

Ribble Valley Borough Council

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Your ref: 25.0146

Our ref: D3.25.0146

Date: 16th June 2025

App no: 25.0146

Address: Evesons Barn Simonstone Lane Simonstone

Proposal: Proposed change of use of land to residential with access track (60m long), gate (2m high) and boundary treatments (1.2m high fences and 1m high stone wall), bin store and parking area to the rear.

The submitted documents and plans have been reviewed and the following comments are made.

History

3/2023/0521 - Proposed conversion of disused agricultural barn to one dwelling, including demolition of attached outbuilding, creation of garden area and parking. Approved with access via an existing access on Simonstone Lane.

Proposal

The application seeks to create an alternative access to the barn by enhancing an existing field gate access on Simonstone Lane. The existing vehicle access to the barn will be permanently closed and the pedestrian access will remain for access to the refuse collection point.

Access

Simonstone Lane is classified C554 and subject to a 30mph speed limit.

The new access provides visibility splays of 2.4m by 43m to both sides along Simonstone Lane to the nearside carriageway edge. The splays lie over land within the blue edge of the applicant and will require the reduction in height of vegetation on the boundary to below 0.9m from the crown of the carriageway on Simonstone Lane.

The access is 5.4m wide at its junction with Simonstone Lane and tapering to 5m wide to the dwelling. It will be paved in asphalt and the surface water will be collected in a slotted drain. The gates are to be set back in excess of 5m, at approximately 8m which is acceptable.

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

Parking

The internal arrangement is amended to allow the four car parking spaces for the Barn to be accessed from the new access.

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 amenity in the immediate vicinity of the site.

Should the application be approved the following conditions are requested.

1. Prior to first use of the access it shall be paved and drained, with visibility splays provided and with gates set back by at least 5m from the highway in accordance with the details shown on the approved plans. Reason: For highway safety.
2. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 there shall not at any time in connection with the development hereby permitted be erected or planted or allowed to remain upon the land hereinafter defined any building, wall, fence, hedge, tree, shrub or other device over 1m above road level. The visibility splay to be the subject of this condition shall be that land in front of a line drawn from a point 2.4 m measured along the centre line of the proposed access from the continuation of the nearer edge of the carriageway of Simonstone Lane to points measured 43m to both sides along the nearer edge of the carriageway of Simonstone Lane, from the centre line of the access, in accordance with a scheme to be agreed by the Local Planning Authority in conjunction with the Highway Authority. Reason: To ensure adequate visibility at the site access.
3. Upon completion of the new access, the existing access shall be permanently closed to vehicles unless otherwise approved in writing by the LPA. Reason: For highway safety.

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