

Ribble Valley Borough Council
Housing & Development Control

Phone: 0300 123 6780
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Your ref: 3/2024/0401
Our ref: D3.2024.0401
Date: 20th June 2024

FAO Kathryn Hughes

Dear Sir/Madam

Application no: **3/2024/0401**

Address: **Barn at Lower Abbott House Farm Abbott Brow Mellor BB2 7HT**

Proposal: **Approval of details reserved by conditions 3 (materials), 4 (archaeological record), 5 (drainage scheme), 6 (landscaping scheme), 8 (highway proposals) and 15 (external lighting scheme) of planning permission 3/2023/0580.**

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

Summary

Objection

Objection to Discharge of Condition 8.

No Comments

No Comments to Discharge of Condition 3, 4, 5, 6 and 15.

Advice to Local Planning Authority

Introduction

The Local Highway Authority (LHA) are in receipt of a discharge of condition application to discharge conditions 3 (materials), 4 (archaeological record), 5 (drainage scheme), 6 (landscaping scheme), 8 (highway proposals) and 15 (external lighting scheme) from planning permission 3/2023/0580. The proposed application was to convert the barn into a dwelling at the barn at Lower Abbott House Farm, Abbott Brow, Mellor.

The LHA have no comments to make regarding Conditions 3, 4, 5, 6 and 15, with these conditions not being highway related.

Condition 8

"No part of the development hereby approved shall commence until a scheme for the construction of the site access and off-site highway works have been submitted to and approved in writing by the Local Planning Authority. The works shall include but not be limited to:

- Partial demolition of the existing agricultural building which fronts the adopted highway known as Abbott Brow;*
- Kerb line to be positioned to the rear of the carriageway on the former position of the southern gable of the barn once demolition has occurred for the full length of the site; and*
- A drainage gully to be provided on the adopted highway.*

The dwelling hereby approved shall not be occupied until such time as the access arrangements shown on drawing number GM-LAHF (A) 03 B have been implemented in full.

Reason: In order to ensure that the Local Planning Authority is satisfied with the final details of the highway works prior to any work commencing on site and that vehicles entering and leaving the site may pass each other clear of the highway in the interests of highway safety."

Highway Comments:

The LHA have reviewed the supporting information and object to the discharge of condition. This is because the LHA require the Applicant to enter into a Section 278 Agreement with the LHA. However, no contact has been made. Therefore, the LHA require the Applicant to contact the LHAs Section 278 team at developeras@lancashire.gov.uk, in the first instance to ascertain the details of such an agreement and the information to be provided, quoting the location, district and relevant planning application reference number.

Yours faithfully

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

