

Ribble Valley Borough Council
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Your ref: 3/2026/0500
Our ref: D3/2026/0500
Date: 11 August 2026

For the attention of Lucy Walker

Planning Application No: 3/2026/0500

Grid Ref: 361936 439834

Proposal: Retrospective application for the erection of a concrete walled structure for a agricultural silo clamp.

Location: Wheatley Farm, Four Acre Lane, Thornley PR3 2TD

Having reviewed the documents submitted Lancashire County Council acting as the highway authority makes the following initial comments and requests further information/clarification.

Comments

Recent site planning history

3/2026/0461 - Retrospective prior notification for existing concrete panel silage clamp 32m long x 21.6m wide. Application withdrawn.

3/2026/0113 - Proposed construction of phase 2 of a poultry house to accommodate 16000 free-range chickens for egg production. Refused.

3/2026/0112 - Proposed construction of phase 1 of a poultry house to accommodate 16000 free-range chickens for egg production. Refused.

3/2025/0099 - Prior notification for the construction of one poultry building 90m long 10m wide, 4m high to ridge and 3m high to eaves. Refused.

3/2024/0131 - Prior notification for the construction of one concrete agricultural track 130m long by 4.6m wide and 50m long by 7.6m wide. Permission required.

3/2023/0938 - Prior notification for the erection of an agricultural storage building. Application withdrawn.

Development

This retrospective application is for the erection of a concrete walled structure for an agricultural silo clamp, which has already been constructed.

Site access

Access to the site is taken off Birks Brow. There was previously a field gate, but a section of hedgerow has been removed, and the access substantially widened, although a properly constructed access has not been provided. The area between Birks Brow and the silage clamp is shown to be surfaced in hardcore.

Lancashire County Council

PO Box 100, County Hall, Preston, PR1 0LD

The final paragraph of the Design & Access Statement says that the site will be accessed from Birks Brow. It goes on to say that 'the gateway and hedge line will be reinstated with the gate access widened once the project and permission has been completed'.

The applicant needs to provide further information to allow the highway authority to properly assess the application and its impact on the surrounding highway network and its users. This includes, but is not exclusive to, the following:

- The authority needs to know precisely what the access onto Birks Brow will be used for to be able to advise an appropriate reinstatement scheme for the site access. The widened access will need to be properly constructed to tie into the carriageway edge on Birks Brow, the first 10m into the site will need to be surfaced in a bound material and not hardcore, and surface water will need to be collected across the front of this area of bound material and drained to a suitable internal outfall to prevent water from discharging onto Birks Brow.
- Any re-instated access onto Birks Brow needs to be located centrally to maximise the visibility splays. These will need to be demonstrated for the posted road speed limit of 60mph, which is 215m splays in both directions. However, given the road layout traffic may be travelling below the maximum speed limit, and shorter visibility splays may be accepted. However these would need to be supported through data obtained by an automated seven day survey carried out in a neutral month, avoiding school holidays, national holidays and events, or local events which could impact on traffic movements and with prevailing weather conditions noted.
- More information about the use and the type/frequency of vehicles using the access, both existing and intended, should be provided.
- Will this access be used to access the wider agricultural holding? That is, is the applicant intending to re-locate operational traffic from Four Acre Lane to Birks Brow as some of the internal circulation route has been boxed in by previous development?

Other comments

The highway authority notes that a track has been constructed across the field leading from the widened access off Birks Brow. The authority has been unable to find any planning permission for this. Given the planning history of the site and adjacent part of the wider field this raises concerns that the wider field/site will be further developed, leading to an intensification in the use of the site access.

Initial conclusion

Lancashire County Council acting as the highway authority considers that insufficient information has been submitted to allow it to properly access the development and the potential impact this will have on the surrounding highway network and its users. Following the receipt of the additional information required the authority will provide further comments, including any highway-related conditions that it considers necessary.

Janet Simpson
Assistant Engineer
Highways and Transport
Lancashire County Council