

From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 26 July 2022 18:39
To: Planning
Subject: Planning Application Comments - 3/2022/0619 FS-Case-439899589

Planning Application Reference No.: 3/2022/0619

Address of Development: Grid Ref: 368701 433234
Water Tank and Valve House off Vicarage Lane Wilpshire BB1 9HY

Comments:

I wish to make the following comments on this application.

1. The applicant has started provisional works to the property and removed trees from around the property and cleared the site, therefore the application is incorrect and should be retrospective.

2. Accessibility issues, Highway safety:

The applicant does not have prescriptive easement to access the property by vehicle, under S34 of the Road Traffic Act 1988 the applicant would be committing a criminal offence.

Has the applicant requested access from Lancashire CC Public rights of way?

The applicant will require large construction vehicles to travel down the registered Bridleway, this would cause deterioration to such an extent as to make it impossible for pedestrians, horses and vehicles with prescriptive easement this would be an unacceptable risk to user safety. If the application is successful access restrictions on time and the use of banks persons should be imposed.

The applicants previous application 3/2021/0918 for works on a farm track left the Bridleway in such a state of disrepair that Ribble Valley Borough council's refuse department Health & safety have deemed access of all their vehicles to be unsafe and have suspended all vehicle movement. If the application is successful a vehicle weight restriction should be imposed. An example may be to 7500kg max gross vehicle weight, a structural inspection of the Bridleway should be taken to confirm safety of vehicular movements prior to construction and confirmation of repairs on completion of construction.

3. Previous planning decisions:

Application 3/2021/0918 stated access was for agricultural access only, this seems to have been misleading and the works were for this application. Therefore the application should be retrospective.

Application 3/2001/0644 had conditions imposed, if successful the application should include the same conditions.