway improvements has been approved) and 7 (submission of highway improvements scheme) from permission 3/2021/0431 (which varied conditions 19 and 20 from planning permission 3/2015/0426).

I have viewed the plans and I have the following comments to make.

Summary

We would object to the proposed variation of conditions.

The current off-site highway works scheme design option needs to be agreed in principle which we anticipate being the end of August 2022. Following this point, we anticipate a construction start date of early 2023.

Until we have certainty of an agreed scheme and timetable of works, we cannot support the proposal.

Comments

Conditions 7 and 8 have been varied from the original permission under application reference 3/2021/0431 as follows.

Condition 7 – 2021/0431

A scheme for the construction of the site access and the off-site works of highway improvement shall be submitted to and approved by the Local Planning Authority in consultation with the Highway Authority within 6 months of the opening of the sales office on site. The applicant shall advise the Council on the completion of any associated works (relating to the sales office and upon its opening to enable this time period to be begun.

Proposed amended wording

A scheme for the construction of the site access and the off-site works of highway improvement shall be submitted to and approved by the Local Planning Authority in

Phil Durnell

Director of Highways and Transport
Lancashire County Council · PO Box 100 · County Hall · Preston · PR1 0LD

consultation with the Highway Authority within 6 months of this application. The scheme will include a temporary minibuss service available to the owners and visitors to park. The applicant shall advise the Council on the completion of any associated works.

Condition 8 – 2021/0431

None of the holiday lodges or cabins hereby approved shall be occupied until the approved scheme referred to in condition 7 has been constructed in accordance with the scheme details.

Proposed amended wording

Only up to 25% of the holiday lodges or cabins hereby approved shall be occupied until the approved scheme referred to in condition 7 has been approved and constructed in accordance with the scheme details. Construction must be completed within 12 months of this application.

Conclusion

We would raise an objection to the proposal as it would have an unacceptable impact upon highway safety, which is contrary to paragraph 111 of the National Planning Policy Framework (2021).

Kelly Holt
Highway Development Control Engineer
Highways and Transport
Lancashire County Council
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