


Late Items – Planning & Development Committee				 Ribble Valley Borough Council www.ribblevalley.gov.uk	
Meeting Date: 19 OCTOBER 2023					
Briefing version		Issue Date:			
Committee Version	•	Issue Date:	19/10/2023		
Application Ref:	3/2022/1129	RETROSPECTIVE CHANGE OF USE WITH MINOR ENGINEERING WORKS AND ASSOCIATED LANDSCAPING WORKS FOR THE REUSE OF THE FORMER RAILWAY EMBANKMENT AND TRACK BED TO FORM AN INFORMAL RECREATIONAL AMENITY AREA IN ASSOCIATION WITH THE ADJACENT HOLIDAY PARK. BRIDGE HEY WOOD CARAVAN PARK, DUNKIRK FARM, READ BB12 7RR		REC:	APPROVAL
<p>Since the publication of the Committee Agenda officers have received a further representation from Councillor Birtwhistle as follows:-</p> <ul style="list-style-type: none"> - A friend, who provided the google earth images is a project co-ordinator for CML civil engineering. In her opinion the trench has weakened the structure and this will cause deterioration. Sustrans should have been informed of the new depth of the trench and allowed them to carry out a structural survey. Furthermore, the bund is on a recreational area, therefore having a 2.5 metre drop where a child could then strike their head against the sharp exposed foundations of a bridge does not form a safe play environment. The bund serves one purpose, which is to hinder the potential of a public right of way. <p>Officer's response: The viaduct is a privately owned structure and any damage caused by an applicant to a private asset is not a planning matter. That said because of the viaduct's Grade II Listed status in view of the concerns raised by Councillor Birtwhistle this week the Council's Head of Engineering Service and the Council's Senior Building Control Officer have visited the site and viewed the photographs of the pre-development works. In exercising their professional judgement no concerns were raised by either officer to the works that have been carried out.</p> <p>To assist Member's understanding of the trench referred to by Councillor Birtwhistle the following photographs are presented:-</p>					

Photo 1 – Google Earth dated November 2017 (pre engineering works the subject of the planning application)

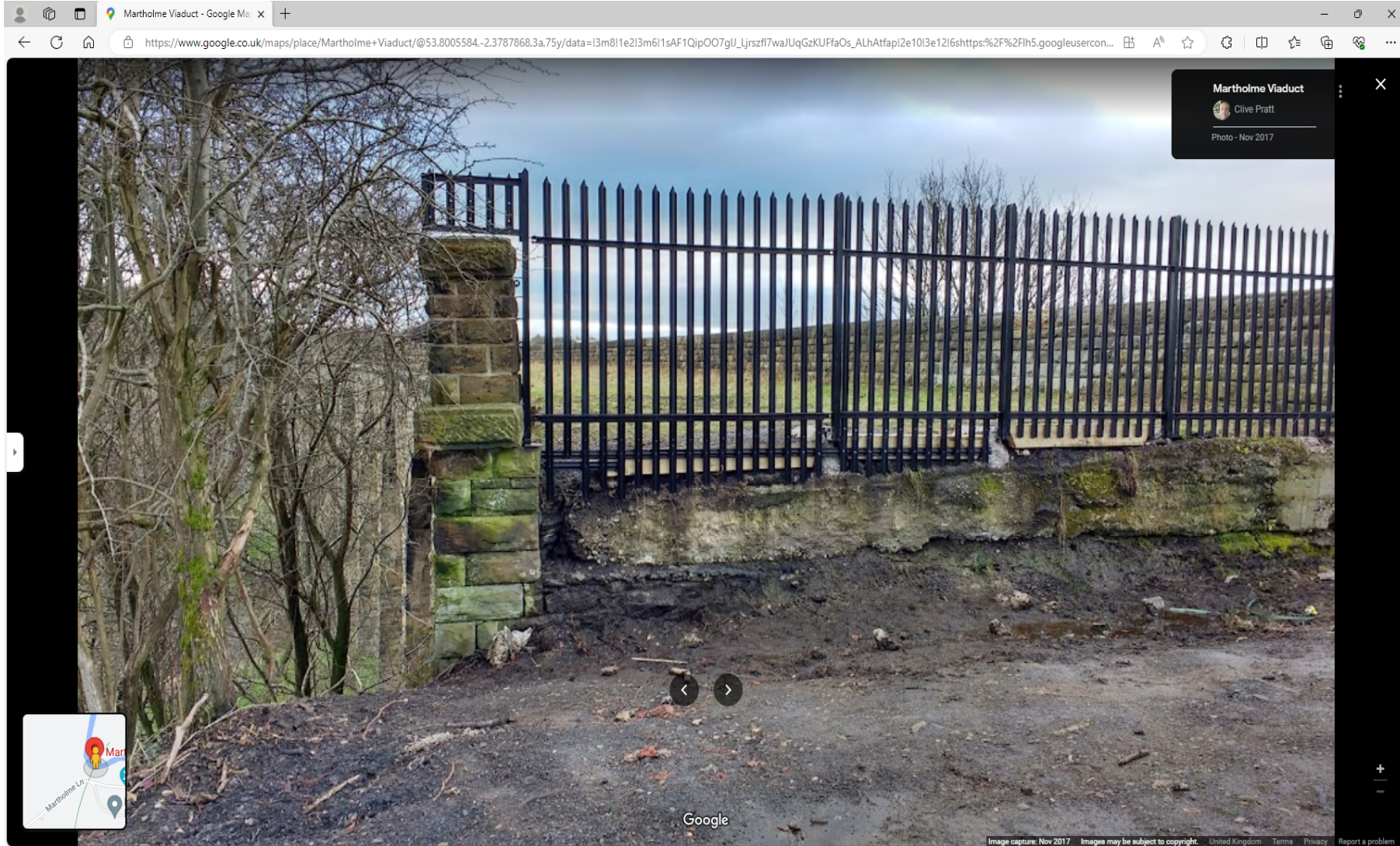


Photo 2 – Photo taken by Council Enforcement Officer February 2022 (post engineering works)



Photo 3 – Photo taken by Planning Dept 18/10/2023 (current)



Photo 4 – Photo taken by Planning Dept 18/10/23 showing the proposed bund

