

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

Phone: 0300 123 6780
Email: Kathryn.Walsh@lancashire.gov.uk
Your ref: 3/2024/0764
Our ref: 3/2024/0764/HDC/KW
Date: 06 November 2024

Location: Parsonage Farm Church Street Ribchester PR3 3YE
Proposal: Prior approval under Class Q (a) and (b) for the proposed conversion of agricultural barn to one dwelling involving demolition of the attached portal frame building.
Grid Ref: 364308, 435054

Dear Kathryn Hughes

With regard to your consultation email dated 30 October 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 (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 prior approval under Class Q (a) and (b) for the proposed conversion of agricultural barn to one dwelling involving demolition of the attached portal frame building at Parsonage Farm, Church Street, Ribchester.

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

- 3/2023/0825 - Proposed single-storey timber barn on a concrete base for livestock, feed and equipment. Planning permission was granted on 7 February 2024.
- 3/2023/0855 - Proposed two-storey extensions to front and rear, single storey extensions to rear and external alterations to materials and fenestration. Planning permission was refused on 5 January 2024.
- 3/2023/0569 - Conversion of agricultural barn to two dwellings and conversion of agricultural outbuilding to annexe accommodation, construction of two double garages, creation of garden areas and landscaping. Relocation of agricultural track. Planning permission was refused 4 January 2024.

Continued...

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



Site Access

The LHA are aware that the site will continue to utilise a private, unadopted access road located off Church Street, an unclassified road subject to a 30mph speed limit. The private access road currently serves Bridleway 3-35-BW37a, number of dwellings, the public car park, children's play area and playing fields. The private road splits into 2 roads one which serves Lower Alston Farm and another serves three dwellings and the site.

The planning statement states that the main agricultural activities associated with Parsonage Farm will permanently move to Lower Alston Farm. The remaining buildings within Parsonage Farm curtilage are proposed to be used only for agricultural storage.

The LHA has reviewed drawing A001 A, titled Passing Place Locations, and welcomes the introduction of these passing places.

Internal Layout

The LHA have reviewed drawing number A110 titled Proposed Site Plan and are aware that the parking arrangements for the dwelling comply with the LHAs parking guidance as defined in the Joint Lancashire Structure Plan.

Public Right of Way

Please note that there are Public Rights of Way's (BW0335037a) close to the application site which must not be obstructed during the proposed developments. 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, 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.

Sustainable transport options

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 3 bicycles 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 and informative notes

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. Prior to first occupation, the passing places shown on the approved plan, drawing number A001 A, shall be completed to a length of 6m and width of 2m and hard paved.

Reason: In the interest of highway safety.

2. 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).
- The erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate.
- Wheel washing facilities.
- Measures to deal with dirt, debris, mud, or loose material deposited on the highway because of construction.
- Measures to control the emission of dust and dirt during construction.
- Details of a scheme for recycling/disposing of waste resulting from demolition and construction works.
- Construction vehicle routing.
- 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.

3. The development hereby permitted shall not be occupied until such time as the parking and turning facilities have been implemented in accordance with the approved plans. Thereafter the onsite parking provision shall be so maintained in perpetuity.

Reason: To ensure that adequate off-street parking provision is made to reduce the possibility of the proposed development leading to on-street parking problems locally and to enable vehicles to enter and leave the site in a forward direction in the interests of highway safety and in accordance with the National Planning Policy Framework (2021).

4. Secure cycle storage suitable for 3 bicycles shall be provided within the development.

Reason: To promote sustainable transport as a travel option, encourage healthy communities and reduce carbon emissions.



Informative notes

- 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, quoting the location, district and planning application number, to discuss their proposal before any development works begin.
- 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.
- 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.
- A licence to erect hoardings adjacent to the highway (should they be proposed) may be required. If necessary, this can be obtained via the County Council (as the Highway Authority) by contacting the Council by telephoning 01772 533433 or e-mailing lhsstreetworks@lancashire.gov.uk
- All references to public highway include footway, carriageway, and verge.

Yours sincerely

Kate Walsh
Highway Development Control Technician
Highways and Transport
Lancashire County Council
T: 0300 123 6780
W: www.lancashire.gov.uk

