

Directorate for Economic Growth and
Regeneration
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Your ref: 3/2025/0088
Our ref: 3/2025/0088/HDC/KW
Date: 13 March 2025

Location: Lower Reaps Farm Whinney Lane Mellor BB2 7EL
Proposal: Variation of condition 2 (approved plans) of planning permission 3/2022/1165 for proposed refurbishment of existing farm house, conversion of existing attached and detached barns to create three new dwellings, conversion of outbuildings for associated residential use and external works.
Grid Ref: 366124 430211

The Local Highway Authority have the following comments to make based on all the information provided by the applicant to date.

Summary

No Objection to the variation of condition 2.

Advice to Local Planning Authority

Introduction

The Local Highway Authority (LHA) are in receipt of a variation of conditions 2 (approved plans) of planning permission 3/2022/1165 for proposed refurbishment of existing farm house, conversion of existing attached and detached barns to create three new dwellings, conversion of outbuildings for associated residential use and external works at Lower Reaps Farm, Whinney Lane, Mellor, BB2 7EL.

Condition 2

'Unless explicitly required by condition within this consent, the development hereby permitted shall be carried out in complete accordance with the proposals as detailed in the following plans and documents:

1:2500 Location Plan Rev A
6590-P01E Proposed Site Plan
6590-P02C Proposed Ground Floor Site Plan
6590-P03B Proposed Farmhouse Floor Plans and Elevations
6590-P04C Proposed Barn Floor Plans and Elevations
6590-P05A Proposed Outbuilding Floor Plans and Elevations
6590-P06 Proposed Access Track

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



6590-P07A Boundary Treatment Drawing
6590-P08A Curtilage Drawing
VN232589-D100 Visibility Splay

Structural Engineer's Report 16th June 2022
Bar Survey Report and Method Statement (Bats) 19.09.2022

Reason: For the avoidance of doubt as the proposal was the subject of agreed design improvements and/or amendments and to clarify which plans are relevant to the consent.'

Highway Comments:

The Highway Development Control Section of Lancashire County Council has no objections to the variation of conditions 2. The LHA has reviewed the submitted documentation including the previously agreed site plan under 3/2022/1165 and the proposed site plan drawing pl.01 Rev A. The parking provisions and internal layout are acceptable and in line with the LHA's guidance.

If you have any questions regarding my comments, please do not hesitate to contact me.

Yours sincerely
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