

Ribble Valley Borough Council  
Housing & Development Control

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Your ref 3/2021/0587  
Our ref D3.2021.0587  
Date 25<sup>th</sup> June 2021

FAO Stephen Kilmartin

Dear Sir/Madam

Application no: **3/2021/0587**

Address: **Rose Cottage Edisford Road Clitheroe BB7 3LA**

Proposal: **Proposed detached dwelling with detached garage. Outline planning approval previously granted - 3/2018/1066. Resubmission of 3/2021/0012.**

The Local Highway Authority have viewed the plans and highway related documents and have the following comments to make:

### **Summary**

#### **No objection subject to conditions**

Lancashire County Council acting as the Local 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 subject to the following conditions being stated on any approval.

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

### **Background**

The Local Highway Authority (LHA) have been consulted on an application for the proposed detached dwelling at Rose Cottage, Edisford Road, Clitheroe.

The LHA are aware that the application is a resubmission of application reference 3/2021/0012, which was refused by the Local Planning Authority (LPA) on 9<sup>th</sup> February 2021.

The LHA are also aware of application reference 3/2018/1066, which was an outline application for the demolition of the existing cattery and erection of one new dwelling

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#### **Phil Durnell**

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with a separate garage at the site. The outline application was permitted by the LPA on 20<sup>th</sup> December 2018.

### **Site Access**

The LHA understands the site will utilise a private, unadopted, single tracked road directly off Edisford Road which is a B classified road subject to a 30mph speed limit.

The LHA understands that the access to the site will remain unaltered and has been previously approved by the LHA under application references 3/2021/0012 and 3/2018/1066. Therefore, the LHA have no comments to make regarding the site access.

### **Highway Safety**

There have been no Personal Injury Collisions recorded within the vicinity of the site and therefore the LHA have no pre-existing highway safety concerns

### **Internal Layout**

The LHA have reviewed drawing number RC/1 titled "Draft Site Plan" and understands that the site will provide 3 car parking spaces for the proposed 4+bed dwelling. This complies with the Joint Lancashire Structure Plan and so the LHA have no objection to the proposal

### **Conditions**

1. The development hereby permitted shall not be occupied until such time as the parking and turning facilities have been implemented in accordance with drawing number RC/1 titled "Draft Site Plan". 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).

Yours faithfully

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