

Ribble Valley Borough Council

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Your ref: 3/2025/0580

Our ref: 3/2025/0580

Date: 7th August 2025

Address: Holmes Farm, Higher Common Lane, Balderstone

Proposal: Full planning permission for conversion of barn into two dwellings. Alterations to access and construction of detached triple garage. Creation of new vehicle access to farmhouse and construction of attached double garage.

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

Proposal

The application seeks to convert the barn into 1 x 2 bedroom and 1 x 3 bedroom dwellings with a new triple garage for the barn conversions and alteration to the existing access, also the construction of a new access on Higher Commons Lane and a new double garage for the existing farmhouse

There are no public rights of way within the vicinity of the buildings.

Farmhouse – access and parking

A new access is proposed on Higher Commons Lane to the southwest side of the existing farmhouse where there is currently a pedestrian access. This access will serve the farmhouse and a new double garage and parking/turning area.

The new access is 3m wide and is proposed to be paved in tarmac for the first 5m from Higher Commons Lane.

Higher Commons Lane is unclassified and subject to a 30mph speed limit. Visibility splays of X2m by Y93m to the south side and X2m by 66m to the north side (offset to the centre of the carriageway) are provided. It is noted that a longer splay of approximately 90m can be achieved to the nearside carriageway edge. This is acceptable in accordance with DMRB stopping distances for a 30mph speed limit.

The parking and turning area are suitably sized for the residential traffic to allow it to enter and exit onto Higher Commons Lane in forward gear.



There are 2 car parking spaces in the garage plus at least 1 driveway parking space which complies with the parking standards for a 4+ bedroom dwelling. The garage will count as a secure cycle store.

Barn conversion 2 dwellings - existing access alterations and parking

The existing access which currently serves the farmhouse and land is to be widened from 3.2 to 3.5m, the splay to the north side will be improved with the demolition of part of the building and improved to the south by the reduction in height of the boundary wall to 0.9m. This access will serve the proposed 2 dwellings within the barn and the agricultural traffic associated with the land beyond. The land is rented to a farmer of the adjacent land who has a separate access through the adjoining land.

Visibility splays of X2m by Y70m to the south side and X2m by 47m to the north side (offset to the centre of the carriageway) are provided. These splays are below standard however they are an improvement on an existing access which is accommodating a very small amount of additional traffic. This is considered acceptable.

The parking and turning area are suitably sized for the residential traffic to allow it to enter and exit onto Higher Commons Lane in forward gear.

There are 4 car parking spaces, 3 in the garage plus 1 driveway parking space which complies with the parking standards for a 1 x 2 bed and 1 x 3 bedroom dwellings. The garage will count as a secure cycle store.

The formation of the new access and alteration of the existing access should be undertaken with a S278 agreement with Lancashire County Council.

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. No development shall take place, including any works of demolition, until a construction method statement has been submitted to and approved in writing by the Local Planning Authority. The approved statement shall be adhered to throughout the construction period. It shall provide for:
 - i) The parking of vehicles of site operatives and visitors
 - ii) The loading and unloading of plant and materials
 - iii) The storage of plant and materials used in constructing the development
 - iv) The erection and maintenance of security hoarding
 - v) Wheel washing facilities
 - vi) Measures to control the emission of dust and dirt during construction



- vii) A scheme for recycling/disposing of waste resulting from demolition and construction works
- viii) Details of working hours
- ix) Routing of delivery vehicles to/from site

Reason: To mitigate the impact of the construction traffic on the highway network.

2. Prior to first occupation the approved site access arrangements shall be constructed with the boundary wall alongside Higher Commons Lane shall be reduced in height to 0.9m. Reason: For highway safety.
3. Prior to first occupation the parking and turning areas shall be constructed and made available for use and maintained for that purpose for as long as the development is occupied. Reason: To ensure adequate parking provision is provided.
4. Any gates shall be set back by at least 5m from the edge of the carriageway. Reason: For highway safety.

Informative note

The grant of planning permission will require the applicant to enter into a S278 Agreement, with the County Council as Highway Authority. The applicant should be advised to contact Lancashire County Council for further information by emailing the Highway Development Control Section at developeras@lancashire.gov.uk .

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