

Ribble Valley Borough Council
Planning Section
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Your ref: 3/2023/0642
Our ref: D3/2023/0642
Date: 31 August 2023

For the attention of Ben Taylor

Planning Application No: 3/2023/0642

Grid Ref: 372318 445729

Proposal: Construction of equipment store and stable, and equine manège, animal shelter and landscaping (part retrospective). Resubmission of 3/2023/0331.

Location: Ashcroft, Mill Lane, Waddington BB7 3JJ

The submitted documents and plans have been reviewed and the following comments are made.

The existing access for the dwelling Ashcroft from Mill Lane is proposed to be utilised for the proposed development. Mill Lane is privately maintained. It is narrow preventing two way traffic flows. Public Footpath ref FP0343007 (Waddington) also passes along Mill Lane in front of the access.

Lancashire County Council acting as the 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.

The following condition should be applied to any formal planning approval granted to ensure that the development does not generate additional traffic on Mill Lane without first being assessed.

Condition

The development hereby permitted shall be used for, or ancillary to, the stabling and exercise of horses owned or leased by the occupier of Ashcroft only, and shall not be used for livery, equestrian events or any commercial purpose whatsoever at any time. Reason: In the interest of highway safety.

Janet Simpson
Assistant Engineer
Highways and Transport
Lancashire County Council

Lancashire County Council
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