

Ribble Valley Borough Council
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Your ref: 3/2025/0022
Our ref: 3/2025/0022/HDC/KW
Date: 30 January 2025

Location: Higher Edge Farm Tinklers Lane Slaidburn BB7 4TP
Proposal: Proposed demolition of front porch and replacement with new porch. Raising of roof. Construction of two-storey extension to side and single-storey extension to rear. Addition of new windows and insertion of rooflights. Construction of single-storey, pitched-roof, detached building containing borehole to supply filtered water supply to the property. Creation of garden area to rear and paved area to front.
Grid Ref: 374364 452565

Dear Ben Taylor

With regard to your consultation letter dated 23 January 2025, I have the following comments to make based on all the information provided by the applicant to date.

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 or capacity in the immediate vicinity of the site subject to the following condition being stated on any approval.

The Local Highway Authority (LHA) are in receipt of an application for the demolition of front porch and replacement with new porch. Raising of roof. Construction of two-storey extension to side and single-storey extension to rear. Addition of new windows and insertion of rooflights. Construction of single-storey, pitched-roof, detached building containing borehole to supply filtered water supply to the property. Creation of garden area to rear and paved area to front at Higher Edge Farm, Tinklers Lane, Slaidburn.

The proposal will utilise an existing access from Tinklers Lane, which is a C classified road, the C591, subject to a 60mph speed limit. The LHA are aware that the access also serves Public Footpath FP0340023 which continues through the site.

The LHA has reviewed drawing number A1.2 and are aware that the dwelling complies with the LHAs parking standards as defined in the Joint Lancashire Structure Plan.

Public Footpath

Please note that Public Rights of Way FP0340023 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.

Conditions

If the Planning Authority is minded to approve this application Lancashire County Council Highways requests the following condition and informative note be 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 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.

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.

Yours sincerely

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