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From: Paton, Julie <Julie.Paton@lancashire.gov.uk>
Sent: 08 March 2024 09:25
To: Planning
Subject: 3/2023/0659 Land on the south side of Ridding Lane (Broad Lane) Whalley adj Sewage Works.

Categories: To Upload

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Reference 3/2023/0659
Location Land on the south side of Ridding Lane (Broad Lane) Whalley adj Sewage Works.
Proposal Change of use of agricultural land to exercise/play area for dogs. Erection of secure fencing and wooden shelter/rest area. Construction of limestone/gravel area for vehicle drop-offs and non-designated parking using existing gates. Pursuant to variation of condition 4 (number of dogs allowed on site) on planning permission 3/2018/1054 to allow up to 30 dogs.

Dear Planning Department

Lancashire County Council Public Rights of Way objects to the application and offers the following comments.

Comments/Objections

Access to the proposed dog walking facility is along Ridding Lane recorded as footpath FP0345020. Lancashire County Council's Public Rights of Way team have no record of any public vehicular rights along Ridding Lane.

If approved the increased vehicle movements will generate wear and tear on the surface of the public footpath to the detriment of the surface which will in turn affect public access. The Lancashire County Council Public Right of Way team is responsible for the surface being in a condition that is safe and fit for pedestrians. The Lancashire County Council Public Rights of Way team does not maintain the route to a standard that is appropriate for vehicle use nor do the Lancashire County Council Public Right of Way team wish to see the route deteriorate because of an increase in vehicle usage.

Ground level/drainage

Any changes in ground level or installation of drainage should ensure that surface water is not channelled towards or onto a public right of way either within the proposed development site or in close proximity – this is to ensure public rights of way are not exposed to potential flooding or future maintenance issues.

Landscaping

Any trees or bushes need to be at least 3 metres away from a public right of way to prevent any health and safety issues and potential maintenance issues e.g. Overhanging branches or roots coming through the surface of the footpath concerned either within the proposed development or in close proximity.

Temporary closure

If works relating to the proposed development are likely to cause a health and safety risk to users of a public right of way a temporary closure order must be made and in effect prior to commencing those works. Applications should be made 4 weeks before commencement to avoid delay to the works.

Diversion

If a diversion is needed or intended the applicant needs to ensure that the diversion is in place prior to any work commencing on a public right of way. Any disturbance of the existing route, without the appropriate confirmed Diversion Order would be liable to enforcement action taken against the developer.

Obstruction

A public right of way should not be used to store materials, vehicles or machinery and if found to do so would be deemed an obstruction and the applicant would be subject to enforcement proceedings to remove.

Publicity of Application

All applications that affect a public right of way (footpath, bridleway or byway), must be publicised by site notice in at least one place on or near the land to which the application relates for not less than 21 days; and by publication of the notice in a newspaper circulating in the locality in which the land to which the application relates is situated.

Regards

Public Rights of Way

Planning & Environment

Lancashire County Council

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