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From: Neville, Julie <Julie.Neville@lancashire.gov.uk>
Sent: 19 September 2024 16:00
To: Planning
Subject: 3/2024/0530 Barn at Cockshotts Farm Stubbins Lane Sabden BB7 9EH
Attachments: 3 2024 0530 Overlay.pdf

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Reference 3/2024/0530
Location Barn at Cockshotts Farm Stubbins Lane Sabden BB7 9EH
Proposal Proposed conversion of barn to two two-storey, three-bedroom dwellings and one three-storey, four-bedroom dwelling with associated landscaping, outbuildings and parking.

Dear Planning Department

Lancashire County Council Public Rights of Way raises no objection to the application and provides the following.

Comments/Objections

Bridleway BW0337070 is recorded as running along the access track to the proposed development, as shown on the attached plan. Any obstruction of the existing public rights would be a criminal offence, as such the right of way should always remain clear, not to be excavated nor used to park or store materials, vehicles or machinery.

Ground level/drainage

Any changes in ground level or installation of drainage should ensure that surface water is not discharged onto a public right of way either within the proposed development site or in close proximity – this is to ensure public rights of way are not exposed to potential flooding or future maintenance issues.

Landscaping

Any trees or bushes should to be at least 3 metres away from a public right of way to prevent any health and safety issues and potential maintenance issues e.g. Overhanging branches or roots coming through the surface of the footpath concerned either within the proposed development or in close proximity.

Temporary closure

If works relating to the proposed development are likely to cause a health and safety risk to users of a public right of way a temporary closure order must be made and in effect prior to commencing those works. Applications should be made 4 weeks before commencement to avoid delay to the works. Further details on closure can be found at [Request a temporary closure of a public right of way - Lancashire County Council](#)

Diversion

If a diversion is needed or intended the applicant needs to ensure that the diversion is in place prior to any work commencing on a public right of way. Any disturbance of the existing route, without the appropriate confirmed Diversion Order would be liable to enforcement action taken against the developer.

Publicity of Application

All planning applications that affect a public right of way (footpath, bridleway or byway), must be publicised by site notice in at least one place on or near the land to which the application relates for not less than 21 days; and by publication of the notice in a newspaper circulating in the locality in which the land to which the application relates is situated.

Regards

Public Rights of Way

Planning & Environment

Lancashire County Council

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