

Ribble Valley Borough Council
Housing & Development Control

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Your ref 3/2021/0887
Our ref D3.2021.0887
Date 5th October 2021

FAO Laura Eastwood

Dear Sir/Madam

Application no: **3/2021/0887**

Address: **Bramley Croft Clitheroe Road Whalley BB7 9AQ**

Proposal: **Proposed holiday cottage within the residential curtilage of Bramley Croft (Resubmission of application 3/2021/0435).**

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

The Local Highway Authority (LHA) are in receipt of an application for the proposed erection of a holiday cottage at Bramley Croft, Clitheroe Road, Whalley.

The LHA previously responded to application reference 3/2021/0887 on 21st May 2021 which was the same scheme at the site. However, the Local Planning Authority (LPA) refused the application on 3rd August 2021 due to design concerns.

The LHA, as a result of this application being a resubmission request the LPA to consider the previous highway comments sent on 21st May 2021, with there being no change to the design and the impact on the highway following the resubmission. Therefore, the LHA have no objection to the proposal.

Phil Durnell

Director of highways and Transport
Lancashire County Council
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Condition

1. The development hereby permitted shall not be occupied until such time as the parking and turning facilities have been implemented in accordance with Peter Hitchen drawing number A101. 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 (2021).

Yours faithfully

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