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Your ref: 3/2026/0545
Our ref: 3/2026/0545/HDC/KW
Date: 19 August 2026

Location: Office Brows Barn The Brows Farm Higher Road Longridge PR3 2YX
Proposal: Proposed change of use of East Barn from Use Class E(c) to a mixed use (sui generis) to provide residential living accommodation and ancillary facilities associated with the existing holiday let accommodation.
Grid Ref: 362150 438383

Dear Maya Cullen

With regard to your consultation letter dated 10 August 2026, I have the following comments to make based on all the information provided by the applicant to date.

Summary

No objection subject to conditions

Lancashire County Council acting as the Local Highway Authority (LHA) 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 or capacity in the immediate vicinity of the site subject to the following conditions being stated on any approval.

Advice to Local Planning Authority

Introduction

The Local Highway Authority (LHA) are in receipt of an application for the proposed change of use of East Barn from Use Class E(c) to a mixed use (sui generis) to provide residential living accommodation and ancillary facilities associated with the existing holiday let accommodation.

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

3/2018/0341 - Erection of log cabins and camping pods on agricultural land and formation of new access and track to service them.

3/2018/0812 - Erection of log cabins and camping pods on agricultural land and formation of new access and track to service them. Resubmission of planning application 3/2018/0341.

Continued...

3/2021/0445 - Proposed change of use from office hub to dwelling.

3/2021/1016 - Proposed change of use from office hub to dwelling. Resubmission of 3/2021/0445.

Site Access

The LHA understands the site is accessed from an existing access onto Higher Road which is an unclassified road subject to a 60mph speed limit. A private access track then provides access to the site which also serves existing dwellings, the office as well as the existing agricultural barn at the site. The private access track also forms Public Right of Way FP0302024.

The LHA has previously assessed the access for the provision of a new dwelling under application 3/2021/0445 and 3/2021/1016 and did not raise any concerns.

Therefore, with the access already being in place and its current level of use, the LHA are of the opinion that the proposals would not significantly intensify the number of vehicle movements. As a result, the LHA have no objection to the proposal.

Internal Layout

The LHA have reviewed drawing number 0 4 B titled Proposed Site Plan and are aware that the dwelling complies with the parking standards as defined in the Joint Lancashire Structure Plan. There is also room to turn within the site, allowing for ingress and egress in a forward gear.

Additionally, due to the nature of the application, it is expected that secure cycle storage should be included within the site, alongside a charging point for electric vehicles to promote sustainable modes of transport. The DfT guidance regarding Electric Vehicle Charging in Residential and Non-residential buildings states charge points must have a minimum power rating output of 7kW and be fitted with a universal socket that can charge all types of electric vehicles.

Conditions

If the Planning Authority is minded to approve this application Lancashire County Council Highways requests the following conditions are appended to the decision notice:

1. No building hereby permitted shall be occupied until the car parking area has been surfaced or paved in accordance with a scheme to be approved by the Local Planning Authority. The car parking spaces and manoeuvring areas shall thereafter be always kept free of obstruction and available for the parking cars.

Reason: To allow for the effective use of the parking areas.

2. Secure cycle storage facility suitable for two bicycles shall be provided within the site.

Reason: to promote sustainable transport as a travel option, encourage healthy communities and reduce carbon emissions.

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
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