

Ribble Valley Borough Council

Phone: 0300 123 6780

Email: developeras@lancashire.gov.uk

Your ref: 26.0190

Our ref: D3.26.0190

Date: 27th March 2026

App no: 3/2026/0190

Address: Land to the South of Park Farm Whalley Clitheroe Bypass Wiswell

Proposal: Permission in principle application for 1 self-build dwelling.

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

Site planning history

3/2025/0063 – Erection of sheep shelter. Approved

3/2024/0700 – Proposed conversion of stone agricultural barn and shippon to create two, two-storey dwellings with associated parking and curtilage areas. Approved

3/2024/0167 for the proposed erection of an agricultural building which was granted planning permission on 24 April 2024

3/2023/1024 for the proposed erection of extension to existing agricultural livestock building which was granted planning permission on 15 February 2024.

3/2023/0906 for a prior notification for extension to existing agricultural livestock building which was refused on 6 December 2023.

Permission in Principle Principle matters

The scope of Permission in Principle is limited to location, land use and amount of development. In highway terms consideration needs to be given to whether this site is acceptable with specific regard to the effect of its location on highway safety and the ability to provide a safe and suitable access.

Location

The site is located on a farm which is remote from any services. The dwelling would be reliant on the private car due to the lack of footway network on the A59.

Access

The site is accessed via an existing access on to Whalley Clitheroe Bypass which is classified as the A59 with a maximum speed limit of 70 mph fronting the site access. The A59 is a dual carriageway which restricts turning movements to a left in/left out.

The access currently serves Park Farm House and the two barn conversion dwellings approved under 3/2024/0700.

There are no changes proposed to the existing access. The access is an acceptable width to allow 2-way vehicle movement at the access and there are no collisions recorded within the last 5 years within the vicinity of the access. Therefore, the LHA have no further comments to make regarding the access.

Parking and turning

The dwelling will require suitable car and cycle parking provision and all vehicles must enter and leave in forward gear. The collection of waste will need to be agreed with Ribble Valley Borough Councils waste team to ensure that the refuse vehicle can safely collect the waste off the A59.

Conclusion

Lancashire County Council acting as the Highway Authority considers the existing access can accommodate the increase in vehicle movements. We note that there is a reliance on the private car.

Should the application be approved the following conditions are requested or matters to be submitted at stage 2 technical details submission.

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 commencement surface treatment of the access track to the dwelling shall be submitted for approval and constructed in accordance with the approved details prior to first occupation. Reason: For highway safety.

Kelly Holt
Highway Development Control Engineer
Highways Network Management
Highways and Transport
Lancashire County Council
www.lancashire.gov.uk

