

Sharon Craig

From: Neville, Julie <Julie.Neville@lancashire.gov.uk>
Sent: 02 April 2025 17:43
To: Planning
Subject: 3/2025/0038 Units 3 3A 4 and 4A Cheetall Farm Clitheroe Road Bashall Eaves BB7 3LH
Attachments: 3 2025 0038 Overlay.pdf

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Reference 3/2025/0038
Location Units 3 3A 4 and 4A Cheetall Farm Clitheroe Road Bashall Eaves BB7 3LH
Proposal Proposed demolition of single-storey rear and side extensions and conversion of barn to two dwellings with associated curtilage and parking areas.

Dear Planning Department

Lancashire County Council Public Rights of Way Team raises no objection to be above application as the development will not cause a significant effect to footpath FP0305012 which crosses the access to the proposed dwellings, as shown on the attached plan.

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 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.

Obstruction

The infringement or 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.

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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FB: www.facebook.com/LancsECP
Public Rights of Way Reports ProwReports@lancashire.gov.uk

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