

Ribble Valley Borough Council
Housing & Development Control

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Your ref 3/2023/0332
Our ref D3.2023.0332
Date 24th May 2023

FAO Ben Taylor

Dear Sir/Madam

Application no: **3/2023/0332**

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

Proposal: **Proposed conversion of barn to domestic accommodation, construction of a two storey link extension between barn and house and removal of existing single storey extension on SW elevation of the house. (Resubmission of 3/2022/0426.)**

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 application is a resubmission of application reference 3/2022/0426, which was permitted by the Local Planning Authority (LPA) on 5th December 2022.

Phil Durnell

Director of highways and Transport
Lancashire County Council
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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.

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 other 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