

Directorate for Economic Growth and  
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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-PO3B 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

Kate Walsh

Highway Development Control Technician

Highways and Transport

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