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Your ref: 3/2025/0198
Our ref: 3/2025/0198/HDC/KW
Date: 02 June 2025

Location: Eaves House Farm Waddington Road West Bradford BB7 3JF
Proposal: Listed Building Consent and Planning Permission for the proposed conversion of Green Barn to create 1no dwelling with associated parking and amenity space. Conversion of Outbuilding 02 to form 2no double garages to serve the proposed barn conversion and Eaves House Farm. Partial Conversion of Outbuilding 01 to form new home office in relation to the existing listed farmhouse
Grid Ref: 373282 444679

Dear Ben Taylor

With regard to your consultation letter dated 20 May 2025, I have the following comments to make based on all the information provided by the applicant to date.

Summary

No objection subject to conditions

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

Introduction

The Local Highway Authority (LHA) are in receipt of an application for the proposed the proposed conversion of Green Barn to create 1no dwelling with associated parking and amenity space. Conversion of Outbuilding 02 to form 2no double garages to serve the proposed barn conversion and Eaves House Farm. Partial Conversion of Outbuilding 01 to form new home office in relation to the existing listed farmhouse at Eaves House Farm Waddington Road West Bradford.

Site Access

The site will be accessed via an existing access on to Waddington Road which is classified as the C571. The access serves Eaves House Farm and other residential properties and

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agricultural holdings found along the private access track. The access also serves Public Right of Ways FP0343013, FP0344011 and FP0344024.

The LHA has reviewed drawing number 6955 - B-P06, which details a proposed passing place along the private access track to the dwelling. This is acceptable to the LHA and provides provisions for 2-way traffic movement and reduces the need for vehicles to reverse a substantial distance following the intensification at the site.

Highway safety

There have been one recorded Personal Injury Collisions (PICs) within 300m of the site access on Waddington Road in the last five years. Notwithstanding this, the LHA do not have any concerns that the proposal would exacerbate highway safety as the causation of the accident was due to a personal medical emergency.

Internal Layout

The LHA have reviewed drawing number 6955 B-P03C and note that the recommended minimum internal dimensions for a double garage size is 6m in length and 6m wide. However, the proposed garages are smaller than the recommended minimum internal dimension and as such they should not be counted as a parking space.

The proposed dwelling has 3 bedrooms, which requires 2 off-street parking spaces to be provided in line with the parking standards detailed in the Joint Lancashire Structure Plan. Given the single track nature of the private access track and that the access meets a C classified road vehicle within the site must be able to turn and leave in a forward gear.

The applicant has provided an amended site plan, drawing number 6955 B-P03C which shows off street parking provisions for 2 vehicles as well as turning provisions within the site. Additionally, parking can also be provided for vehicles associated with Eaves House should it be required.

Public Right of Way

Please note that there are Public Rights of Way's, FP0343013, FP0344011 and FP0344024, along the private access road 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.

Sustainability

There is a bus stop within 800m of the site situated on West Bradford Road serving bus routes to Clitheroe and Nelson however, the services which operate under bus service 66 and 67 offer a limited public transport service.

The LHA also note that the site includes sustainable transport options to encourage and promote sustainable Covered secure cycle storage is provided adjacent to the main entrance and an charging point for electric vehicles is included within the parking area. 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

1. The development hereby permitted shall not be occupied or brought into use until the car parking and turning areas shown on the approved plan(s) have been provided in full and are available for use. The car parking and turning areas shall thereafter be kept available for the parking and manoeuvring of vehicles at all times.
Reason: To ensure the provision of adequate car parking on site and in the interests of highway safety.
2. Secure cycle storage shall be provided within the development.
Reason: To promote sustainable transport as a travel option, encourage healthy communities and reduce carbon emissions.
3. 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).
 - 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.

4. Prior to first occupation, the passing place shown on drawing number 6955 - B-P06 shall be completed to a length of 10m and a width of 2.5m and appropriately paved in a hardstanding material. The passing place shall thereafter be kept free of obstruction and maintained thereafter.
Reason: in the interest of highway safety.

Informative notes:

- 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.
- All references to public highway include footway, carriageway, and verge.
- 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.
- This consent does not give approval to a connection being made to the County Council's highway drainage system. The applicant is further advised that the highway surface water drainage system must not be used for the storage of any waters from adoptable United Utility surface water systems or any private surface water drainage systems.

Yours sincerely

Kate Walsh
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Highway Development Control
Highways and Transport
Lancashire County Council
W: <http://www.lancashire.gov.uk>