

| Report to be read in conjunction with the Decision Notice. |                 |                        |              |  |                 |  |              |
|------------------------------------------------------------|-----------------|------------------------|--------------|--|-----------------|--|--------------|
| <b>Signed:</b>                                             | <b>Officer:</b> | JM                     | <b>Date:</b> |  | <b>Manager:</b> |  | <b>Date:</b> |
| <b>Site Notice displayed</b>                               |                 | <b>Photos uploaded</b> |              |  |                 |  |              |

|                                    |                |                                                                                                                                                                                                 |                 |
|------------------------------------|----------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------|
| <b>Application Ref:</b>            | 3/2021/0230    |  <b>Ribble Valley Borough Council</b><br><a href="http://www.ribblevalley.gov.uk">www.ribblevalley.gov.uk</a> |                 |
| <b>Date Inspected:</b>             | Pre app advice |                                                                                                                                                                                                 |                 |
| <b>Officer:</b>                    | JM             |                                                                                                                                                                                                 |                 |
| <b>DELEGATED ITEM FILE REPORT:</b> |                | <b>Decision</b>                                                                                                                                                                                 | <b>APPROVAL</b> |

|                                 |                                                          |
|---------------------------------|----------------------------------------------------------|
| <b>Development Description:</b> | Prior Notification for reconstruction of railway bridge. |
| <b>Site Address/Location:</b>   | Overbridge Pleckgate Road Ramsgreave                     |

|                       |                            |
|-----------------------|----------------------------|
| <b>CONSULTATIONS:</b> | <b>Parish/Town Council</b> |
| N/A                   |                            |

|                                                                                                     |                                              |
|-----------------------------------------------------------------------------------------------------|----------------------------------------------|
| <b>CONSULTATIONS:</b>                                                                               | <b>Highways/Water Authority/Other Bodies</b> |
| No objection subject to conditions and a S278 agreement for surfacing of carriageway, bollards etc. |                                              |
| <b>CONSULTATIONS:</b>                                                                               | <b>Additional Representations.</b>           |
| None                                                                                                |                                              |

|                                                                                                                                                                                                      |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>RELEVANT POLICIES AND SITE PLANNING HISTORY:</b>                                                                                                                                                  |
| Part 18, Class A of the Town and Country Planning (General Permitted Development) Order 2015 and Railway Clauses Consolidation Act 1845 and Blackburn, Clitheroe and Northwestern Junction Act 1846. |
| <b>Relevant Planning History</b>                                                                                                                                                                     |
|                                                                                                                                                                                                      |

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|-----------------------------------------------------------------------------------------------------------------------|
| <b>ASSESSMENT OF PROPOSED DEVELOPMENT:</b>                                                                            |
| <b>Site Description and Surrounding Area:</b>                                                                         |
| The bridge is adjacent to the Brownhill public house and car parking area associated with Ramsgreave railway station. |
| <b>Proposed Development for which consent is sought:</b>                                                              |
|                                                                                                                       |

The application seeks a determination as to whether the prior approval of the local planning authority is required for works on the bridge including replacement parapets and metal barriers between the road and footpath.

The main issue relates to whether the work is compliant with the relevant Act and the visual aspect of the design. It is evident the proposal results from the requirement to improve the safety measures of the bridge due to structural integrity. Visually the proposed use of GRP panels is less historic and a modern approach but given its location it is considered acceptable.

LCC as a Highway authority has requested conditions but these can be imposed under any S278 agreement between the two parties as the Prior system does not normally allow conditions to be imposed.

**Observations/Consideration of Matters Raised/Conclusion:**

The proposal meets the criteria set out within Part 18, Class A of the Town and Country Planning (General Permitted Development) Order 2015; therefore, prior approval is granted.

**RECOMMENDATION:**

Prior approval granted