

Development Control  
Ribble Valley Borough Council

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Your ref: 24.0711  
Our ref: D3.24.0711  
Date: 20<sup>th</sup> September 2024

**App no: 24.0711**

**Address: Crow Trees Farm Crow Trees Brow Chatburn**

**Proposal: Approval of details reserved by conditions 5 (Estate Road Details), 6 (Estate Road Management), 8 (Off-site highway works) and 9 (Construction Management Plan) on planning permission 3/2022/0966.**

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

3/2022/0966 - Proposed erection of 37 affordable residential units with access, parking and landscaping. Conversion and extension of former dairy outbuilding to open-market residential unit and refurbishment/modernisation of Crow Trees Farmhouse (open-market dwelling) including reconfiguration, rooflights, side window and extension of two outbuildings to form garages.

#### Condition 5

*(a) The new estate road for the new build dwellings phase of development shall be constructed in accordance with the Lancashire County Council Specification for Construction of Estate Roads to at least base course level for a distance of 10 metres into the site from the highway before any other development associated with that phase takes place within the site.*

*(b) No new build dwelling hereby approved shall be first occupied until the new estate road(s) affording access to those dwelling(s) has been constructed in accordance with the Lancashire County Council Specification for Construction of Estate Roads to at least base course level.*

*(c) In the event that the new estate road is not proposed for adoption by the Local Highway Authority then details of their road construction (surface materials and depth) and highway infrastructure (footways, street lighting, drainage) shall be submitted to, and approved in writing by, the Local Planning Authority. No new build dwellings hereby approved shall be first occupied until the new estate road(s) affording access to such dwellings has been constructed in accordance with the approved details.*

The developer is progressing a S278 with Lancashire County Council for the site access improvements.



The developer indicates that the estate road will be kept privately maintained and not be offered for adoption by Lancashire County Council. We do not support this approach when considering the size of the development, however we accept that this can be mitigated with the establishment of a maintenance company.

Currently with the drainage crates being sited under the estate road we would not consider the estate road for adoption and if the developer changed their mind then the drainage layout would need to be amended so that the crates are relocated from beneath the estate road.

There is no objection to the discharge of this condition.

#### Condition 6

*(a) Prior to the first occupation of any new build dwelling, the proposed arrangements for future management and maintenance of the roads/ footways/ cycleways associated with that phase of the development shall be submitted to, and approved in writing by, the Local Planning Authority. These details shall include a plan showing areas of highway proposed for adoption by the Local Highway Authority and any areas proposed for private management. (b) Should the plan required as per the above show that any highway within the estate would be privately managed, details of a Road Management Plan to detail how those sections of highway would be maintained in perpetuity, such as a private management and maintenance company to be established if applicable, shall be submitted to and approved in writing by the Local Planning Authority. The highway shall thereafter be maintained in accordance with the approved management and maintenance details or until such time as an agreement has been entered into under section 38 of the Highways Act 1980. (c) Should the plan required as per the above show that any highway within the estate would be proposed for adoption by the Local Highway Authority, those roads/ footways/ cycleways shall be made up to, and retained thereafter to, the Local Highway Authority's Adoptable Standards.*

The applicant states:- *The proposed roads and footpaths within the site are to remain private. Ownership is to transfer to a Housing Association. This company will have sole responsibility for the future management and maintenance of the area of the development and may appoint a managing agent/company to assist with carrying out maintenance of the roads and communal areas. Lancashire County Council and Ribble Valley Borough Council will not be responsible for any aspects of management of the development.*

There is no objection to the discharge of this condition.

#### Condition 8

No part of the new build phase of development hereby approved shall commence until a scheme for the construction of the site access and the off-site works of highway mitigation namely: o Tactile paving provided on both sides of the footway at the two junctions serving the site. o Highway signage improvement scheme (from the site to Mill Hay Barn, Sawley Road, Chatburn). has been submitted to, and approved in writing by, the Local Planning Authority including a timetable for implementation. The works shall be completed in accordance with the approved details including approved timetable.



There is no objection to the discharge of this condition based upon the scheme submitted. The developer is required to enter into a S278 agreement before any works can be undertaken on the highway. We may request technical detail changes as part of the process and a more recent signage drawing has been agreed with the 'Pendle Witch' symbol added. The works should be completed before first occupation.

Condition 9 – CTMP – There is no objection to the discharge of this condition.

Kelly Holt  
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