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Your ref: 3/2025/0507  
3/2025/0508  
Our ref: 3/2025/0507/HDC/KW  
3/2025/0508/HDC/KW  
Date: 06 October 2025

**Location:** Lower Reaps Farm Whinney Lane Mellor BB2 7EL  
**Proposal:** Application for Planning Permission for conversion of barn to create new dwelling. Demolition of existing farm block.  
**Grid Ref:** 366124 430211

Dear Maya Cullen

With regard to your consultation letter dated 3 October 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 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 conditions being stated on any approval.

### Advice to Local Planning Authority

#### **Introduction**

The Local Highway Authority (LHA) are in receipt of a listed building consent and a planning application for the conversion of barn to create new dwelling. Construction of garage block. Demolition of existing farm block at Lower Reaps Farm, Whinney Lane, Mellor.

The LHA are aware of the recent planning history for the site, which is as follows:

3/2025/0508 - Listed Building Consent for conversion of an existing barn to create a dwelling. Internal and external alterations to include creation of first floor, insertion of rooflights, doors and windows. Decision pending.

3/2025/0271 - Approval of details reserved by conditions 3 (materials), 4 (window and door specifications), 5 (details of roof lights), 6 (sections), 7 (building recording and analysis), 8 (external meter boxes) of listed building consent 3/2022/1166.

Continued...

3/2025/0270 - Approval of details reserved by conditions 3 (materials), 4 (window and door specifications), 5 (details of roof lights), 7 (building recording and analysis), 11 (electric vehicle charging point), 13 (landscaping) and 17 (drainage) of planning permission 3/2022/1165.

3/2025/0088 - 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. Approved 13/06/2025.

3/2025/0089 - Variation of condition 2 (approved plans) of listed building consent 3/2022/1166 for proposed refurbishment of existing farmhouse, conversion of existing attached and detached barns to create three new dwellings, conversion of outbuildings for associated residential use and external works. Approved 13/06/2025.

3/2022/1165 - Application for Planning Permission 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. Resubmission of 3/2022/0727. Approved 22/09/2023.

3/2022/1166 - Listed Building Consent for the 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. Resubmission of 3/2022/0729. Approved 22/09/2023.

3/2022/0727 - Application for Planning Permission 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. Withdrawn

### **Site Access**

The LHA are aware that the site will continue to be accessed off an existing access track located off Whinney Lane which is an unclassified road subject to a 60mph speed limit, which reduces to 30mph to the right of the access.

The LHA are aware that the existing access track is used to serve the site as well as Middle Reaps Farm and Public Footpath 3-25-FP43.

The LHA have reviewed drawing number ex.00 Rev B titled Location Plan which shows the access located off Whinney Lane and the existing access track into the site and are aware that the access width complies with the LHAs guidance.

The LHA welcome the retention of the previously agreed proposed passing place. The passing place will be 2m wide by 5.5m, which complies with the LHAs guidance. There is also a further existing passing place located within an acceptable distance which complies with the LHAs guidance, as such the LHA have no further comments to make.

The LHA are aware that the access can achieve visibility splays of 2.4m x 60m in both directions. Given that the site is between two speed limits, the LHA will accept the visibility

splays. This is because speeds within the vicinity of the site access are unlikely to be in excess of 40mph, given the single width nature of Whinney Lane and the curvature in the road, naturally lowering vehicle speeds.

### **Internal Layout**

The LHA have reviewed drawing number pl.10 Rev E titled "Proposed Site and Landscaping Plan" and is aware that the proposed parking arrangements for the existing farmhouse and the proposed barn conversion are in line with the LHAs parking guidance as defined in the Joint Lancashire Structure Plan. A hard-standing area to the East of the barn conversions will provide parking provisions for the new dwelling as well as parking provisions for the existing farmhouse fronting the farmhouse.

### **Public Right of Way**

The LHA are also aware that Public Footpaths 3-25-FP41, 3-25-FP43, 3-25-FP44, 3-25-FP48 lead through the site. 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.

### **Drainage**

Ordinary Watercourse Consent is typically required for any works that affect the flow or storage of water within an ordinary watercourse. The applicant shall consult with the local Lead Local Flood Authority, Internal Drainage Board, or the Environment Agency to determine the exact requirements and obtain the necessary permissions.

### **Sustainability**

The site shall increase its sustainable transport options to encourage and promote sustainable transport use.

Therefore, the development shall include covered secure cycle storage to ensure the provision and availability of adequate cycle parking 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 to promote sustainable modes of transport. 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**

1. 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).
- Wheel washing facilities.
- Measures to deal with dirt, debris, mud, or loose material deposited on the highway because of construction.
- Measures to control the emission of dust and dirt during construction.
- Construction vehicle routing.
- 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.

2. Prior to first occupation, the passing places shown on drawing number EX.00 Revision B shall be completed to a length of 5.5m and width of 2m and hard paved.  
**Reason:** in the interest of highway safety.
3. The development hereby permitted shall not be occupied until such time as the parking and turning facilities have been implemented in accordance with drawing number pl.10 Revision E. Thereafter the onsite parking provision shall be so maintained in perpetuity.  
**Reason:** To ensure that adequate off-street parking provision is made to reduce the possibility of the proposed development leading to on-street parking problems locally and to enable vehicles to enter and leave the site in a forward direction in the interests of highway safety and in accordance with the National Planning Policy Framework (2021).
4. No building or use hereby permitted shall be occupied or the use commenced until a cycle storage plan for the residential unit has been submitted to the Local Planning Authority, in consultation with the Local Highway Authority. These cycle facilities shall thereafter be kept free of obstruction and available for the parking of bicycles only at all times.  
**Reason:** To allow for the effective use of the parking areas and to promote sustainable transport as a travel option, encourage healthy communities and reduce carbon emissions.

#### Informative notes

- 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.

- For drainage strategies which are connecting to a watercourse, the Applicant needs to be aware that under the Land Drainage Act 1991 consent is required from the Lead Local Flood Authority for work within the banks of any ordinary watercourse which may alter or impede the flow of water, regardless of whether the watercourse is culverted or not. Consent must be obtained before works are started on site as it cannot be issued retrospectively. Developers should contact the Flood Risk Management Team at Lancashire County Council to obtain Ordinary Watercourse Consent. Information on the application process and relevant forms can be found here: <https://www.lancashire.gov.uk/flooding/drains-and-sewers/alterations-to-a-watercourse>
- 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.
- Vehicles must only access the site using a designated vehicular access point.
- 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.

Yours sincerely  
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