

Ribble Valley Borough Council
Planning Section
Council Offices
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Your ref: 3/2021/1220
Our ref: D3/2021/1220
Date: 16 February 2022

For the attention of Sarah Heppell

Planning Application No: 3/2021/1220

Grid Ref: 374261 441139

Proposal: Change of use of a dance studio to residential use plus proposed erection of 2 no. porches, minor alteration to access and internal alterations.

Location: St James House, St James Street, Clitheroe BB7 1HH

Having considered the information submitted, the Highway Development Control Section does not have any objections regarding the proposed development at the above location, subject to the following comments being noted, and condition and informative note being applied to any formal planning approval granted.

The existing vehicular access from St James Street is proposed to be widened by 1m. This will also require the existing dropped vehicle crossing to be extended to correspond with the amended access. This will need to be carried out under an agreement (Section 184) with Lancashire County Council, as the highway authority.

The internal driveway should also be surfaced in a bound porous material from the back edge of the adopted footway for a minimum distance of 5m into the site. This is to prevent loose surface material from being carried onto the adopted highway, where it could pose a hazard to other highway users.

A new internal turning area has also been introduced to the right of the vehicular access. This should be kept free from obstructions to allow vehicles to enter and leave the site in forward gear.

The following condition and informative note should be applied to any formal planning approval granted.

Condition

Prior to occupation of the approved development, that part of the vehicular access extending from the back edge of the adopted footway for a minimum distance of 5m into the site shall be appropriately paved in a bound porous material to be approved by the Local Planning Authority. Reason: To prevent loose surface material from being carried on to the public highway where it could pose a hazard to other highway users.

Phil Durnell

Director of Highways and Transport

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Informative Note

This consent requires the construction, improvement or alteration of an access to the public highway. Under the Highways Act 1980 Section 184 (Vehicle crossings over footways and verges) Lancashire County Council as Highway Authority must specify the works to be carried out. Only the Highway Authority or a contractor approved by the Highway Authority can carry out these works. Therefore, before any works can start, the applicant must complete the online quotation form found on Lancashire County Council's website using the A-Z search facility for vehicular crossings at <http://www.lancashire.gov.uk/roads-parking-and-travel/roads/vehicle-crossings.aspx>

Janet Simpson
Assistant Engineer
Highways and Transport
Lancashire County Council