

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

Phone: 0300 123 6780
Email: Kathryn.Walsh@lancashire.gov.uk
Your ref: 3/2025/0073
Our ref: 3/2025/0073/HDC/KW
Date: 14 March 2025

Location: Laneside Barn Grindleton Road Grindleton BB7 4QH
Proposal: Proposed conversion of agricultural stone barn to one two-storey dwelling, including demolition of lean-to, replacement roof and formation of residential curtilage.
Grid Ref: 375643 445056

Dear Ben Taylor

With regard to your consultation letter dated 4 March 2025, 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 Proposed conversion of agricultural stone barn to one two-storey dwelling, including demolition of lean-to, replacement roof and formation of residential curtilage 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.

Continued...



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.

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.

3/2024/0748 - Prior approval under Class Q (a) and (b) for the proposed conversion of agricultural stone barn to one two-storey dwelling which was refused on 6 November 2024.

Access

The site will utilise an existing agreed access directly from Grindleton Road which is a C classified road subject to a 60mph speed limit. Following the proposal, the agricultural use of the site will cease and instead be solely residential.

It is worth noting the site has a secondary access also from Grindleton Road but following the proposal, the access shall be stopped up and made redundant. The works (removal of redundant access) will need to be undertaken as part of an appropriate legal agreement with Lancashire County Council.

The LHA have previously considered the access and visibility as part of a number of previous applications, the LHA will accept the shortfall in visibility and have no further comments to make.

Highway Safety

There have been no Personal Injury Collisions recorded within the vicinity of the area and therefore the LHA have no existing highway safety concerns.

Internal Layout

The LHA have reviewed the submitted documents and understands the site will provide 2 car parking spaces as well as provide a turning area to ensure that vehicles enter and exit in a forward gear, which is acceptable to the LHA.

A charging point for electric vehicles is also included within the parking area which will support and encourage sustainable transport options.

Conditions

1. No part of the development hereby permitted shall be occupied until such time as the access arrangements shown on the approved plans have been implemented in full.

Reason: To ensure that vehicles entering and leaving the site may pass each other clear of the highway, in a slow and controlled manner, in the interests of general highway safety and in accordance with the National Planning Policy Framework (2019).

2. The vehicular access hereby permitted shall not be used for a period of more than one month from being first brought into use unless the existing vehicular access on Grindleton Road that becomes redundant as a result of this proposal has been



closed permanently and reinstated in accordance with details first submitted to and agreed in writing by the Local Planning Authority.

Reason: In the interests of highway and pedestrian safety in accordance with the National Planning Policy Framework (2019).

3. Before the access is used for vehicular purposes, any gateposts erected at the access shall be positioned 5m behind the back edge of the footway/verge. The gates shall not open towards the highway.

Reason: To permit vehicles to pull clear of the carriageway when entering and exiting the site and to ensure the swing of the gates do not affect the availability for a car to wait off road.

4. Nothing shall be erected, retained, planted and / or allowed to grow at or above a height of 1 metres above the nearside carriageway level which would obstruct the visibility splay. The visibility splays shall be maintained free of obstruction at all times thereafter for the lifetime of the development.

Reason: To ensure adequate inter-visibility between highway users at the street junction or site access, in the interests of highway safety.

5. 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 (2019).

6. Before the access is used for vehicular purposes, that part of the access extending from the highway boundary for a minimum distance of 5m into the site shall be appropriately paved in tarmacadam, concrete, block pavements, or other approved materials.

Reason: To prevent loose surface material from being carried on to the public highway thus causing a potential source of danger to other road users.

Informative

- The grant of planning permission will require the developer to obtain the appropriate permits to work on, or immediately adjacent to, the adopted highway network. The applicant should be advised to contact Lancashire County Council's Highways Regulation Team, who would need a minimum of 12 weeks' notice to arrange the necessary permits. They can be contacted on lhsstreetworks@lancashire.gov.uk or on 01772 533433.
- The grant of planning permission will require the applicant to enter into an appropriate legal agreement, with Lancashire County Council as Highway Authority prior to the start of any development. The applicant should be advised to contact the county council for further information by telephoning the Development Control Section on 0300 123 6780 or email developeras@lancashire.gov.uk, in the first instance to ascertain the details of such an agreement and the information to be



provided, quoting the location, district and relevant planning application reference number.

Yours sincerely

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

