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Your ref: 3/2025/0285  
Our ref: 3/2025/0285/HDC/KW  
Date: 01 May 2025

**Location:** Parsonage Farm York Road Wilpshire BB1 4AE  
**Proposal:** Reserved Matters: Erection of two-bedroom detached farm workers dwelling 1.5 storey with attached single garage pursuant to Outline application 3/2021/1015.  
**Grid Ref:** 370099 432289

Dear Kathryn Hughes

With regard to your consultation letter dated 22 April 2025, I have the following comments to make based on all the information provided by the applicant to date.

### Summary

#### **No objection subject to condition**

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 condition 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 erection of two-bedroom detached farm workers dwelling 1.5 storey with attached single garage pursuant to outline application 3/2021/1015 at Parsonage Farm York Road Wilpshire.

The LHA are aware of the recent planning history at the site with it being listed below:

3/2024/0781 - Approval of details reserved by condition 5 (Land Contamination Assessment) 6 (Foul Drainage) 7 (Surface Water Drainage) 8 (Oil Interceptor) and 9 (Access Arrangements) of outline planning permission 3/2021/1015.

3/2024/0780 - Reserved matters application relating to appearance, landscaping, layout and scale following outline planning permission 3/2021/1015 for the construction of one permanent farm worker's dwelling and detached garage.

Continued...

3/2021/1015 - Outline Planning Application for the construction of one permanent farm workers dwelling (only access details applied for).

3/2017/1016- Proposed extension to existing covered midden/manure store.

3/2017/0746- Extension to existing building to form general storage, machinery store and workshop.

3/2016/0161- Proposed extension to existing building to provide livestock handling pens.

### **Site Access**

The proposal will utilise an existing access from York Road, which is a C classified road subject to a national speed limit. The LHA are aware that the access serves the existing farm and farmhouse as well as serving Public Footpath FP0346015.

The site access was considered by the LHA as part of the previous outline application, 3/2021/1015, and discharged as part of application 3/2024/0781, as such the LHA are satisfied with the proposed access arrangements and has no further comments to make.

### **Internal Layout**

The LHA has reviewed drawing number GM-PF-2025(A)-04 titled Proposed Site Plan and are aware that the dwelling complies with the LHAs parking standards as defined in the Joint Lancashire Structure Plan. There is also room to turn within the site and leave in a forward gear.

The LHA also reviewed drawing GM-PF-2025(A)-01 and noted that the proposed garage meets the LHA recommended minimum internal dimensions for a single garage size which is 6m in length and 3m wide.

The LHA would, however advise that the proposed gates to the parking area open inwards to avoid conflict with vehicles using the internal farm track.

### **Public Footpath**

Please note that Public Rights of Way FP0346015 runs through the application site 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](mailto: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

The site shall increase its sustainable transport options to encourage and promote sustainable transport use. The development shall include covered secure cycle storage for two bicycle spaces to ensure the provision and availability of adequate cycle parking for each resident and the promotion of sustainable forms of transport. Additionally, due to the nature of the application, it is expected that a charging point for electric vehicles is included in the development. It is noted within drawing number GM-PF-2025(A)-01 that a EV charging point will be included within the site. The LHA recommends that the EV charge point has a minimum power rating output of 7kW and is fitted with a universal socket to charge all types of electric vehicles.

### Conditions

If the Planning Authority is minded to approve this application Lancashire County Council Highways requests the following conditions are appended to the decision notice:

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 suitable for 2 bicycles shall be provided within the development. **Reason:** To promote sustainable transport as a travel option, encourage healthy communities and reduce carbon emissions.
3. The garage hereby approved shall be kept available for the parking of vehicles ancillary to the enjoyment of the household(s) and shall not be used for any use that would preclude the ability of their use for the parking of private motor vehicles, whether or not permitted by the provisions of the Town and Country Planning (General Permitted Development) Order 2015 or any order amending or revoking and re-enacting that order. **Reason:** To ensure that adequate parking provision is retained on site.

Informative note:

- 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](mailto:PROW@lancashire.gov.uk), quoting the location, district and planning application number, to discuss their proposal before any development works begin.

Yours sincerely

Kate Walsh

Assistant Engineer

Highway Development Control

Highways and Transport

Lancashire County Council

W: <http://www.lancashire.gov.uk>