

Ribble Valley Borough Council
Council Offices
Church Walk,
Clitheroe
Lancashire
BB7 2RA

Phone: 0300 123 6780
Email: developeras@lancashire.gov.uk
Your ref: 3/2025/0041
Our ref: 3/2025/0041/HDC/KW
Date: 06 May 2025

Location: Acrelands Sawley Road Grindleton BB7 4QS
Proposal: Proposed regularisation of change of use of land and construction of three stable buildings.
Grid Ref: 377052 446790

Dear Ben Taylor

With regard to your consultation letter dated 14 April 2025, I have the following comments to make based on all the information provided by the applicant to date.

Whilst in principle, the development control section of Lancashire County Council has no objections to the proposed application, it is noted that Public Right of Way, FP0321044, sits close to or is obstructed by the development; as such, the applicant should discuss the development with Lancashire Council Councils Public Right of Way section.

The Local Highway Authority (LHA) are in receipt of an application for the proposed regularisation of change of use of land and construction of three stable buildings at Acrelands, Sawley Road, Grindleton.

The applicant has advised that the site will remain in sole use of the applicant and will not be used for commercial purposes, as such vehicle trips to and from the site are likely to be low.

Public Rights of Way's FP0321044 and FP0339005 pass through the application site and must not be obstructed. The granting of planning permission does not constitute the diversion of a Definitive Right of Way. The applicant must 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.

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.

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

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1. The buildings hereby permitted shall be used for, or ancillary to, the stabling of horses owned by or leased by the occupier of Acrelands Sawley Road Grindleton BB7 4QS only, and shall not be used for livery, equestrian events or any commercial purpose whatsoever at any time.

Reason: In the interest of highway safety.

Planning 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

Kate Walsh

Assistant Engineer

Highway Development Control

Highways and Transport

Lancashire County Council

W: <http://www.lancashire.gov.uk>