

Ribble Valley Borough Council
Housing & Development Control

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Your ref: 3/2024/0137
Our ref: D3.2024.0137
Date: 30th May 2024

FAO Ben Taylor

Dear Sir/Madam

Application no: **3/2024/0137**

Address: **Tan Yard Farm Ribchester Road Hothersall PR3 3YA**

Proposal: **Proposed stable block, paddock area and associated landscaping works.**

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 re-consulted on an application for the proposed stable block and paddock area at Tan Yard Farm, Ribchester Road, Hothersall.

The LHA previously responded to the application on 4th April 2024 in the guise of an email sent to the Local Planning Authority (LPA) requesting further information, regarding the blue and red line boundary of the site with no dwellings being included within the red edge. This was even though the Agent in the Planning Statement, stated that the proposal will only be for the use of the 3 dwellings associated with Tan Yard Farm.

However, since then the Agent has stated that the proposal will only be used by the occupants of the dwelling titled "Tan Yard Farm" for domestic purposes only. As such the scale of development has reduced and the following information has been submitted:

- Studio John Bridge drawing number 2264-L30 Rev D titled "Location Plan."
- Studio John Bridge drawing number 2264-P30 Rev F titled "Proposed Site Plan."
- Studio John Bridge drawing number 2264-P31 Rev B titled "Proposed Plans."

Before beginning it is worth noting the most recent planning history associated with the site:

3/2023/0074- Proposed two-storey and single-storey rear extensions, alterations to roof-pitch over existing lean-to, detached garage and extension to domestic curtilage. Permitted 22/09/2023.

3/2023/0075- Proposed extensions and remodelling (with associated building works) to the existing two barns, to create two detached dwellings (previously subject to approval 3/2021/0771) together with the erection of two proposed detached garages and external works and change of use of land to residential curtilage. Permitted 30/11/2023.

Site Access/ Internal Layout

The site will continue to be accessed off Ribchester Road which is a B classified road subject to a 40mph speed limit. The access track currently serves the 2 barns and the existing farmhouse as well as serving Public Footpaths FP0335027 and FP0323003.

The Applicant has stated, in an email sent to the Local Planning Authority on 21st May 2024, that the proposed stable block and paddock area will only be used by the occupant of the dwelling Tan Yard Farm. Therefore, given that the proposal will be used for domestic purposes only, the LHA have no objection to the proposal subject to the below conditions.

Conditions

1. No development shall commence on the site until such time as a construction traffic management plan, including as a minimum details of the routing of construction traffic, wheel cleansing facilities, vehicle parking facilities, and a timetable for their provision, has been submitted to and approved in writing by the Local Planning Authority. The construction of the development shall thereafter be carried out in accordance with the approved details and timetable.

REASON: To reduce the possibility of deleterious material (mud, stones etc.) being deposited in the highway and becoming a hazard for road users, to ensure that construction traffic does not use unsatisfactory roads and lead to on-street parking problems in the area.

2. The stable block and paddock area hereby approved shall not be used for any other purposes than those ancillary to the use of the dwelling known as Tan Yard Farm 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

