

Ribble Valley Borough Council
Housing & Development Control

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

Your ref: 3/2023/0517
Our ref: D3.2023.0517
Date: 29th August 2023

FAO Kathryn Hughes

Dear Sir/Madam

Application no: **3/2023/0517**

Address: **Quarry Bank Abbott Brow Mellor BB2 7HU**

Proposal: **Use of caravan for residential purposes.**

The Local Highway Authority have viewed the plans and highway related documents and have the following comments to make:

Summary

No objection subject to conditions

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 subject to the following conditions being stated on any approval.

Advice to Local Planning Authority

Introduction

The Local Highway Authority (LHA) are in receipt of an application for the proposed use of a caravan for residential purposes at Quarry Bank, Abbott Brow, Mellor.

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

3/2015/0689- Proposed new two storey dwelling with associated residential curtilage and improved access from the highway. Refused 09/11/2015.

It is worth noting that the LHA are aware that the static caravan is already located on the site for residential purposes. The caravan received planning approval under application



reference 3/82/0028. However, a restrictive condition was placed on the application, restricting the Applicant, at that time, could only reside at the caravan.

Unfortunately the Applicant from the 1982 application has sadly passed away, leading to this application being submitted.

Site Access/ Internal Layout

The LHA are aware that the site will continue to be accessed off Abbott Brow which is an unclassified road subject to a 60mph speed limit.

The caravan is already located at the site and has been used for residential purposes since 1982. However, following the death of the former Applicant, the new owner and Applicant wants to reside at the caravan instead. Therefore, given that the caravan has an existing residential use, the LHA will place a similar restrictive condition on the site only allowing the Applicant to reside there. Therefore, the LHA have no objection to the proposal.

Conditions

1.The caravan at the site shall be static only and shall not be moved or replaced without prior consent.

REASON: In the interests of highway safety.

2. The use hereby permitted shall be occupied by Kevin Taylor only.

REASON: In the interests of highway safety.

Yours faithfully

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

