

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

Phone: 0300 123 6780  
Email: [Kathryn.Walsh@lancashire.gov.uk](mailto:Kathryn.Walsh@lancashire.gov.uk)  
Your ref: 3/2024/0700  
Our ref: 3/2024/0700/HDC/KW  
Date: 08 October 2024

**Location:** Park Farm Whalley Road Barrow BB7 9LB  
**Proposal:** Proposed demolition of framed agricultural building in yard, stone lean-to 'electric' building to front and conversion of stone agricultural barn and shippon to create two, two-storey dwellings with associated parking and curtilage areas.  
**Grid Ref:** 374476 438773

Dear Ben Taylor

With regard to your consultation letter dated 23 September 2024, I have the following comments to make based on all the information provided by the applicant to date and after undertaking a site visit.

### **Summary**

Lancashire County Council acting as the Local Highway Authority (LHA) 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 or capacity 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 demolition of framed agricultural building in yard, stone lean-to 'electric' building to front and conversion of stone agricultural barn and shippon to create two, two-storey dwellings with associated parking and curtilage areas at Park Farm Whalley Road Barrow BB7 9LB.

The LHA are aware of the recent planning application for the site which are as follows:

- 3/2024/0167 for the proposed erection of an agricultural building which was granted planning permission on 24 April 2024.
- 3/2023/1024 for the proposed erection of extension to existing agricultural livestock building which was granted planning permission on 15 February 2024.
- 3/2023/0906 for a prior notification for extension to existing agricultural livestock building which was refused on 6 December 2023.

Continued...

**Site Access**

The site is accessed via an existing access on to Whalley Clitheroe Bypass which is classified as the A59 with a speed limit of 70 mph fronting the site access. The A59 is also a dual carriageway. The access currently serves Park Farm and its associated farmhouse.

The LHA has reviewed drawing number 0 7 4 5 / 9 3, 0 0 titled Location plan and is aware that the site access will remain unaltered following the proposal. The access is an acceptable width to allow 2-way vehicle movement at the access and currently, no accidents have been recorded within the last 5 years within the vicinity of the access. Therefore, the LHA have no further comments to make regarding the access.

**Internal Layout**

The LHA has reviewed the site plans drawing number 0 7 4 5 / 9 3, 0 6 and 0 7 4 5 / 9 3, 0 7 and is aware that the dwelling complies with the LHAs parking standards as defined in the Joint Lancashire Structure Plan. There is also room to turn within the site allowing for ingress and egress in a forward gear. Therefore, the LHA have no objection to the proposal.

**Public Right of Way**

Please note that there is a Public Rights of Way (FP0347003) through the application site which must not be obstructed during the proposed developments. The planning statement states that no closures or diversions of the public right of way are required to facilitate the development. The granting of planning permission does not constitute the diversion of a Definitive Right of Way. The applicant should be advised to contact Lancashire County Council's Public Rights of Way section by email on [PROW@lancashire.gov.uk](mailto:PROW@lancashire.gov.uk), quoting the location, district and planning application number, to discuss their proposal before any development works begin.

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.

**Sustainability**

The site shall increase its sustainable transport options to encourage and promote sustainable transport use. This LHA ask that such options are conditioned as part of any approval granted.

Therefore, the development shall include covered secure cycle storage for a minimum of 2 bicycle spaces per dwelling to ensure the provision and availability of adequate cycle parking for each resident and the promotion of sustainable forms of transport. Additionally, due to the nature of the application, it is expected that a charging point for electric vehicles is included in the development to promote sustainable modes of transport. The DfT guidance regarding Electric Vehicle Charging in Residential and Non-residential buildings states charge points must have a minimum power rating output of 7kW and be fitted with a universal socket that can charge all types of electric vehicles.



## Conditions

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

1. No development shall take place, including any works of demolition or site clearance, until a Construction Management Plan (CMP) or Construction Method Statement (CMS) has been submitted to, and approved in writing by the local planning authority. The approved plan / statement shall provide:
  - 24 Hour emergency contact number.
  - Details of the parking of vehicles of site operatives and visitors.
  - Details of loading and unloading of plant and materials.
  - Arrangements for turning of vehicles within the site.
  - Measures to protect vulnerable road users (pedestrians and cyclists).
  - Delivery, demolition, and construction working hours.

The approved Construction Management Plan or Construction Method Statement shall be adhered to throughout the construction period for the development.  
**Reason:** In the interests of the safe operation of the adopted highway during the demolition and construction phases.

2. No building or use hereby permitted shall be occupied until the car parking area has been surfaced or paved in accordance with a scheme to be approved by the Local Planning Authority and the car parking spaces and manoeuvring areas marked out in accordance with the approved plan. The car parking area shall thereafter be kept free of obstruction and available for the parking cars at all times.  
**Reason:** To allow for the effective use of the parking areas.
3. Off-street parking shall include the provision of an electrical supply suitable for charging an electric motor vehicle.  
**Reason:** To support sustainable transport objectives and to contribute to a reduction in harmful vehicle emissions
4. Prior to first occupation cycle storage provisions for the residential unit shall be submitted to the Local Planning Authority, in consultation with the Local Highway Authority. These cycle facilities shall thereafter be kept free of obstruction and available for the parking of bicycles only at all times.  
**Reason:** To promote sustainable transport as a travel option, encourage healthy communities and reduce carbon emissions.

### Informative notes:

- There must be no reversing into or from the live highway at any time – all vehicles entering the site must do so in a forward gear, and turn around in the site before exiting in a forward gear onto the operational public highway.
- There must be no storage of materials in the public highway at any time.
- There must be no standing or waiting of machinery or vehicles in the public highway at any time.
- Vehicles must only access the site using a designated vehicular access point.



- There must be no machinery operating over the highway at any time, this includes reference to loading/unloading operations – all of which must be managed within the confines of the site.
- All references to public highway include footway, carriageway, and verge.
- 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](mailto:PROW@lancashire.gov.uk), quoting the location, district and planning application number, to discuss their proposal before any development works begin.
- 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.

Yours sincerely

Kate Walsh  
Highway Development Control Technician  
Highways and Transport  
Lancashire County Council  
T: 0300 123 6780  
W: [www.lancashire.gov.uk](http://www.lancashire.gov.uk)

