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Your ref: 3/2025/0112  
Our ref: 3/2025/0112/HDC/KW  
Date: 01 April 2025

**Location:** Laneside Farm Settle Road Bolton by Bowland BD23 4SL  
**Proposal:** Extension of residential curtilage and replacement of existing stables with single storey annex and adjoined stables, stores and tack room.  
**Grid Ref:** 379229 453652

Dear Ben Taylor

With regard to your consultation letter dated 27 March 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**

The Local Highway Authority (LHA) are in receipt of an application for the proposed extension of residential curtilage and replacement of existing stables with single storey annex and adjoined stables, stores and tack room at Laneside Farm, Settle Road, Bolton by Bowland.

The LHA have reviewed drawing number LF-SA-001 and are aware that the site access will remain unaltered following the proposal. Therefore, the LHA have no further comments to make regarding the access.

The LHA are aware that the dwelling complies with the LHAs parking standards as defined in the Joint Lancashire Structure Plan. Therefore, the LHA have no objection to the proposal.

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

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1. The detached building hereby approved shall only be used ancillary to the enjoyment of the existing dwelling and shall not be used by way of sale or sub-letting to form separate residential accommodation.

**Reason:** To avoid the creation of separate dwellings which may be substandard in terms of parking provision and/or vehicular manoeuvring area.

2. The buildings hereby permitted shall be used for, or ancillary to, the stabling of horses owned by or leased by the occupier of Laneside Farm Settle Road Bolton by Bowland BD23 4SL 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.

Yours sincerely

Kate Walsh

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