

## Planning Committee Update Sheet – 22<sup>nd</sup> February 2017

### Item 6

#### Planning Application 07/2016/0727/OUT – Longton Equestrian Centre, Chapel Lane, Longton

A consultation response has been received from the Public Rights of Way Team at Lancashire County Council who do not have objections to the proposal but comment as follows:

*"It is noted that Longton Footpath 37, South Ribble Borough (PRW-07-07-37) will be used as the access to the development. Lancashire County Council have a duty to maintain the surface of the public footpath to a standard that is suitable for pedestrian use only and will not be responsible maintaining the surface to a standard that is suitable for vehicular access to the properties. There must be no damage or interference of the surface of the public footpath as a result of the construction traffic, or as a result of future access to the properties, without the prior approval of Lancashire County Council.*

*The width of the public right of way must not be obstructed in any way as a result of the development. If it is necessary for the public footpath to be temporarily diverted or closed during the site construction due to the likelihood of danger to the public from the works, it is the responsibility of the operator/landowner to ensure that this is done in accordance with the appropriate legal procedures. A minimum of four weeks' notice is required to arrange a temporary closure and an administration fee and advertising costs will be payable. Any damage to the surface must be made good by the applicant before the expiration of the temporary closure."*

In view of these comments, it is considered appropriate to impose a condition in respect of keeping the access clear of construction vehicles for the duration of the development and to include an informative note on the decision notice in respect of damage to the surface of the public right of way. These are outlined below:

#### **Condition 19**

For the duration of the development hereby approved, the public right of way access road must be kept clear of all construction vehicles associated with the development and the public right of way access road must not be used for the parking of any construction vehicles at any time.

REASON: In the interest of the amenity of neighbouring residential properties and to be in accordance with Policy 17 in the Central Lancashire Core Strategy.

#### **Informative Note:**

Lancashire County Council have a duty to maintain the surface of the public footpath, Longton Footpath 37, South Ribble Borough (PRW-07-07-37), to a standard that is suitable for pedestrian use only and they will not be responsible maintaining the surface to a standard that is suitable for vehicular access to the dwellings hereby approved. There must be no damage or interference of the surface of the public footpath as a result of the construction traffic, or as a result of future access to the dwellings. Any damage to the surface of the PRW must be made good by the developer on completion of the development.