

Ribble Valley Borough Council
Council Offices
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Lancashire
BB7 2RA

Phone: 0300 123 6780
Email: Kathryn.Walsh@lancashire.gov.uk
Your ref: 3/2024/0839
Our ref: 3/2024/0839/HDC/KW
Date: 14 November 2024

Location: Higher Elker Farm Whalley Road Billington BB7 9HY
Proposal: Proposed stables, tack room, hard standing and access.
Grid Ref: 371734 435345

Dear Lucy Walker

With regard to your consultation letter dated 24 October 2024, I have the following comments to make based on all the information provided by the applicant to date.

No objection subject to conditions

Lancashire County Council acting as the Local Highway Authority does not raise an objection regarding the proposed development and are of the opinion that the proposed development will not have a significant impact on highway safety, capacity or amenity in the immediate vicinity of the site subject to the following conditions being stated on any approval.

The proposal is for two new stables, a tack room, a section of hardstanding and new accesses. The proposal will be privately used by the residents of Higher Elker Farm and therefore it is not expected to intensify the use of the private road which is accessed from Whalley Road and used by multiple properties. A new vehicle access is proposed onto the existing private drive to Higher Elker. The application also includes a new gate leading to a private track which also makes up Public Rights of Way's FP0306035. The applicant states this gate will be used to lead the horses to the field to the west for grazing. The granting of planning permission does not constitute the diversion of a Definitive Right of Way. The applicant should be advised to contact Lancashire County Council's Public Rights of Way section by email on PROW@lancashire.gov.uk, quoting the location, district and planning application number, to discuss their proposal before any development works begin.

If the Planning Authority is minded to approve this application Lancashire County Council Highways requests the following condition and informative note is appended to the decision notice:

1. The building hereby permitted shall be used for, or ancillary to, the stabling of horses owned by or leased by the occupier of Higher Elker Farm Whalley Road Billington BB7 9HY only, and shall not be used for livery, equestrian events or any commercial purpose whatsoever at any time.

Continued...

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



Reason: In the interest of highway safety.

Informative notes

- The grant of planning permission does not entitle a developer to obstruct a right of way and any proposed stopping-up or diversion of a right of way should be the subject of an Order under the appropriate Act. The applicant should be advised to contact Lancashire County Council's Public Rights of Way section by email on PROW@lancashire.gov.uk, quoting the location, district and planning application number, to discuss their proposal before any development works begin.

Yours sincerely

Kate Walsh

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