

Ribble Valley Borough Council
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Your ref: 3/2025/0830
Our ref: 3/2025/0830/HDC/KW
Date: 10 March 2026

Location: Greenbanks Farm Green Lane Grindleton Road Grindleton BB7 4QJ
Proposal: Erection of one steel portal frame agricultural building for the housing of livestock and storage of manure and extension of existing hardstanding area in a pre-existing farmyard.
Grid Ref: 375307 445477

Dear Ben Taylor

With regard to your consultation letter dated 16 February 2026, I have the following comments to make based on all the information provided by the applicant to date.

Summary

No objection

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.

Advice to Local Planning Authority

Introduction

The Local Highway Authority (LHA) are in receipt of an application for the proposed erection of one steel portal frame agricultural building for the housing of livestock and storage of manure and extension of existing hardstanding area in a pre-existing farmyard at Greenbanks Farm, Green Lane, Grindleton Road, Grindleton.

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

- 3/2021/0593 - Proposed one agricultural building - in lieu of approval 3/2020/0364 which will not be built. Approved on 09/08/2021.
- 3/2021/0274 – Proposed one agricultural building - in lieu of approval 3/2020/0364 which will not be built.
- 3/2020/0364 - Construction of two agricultural buildings for storage, machinery, lambing and calving and storage of associated straw based manure.

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Access

The LHA understands the proposal will utilise Green Lane, which is an unadopted, private road, which serves neighbouring dwellings and farm holdings. Green Lane also forms a Bridleway, BW0321039. Green Lane is accessed from Grindleton Road which is an unclassified road subject to a national speed limit.

Internal Layout

The proposed building will be accessed via the same internal track, accessed off the Bridleway, and adjacent to an agricultural building previously approved under application 3/2021/0593.

A hardstanding area has been extended around the previously approved building which will support vehicle manoeuvring within the site. However, the newly proposed building is proposed for the housing of cattle as well as including a manure store. Given the use of the building it is not expected to increase vehicular traffic to the 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, 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

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