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Your ref: 3/2026/0251
Our ref: D3/2026/0251
Date: 5th May 2026

App No: 3/2026/0251
Proposal: Proposed conversion of barn in disrepair to dwelling. Construction of garage and stables.
Location: Fields Farm, Mearley, Pendleton BB7 1PU

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

History

3/2025/0377 - Prior approval for the proposed change of use of a former agricultural building to one dwellinghouse under Schedule 2, Part 3 Class Q of the GPDO. Refused

3/2025/0646 - Retrospective application for the creation of an extension to an existing farm track for agricultural use. Approved

Proposal

The proposed development is for the change of use of a former agricultural building into a two storey, five bed dwelling with a double car garage and block of 3 stables with tack room.

Site access

The barn is proposed to be accessed from the south east adjacent to Lane Side Farm through the land to the southeast using the established access which joins Clitheroe Road. This means of access is considered safe and suitable.

There is an existing agricultural access from the A59 Whalley Clitheroe Bypass and then a single vehicle width track leading to the barn, a distance of approximately 592m from the public highway.

The Highway Authority does not support residential traffic from the barn using this access onto the A59 due to highway safety issues.

Public Rights of Way

Public Footpath ref FP03-24-004 Mearley passes along the upper section of the access track from the A59 and through the proposed dwelling's curtilage along its western elevation.

The county council's Public Rights of Way team have been consulted separately and may provide comments direct. However, the following should be noted.

The granting of planning permission does not constitute the diversion of a Definitive Right of Way. If it is necessary for Public Rights of Way to be temporarily diverted or temporarily closed, it is the landowner's responsibility to ensure that this is done following the appropriate legal procedures. A temporary closure will only be granted where it is the intention to re-open the right of way upon expiration of the closure on the route recorded on the Definitive Map of Public Rights of Way.

The development must not commence until the necessary procedures are in place, either allowing the development to take place without affecting the right of way as recorded on the Definitive Map of Public Rights of Way and subsequent diversion orders and side roads orders. Or, if it is necessary to divert the above listed Public Right of Way, then the necessary Orders must be confirmed prior to construction to avoid enforcement action should the above Public Footpath become affected. There is no provision under the Town and Country Planning Act 1990 to allow a retrospective diversion of paths that are already affected by either partially completed or completed development.

Car & cycle parking

There are 3 parking spaces within the garage which complies with the parking standards for a 5 bedroom dwelling and provides secure cycle parking.

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.

1. Residential traffic accessing the dwelling shall be undertaken from the access land to the southeast, red edged red on the location plan, and not from the A59.
Reason: For highway safety
2. The garage(s)/parking areas 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

3. The stables hereby permitted shall be used for, or ancillary to, the stabling of horses owned by or leased by the occupier of Fields Farm only, and shall not be used for livery, equestrian events or any commercial purpose whatsoever at any time.
Reason: In the interest of highway safety

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