

Ribble Valley Borough Council
Housing & Development Control

Tel 0300 123 6780
Email developeras@lancashire.gov.uk

Your ref 3/2022/0426
Our ref D3.2022.0426
Date 14th July 2022

FAO Kathryn Hughes

Dear Sir/Madam

Application no: **3/2022/0426**

Address: **Slack Farm Settle Road Newsholme BB7 4JF**

Proposal: **Proposed conversion of barn to domestic and construction of link extension between barn and house.**

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 conversion of a barn to domestic use and a construction of a link to the barn from the existing dwelling at Slack Farm, Settle Road, Newsholme.

The LHA are aware that the site will continue to be accessed off a private, unadopted agricultural track which serves the farm. The access is located off Settle Road which is an A classified road subject to a 60mph speed limit.

The LHA have reviewed the supporting documents and are aware that the access will remain unaltered following the proposal. Therefore, the LHA have no comments to make regarding the access.

Phil Durnell

Director of highways and Transport
Lancashire County Council
PO Box 100 • County Hall • Preston • PR1 0LD
www.lancashire.gov.uk

The LHA have also further reviewed the supporting documents and are aware that the converted barn will be used for the enjoyment of the dwelling at the site, with the barn providing additional facilities including a games room and a guest room, among features. Therefore, given that the proposal is a mere extension to the existing dwelling, the LHA have no objection to the proposal.

The LHA are aware that Public Footpath 3-28-FP5 goes through the site and the definitive line of the Public Footpath conflicts with the existing agricultural building. With this being an existing issue and the Public Footpath not conflicting with any elements of the proposal the LHA do not object to the proposal but do advise the Applicant to consider the informative below regarding the Public Footpath and apply for a diversion order.

Informative

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.

Yours faithfully

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