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Your ref: 3/2024/0748  
Our ref: 3/2024/0748/HDC/KW  
Date: 07 October 2024

**Location:** Laneside Barn Grindleton Road Grindleton BB7 4QH  
**Proposal:** Prior approval under Class Q (a) and (b) for the proposed conversion of agricultural stone barn to one two-storey dwelling.  
**Grid Ref:** 375643 445056

Dear Ben Taylor

With regard to your consultation letter dated 18 September 2024, I have the following comments to make based on all the information provided by the applicant to date.

### **Summary**

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**

#### **Introduction**

The Local Highway Authority (LHA) are in receipt of a prior notification for the conversion of a stone barn to form a one two-storey dwelling at Laneside Barn, Grindleton Road, Grindleton, Clitheroe.

The LHA are aware of a number of recent planning applications at the site which are as follows:

3/2019/0389 - Change of use of existing agricultural building to a dwelling under class Q (a) and (b) which was refused on 17 July 2019.

3/2019/0760 - Change of use of existing agricultural building to a dwelling under class Q (a) and (b) which was approved on 17 October 2019.

3/2021/0307 - Conversion of stone barn to one two-storey dwelling; re-siting of existing gateway, closing existing western gateway; installation of new sewage treatment plant; removal of adjacent steel framed shed. Class Q (a) and (b) which was approved.

Continued...

**Lancashire County Council**  
PO Box 100, County Hall, Preston, PR1 0LD



3/2024/0380 – Prior approval for the conversion of agricultural stone barn to one two-storey dwelling under Class Q (a) and (b). (Resubmission of 3/2021/0307) which was refused on 30 July 2024.

**Parking and internal layout**

This application seeks permission for a new consent to convert the building. The proposed works are practically identical to the scheme that was previously considered and accepted by the Council under 3/2021/0307. The LHA make note that the drawing available for application 3/2021/0307 is drawing ref. 2841.3, whereas the decision notice makes it clear in condition 2 that drawing 2841.3A was the plan that was approved.

The access and parking arrangements previously approved remain the same.

**Conclusion**

Lancashire County Council acting as the 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 amenities in the immediate vicinity of the site. Should the application be approved, we would request that the same highway related conditions 10 - 15 from the previous decision be stated on this decision.

Yours sincerely

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