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Your ref: 3/2024/0942
Our ref: 3/2024/0942/HDC/KW
Date: 11 February 2025

Location: Black Moss Farm Elmridge Lane Chipping PR3 2NY
Proposal: Proposed conversion of two stone barns to create three holiday cottages with associated curtilages.
Grid Ref: 360123 440456

Dear Maya Cullen

With regard to your consultation letter dated 30 January 2025, I have the following comments to make based on all the information provided by the applicant to date.

Summary

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.

Advice to Local Planning Authority

Introduction

The Local Highway Authority (LHA) are in receipt of an application for the proposed conversion of two stone barns to create three holiday cottages with associated curtilages at Black Moss Farm, Elmridge Lane, Chipping.

Site Access

The LHA understands that the site will utilise an existing access from Elmridge Lane which is an unclassified road subject to a 60mph speed limit, Elmridge Lane then becomes a private access track to the development. The private access track also makes up Public Right of Way FP0312038.

Internal Layout

The LHA has reviewed drawing number P.02-P32 Revision P1 titled Proposed Site Layout and are aware that the holiday Barns and Studio comply with the LHAs parking standards as defined in the Joint Lancashire Structure Plan. There is also room to turn within the site and leave in a forward gear.

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Public Footpath

Please note that Public Rights of Way FP0312038 runs through the application site which must not be obstructed during the proposed developments. 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.

The applicant must be certain that they have private vehicular rights along this public path before driving on it either during construction or for subsequent access. Without private vehicular rights or permission from the owner it is a criminal offence to drive a motor vehicle on the public path.

Sustainability

The site is over 5km from both Chipping and Longridge. Given the site's distant location from local amenities and facilities, including public transport, there would be a reliance on the use of private motor vehicles.

Conditions

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

1. The development hereby permitted shall not be occupied or brought into use until the car parking and turning areas shown on the approved plan(s) have been provided in full and are available for use. The car parking and turning areas shall thereafter be kept available for the parking and manoeuvring of vehicles at all times.
Reason: To ensure the provision of adequate car parking on site and in the interests of highway safety.
2. Secure cycle storage shall be provided within the development. **Reason:** To promote sustainable transport as a travel option, encourage healthy communities and reduce carbon emissions.

Informative note:

- 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.
- For drainage strategies which are connecting to a watercourse, the Applicant needs to be aware that under the Land Drainage Act 1991 consent is required from the Lead Local Flood Authority for work within the banks of any ordinary watercourse which may alter or impede the flow of water, regardless of whether the watercourse is culverted or not. Consent must be obtained before works are started on site as

it cannot be issued retrospectively. Developers should contact the Flood Risk Management Team at Lancashire County Council to obtain Ordinary Watercourse Consent. Information on the application process and relevant forms can be found here: <https://www.lancashire.gov.uk/flooding/drains-and-sewers/alterations-to-a-watercourse>

Yours sincerely

Kate Walsh

Assistant Engineer
Highway Development Control
Highways and Transport
Lancashire County Council
W: <http://www.lancashire.gov.uk>