

Development Control
Ribble Valley Borough Council

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Your ref: 24.0451
Our ref: D3.24.0451
Date: 9th July 2024

App no: 24.0451

Address: Dog and Partridge Hesketh Lane Chipping

Proposal: Approval of details reserved by conditions 5 (SW drainage), 6 (Construction SW drainage plan) 10 (Construction Traffic Management Plan) and 13 (vehicular access) of planning permission 3/2023/0156

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

History

3/2023/0156 - Conversion and extension of former Dog & Partridge to form one dwelling and six residential apartments and the erection of three buildings for holiday accommodation use and detached garage

Conditions

Condition 10 – *CTMP* – There is no objection to the discharge of this condition.

Condition 13 - Notwithstanding the provisions of Part 2 of Schedule 2, Article 3 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and re-enacting that Order) no vehicular access gates, barriers, bollards, chains or other such obstructions shall be erected within a distance of 5 metres of the highway boundary. The gates shall then open away from the highway only.

REASON: To enable a vehicle to stand clear of the highway in order to protect the free and safe passage of traffic including pedestrians in the public highway in accordance with the National Planning Policy Framework (2021).

This appears to be a control condition. There are photos submitted which show that there are no gates, barriers, bollards, chains, etc within 5m of the highway boundary.

Kelly Holt
Highway Development Control Engineer

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