

Ribble Valley Borough Council  
Housing & Development Control

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Your ref 3/2021/0319  
Our ref Ryan Derbyshire  
Date 16<sup>th</sup> April 2021

Dear Adrian

Application no: **3/2021/0319**

Address: **Land Adjacent to 39 Clitheroe Road Whalley BB7 9AD**

Proposal: **Design amendments to previous approvals 3/2018/0455 and 3/2019/0467 for one 3 storey dwelling.**

### **Summary**

The Local Highway Authority Advice is that, in its view, the impacts of the development on highway safety would not be unacceptable, and when considered cumulatively with other developments, the impacts on the road network would not be severe. Based on the information provided, the development therefore does not conflict with paragraph 109 of the National Planning Policy Framework (2019), subject to the conditions and/or planning obligations outlined in this report.

### **Advice to Local Planning Authority**

### **Background**

The Local Highway Authority (LHA) are in receipt of a full planning application for the erection of a dwelling at the Land Adjacent to 39 Clitheroe Road, Whalley.

The LHA are aware of the recent planning history of the site, with application reference 3/2017/0849, being an outline application with access for the erection of one dwelling at the site.

The LPA later permitted the application and have previously permitted two reserved matters applications (3/2018/0455 and 3/2019/0467) which were associated with application reference 3/2017/0849.

### **Site Access**

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#### **Phil Durnell**

Director of highways and Transport  
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The LHA understands the proposal would be accessed directly from Clitheroe Road, which is a C classified subject to a 30mph speed limit.

The LHA have reviewed SPA Proposed Site Plan drawing number 6225-P01 which shows the proposed site access.

The site access which was previously permitted under application reference 3/2017/0849 remains unaltered following the re-submission of the application and so the LHA have no further comments to make.

However, the LHA will condition that any boundary treatments including walls and hedges which are provided in the visibility splays, are no higher than 0.9 metres above ground level.

The LHA will also condition that pedestrian visibility splays of 1m x 1m are provided at the site access.

### **Internal Layout**

The LHA are satisfied that suitable parking and turning facilities can be accommodated within the site and therefore have no further comments to make.

### **Conditions**

1.No part of the development hereby permitted shall be occupied until such time as the access arrangements shown on SPA Proposed Site Plan drawing number 6225-P01 have been implemented in full.

REASON: To ensure that vehicles entering and leaving the site may pass each other clear of the highway, in a slow and controlled manner, in the interests of general highway safety and in accordance with the National Planning Policy Framework (2019).

2.The development hereby permitted shall not be occupied until such time as the parking and turning facilities have been implemented in accordance with SPA Proposed Site Plan drawing number 6225-P01. Thereafter the onsite parking provision shall be so maintained in perpetuity.

REASON: To ensure that adequate off-street parking provision is made to reduce the possibility of the proposed development leading to on-street parking problems locally (and to enable vehicles to enter and leave the site in a forward direction) in the interests of highway safety and in accordance with the National Planning Policy Framework (2019).

3. Nothing shall be erected, retained, planted and / or allowed to grow at or above a height of 0.9 metres above the nearside carriageway level which would obstruct the visibility splay. The visibility splays shall be maintained free of obstruction at all times thereafter for the lifetime of the development.

REASON: To ensure adequate inter-visibility between highway users at the street junction or site access, in the interests of highway safety.

4. Before first use of the development, hereby permitted, 1.0 metre by 1.0 metre pedestrian visibility splays shall be provided on the Highway boundary on both sides of the access with nothing within those splays higher than 0.9 metre above ground level, in accordance with the current standards of the Highway Authority and thereafter be permanently so maintained.

REASON: In the interest of pedestrian safety.

**Informative**

- Planning Permission does not give you approval to work on the public highway. Therefore, prior to carrying out any works on the public highway you must ensure all necessary licences/permits/agreements are in place. For further information, please telephone 01772 533433. It is an offence under Section 148 and Section 151 of the Highways Act 1980 to deposit mud on the public highway and therefore you should take every effort to prevent this occurring.

Yours faithfully

**Ryan Derbyshire**  
Development Support Assistant Engineer  
Highways and Transport  
Lancashire County Council