

Ribble Valley Borough Council  
Housing & Development Control

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Your ref: 3/2023/0983  
Our ref: D3.2023.0983  
Date: 31<sup>st</sup> January 2024

FAO Ben Taylor

Dear Sir/Madam

Application no: **3/2023/0983**

Address: **land adj Moorcock House Slaidburn Road Waddington BB7 3AA**

Proposal: **Proposed conversion of part of existing agricultural building to stables, tack room and feed and fodder store. Construction of an equine manege, installation of solar panels and associated landscaping and boundary treatments.**

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) have been consulted on an application for the proposed conversion of part of existing agricultural building to stables, tack room and feed and fodder store. Construction of an equine manege, installation of solar panels and associated landscaping and boundary treatments at land adjacent to Moorcock House, Slaidburn Road, Waddington.

The LHA are aware of the most recent planning history associated with Moorcock House, with it being listed below:



3/2023/0946- Retention of re-positioned access gate and stone track off Slaidburn Road. Ongoing.

### **Site Access/ Internal Layout**

The agricultural site will continue utilise an existing unadopted access track located off Slaidburn Road which is a B classified road subject to a 60mph speed limit. The access track currently serves the residential development associated with the conversion of the Moorcock Inn.

The LHA have reviewed the drawing titled "Proposed Site Plan" and are aware that the proposal will continue to utilise an existing internal agricultural access located off the unadopted access track. The LHA have no concerns regarding this, with the access already being existing to serve the agricultural building at the site which is likely to generate vehicle movements to and from the site. Given this and the proposed equine facilities being used for domestic purposes only, it is unlikely that additional trips will be associated with the development. Therefore, the LHA have no objection to the proposal.

To ensure that the site is used for domestic purposes only, the LHA will condition that the equine facilities are only used for the enjoyment of the Applicant. This is to ensure that vehicular movements to and from the site are controlled.

### **Conclusion**

The LHA have no objection to the proposal granted that the site remains for the domestic use of the Applicant. The LHA will request this to control vehicle movements to and from the site and to ensure that the access remains safe and suitable for the proposal.

### **Conditions**

1. The equine facilities hereby approved shall not be used for any other purposes than those ancillary to the use of the dwelling known as Moorcock House and shall not be used by the way of sale or for any commercial purpose whatsoever at any time.

REASON: In the interest of highway safety.

Yours faithfully

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

