

Development Control
Ribbles Valley Borough Council

Phone: 0300 123 6780
Email: developeras@lancashire.gov.uk

Your ref: 24.0405
Our ref: D3.24.0405
Date: 27th June 2024

App no: 24.0405

Address: Bowland Forest Farm Settle Road Bolton By Bowland

Proposal: Proposed redevelopment of part of the site to extend the existing cafe, create farm shop together with a single storey extension to incorporate food prep area, storeroom and plant room. Creation of car parking, new access, landscaping and associated works (pursuant to the removal of condition 8 (reinstate footway and verge to full kerb height) of planning permission 3/2023/0775)

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

History

3/2023/0775 - Proposed redevelopment of part of the site to extend the existing cafe, create farm shop together with a single storey extension to incorporate food prep area, storeroom and plant room. Creation of car parking, new access, landscaping and associated works. Approved with conditions.

3/2023/0692 - Proposed single-storey side extension to existing holiday let property. Approved with conditions.

3/2021/0793 - Proposed redevelopment of site for 5 holiday chalets, conversion of existing holiday house and adjacent barn to a 20 person holiday let. Extension of existing cafe, alteration to existing garden centre to form a farm shop and plant display area. Creation of car parking, landscaping and associated works. Resubmission of 3/2020/1091. (amended layout 28.10.21). Approved.

3/2020/1091 - Proposed redevelopment of site for 30 no. holiday chalets, conversion of existing holiday house and adjacent barn to a 20 person holiday let. Extension of existing cafe, construction of reception building with managers flat, alteration to existing garden centre to form a farm shop and plant display area. Creation of car parking, landscaping and associated works. Refused.

Condition 8 pursuant to 23/0775

Lancashire County Council
PO Box 100, County Hall, Preston, PR1 0LD



Within three months of the date of this permission, the footway and verge shall be reinstated to full kerb height where any vehicle crossovers are redundant, in accordance with the approved plans and the Lancashire County Council Specification for Construction of Estate Roads and shall be retained in that form thereafter for the lifetime of the development. Reason: To maintain the proper construction of the highway and in the interest of pedestrian safety.

The applicant seeks to remove condition 8.

The applicant has sought confirmation from Ribble Valley BC Refuse Collection Team that the layby is beneficial for the refuse service and that they would support its retention.

There is no objection to this and therefore we would raise no objection to the removal of condition 8.

Kelly Holt
Highway Development Control Engineer
Highways and Transport
Lancashire County Council
www.lancashire.gov.uk

