

Ribble Valley Borough Council  
Housing & Development Control

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Your ref 3/2022/1005  
Our ref D3.2022.1055  
Date 17<sup>th</sup> November 2022

FAO Stephen Kilmartin

Dear Sir/Madam

Application no: **3/2022/1005**

Address: **Land off Clough Bank Lane Chatburn BB7 4AW**

Proposal: **Proposed erection of two new dwellings and garages to incorporate site redesign of previously approved application 3/2018/0407. Resubmission of refused application 3/2022/0399.**

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**

#### **Introduction**

The Local Highway Authority (LHA) are in receipt of an application for the proposed erection of two new dwellings and garages at the land off Clough Bank Lane Chatburn.

The LHA are aware that the application is a resubmission of application reference 3/2018/0407 which was permitted by the Local Planning Authority (LPA) on 18<sup>th</sup> July 2018 and 3/2022/0399 which was refused on 20<sup>th</sup> June 2022.

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#### **Phil Durnell**

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The LHA are also aware of the other most recent planning history at the site with it being listed below:

3/2014/1089- Proposed erection of 2 new dwellings and detached garage. Permitted 14/07/2015.

3/2011/1052- Proposed erection of 2no. new dwellings and detached garage. Permitted 25/05/2012.

### **Site Access**

The LHA are aware that the site will continue to be accessed off Clough Bank Lane, which is a private, unadopted track used to serve a number of dwellings. Clough Bank Lane's connection to the public highway is via Sawley Road, which is a C classified road subject to a 20mph speed limit.

Given that the LHA have had no objection to the use of the site access from Clough Bank Lane previously, as shown in the highway comments for application references 3/2022/0399, 3/2018/0407, 3/2014/1089 and 3/2011/1052, the LHA have no objection.

### **Internal Layout**

Internally, as shown on Read Design drawing number 137-03C titled "Proposed Site Plan," each dwelling will have its own private, access which will be gated.

Plot 2 will use the existing access which is used to access the vacant land from Clough Bank Lane, while Plot 1 will use a new access from the private track which will be erected following the proposal.

While the LHA advise that the access gates are setback 5m behind the access track and that the boundary walls within the access's visibility splays are lower than 1m, the LHA have no objection to the proposal.

The LHA have further reviewed Read Design drawing number 137-03C titled "Proposed Site Plan," and it's worth noting that the parking arrangements found at each dwelling complies with the parking guidance found in the Joint Lancashire Structure Plan.

The LHA also inform the Applicant that should any works to the site be conducted a maximum of 3m from the stream then an agreement with the Lead Local Flood Authority is required. Please see the informative below for more details.

### **Conditions**

1. No development shall commence on the site until such time as a construction traffic management plan, including as a minimum details of the routing of construction traffic, wheel cleansing facilities, vehicle parking facilities, and a timetable for their provision, has been submitted to and approved in writing by the

Local Planning Authority. The construction of the development shall thereafter be carried out in accordance with the approved details and timetable.

REASON: To reduce the possibility of deleterious material (mud, stones etc.) being deposited in the highway and becoming a hazard for road users, to ensure that construction traffic does not use unsatisfactory roads and lead to on-street parking problems in the area.

2. The development hereby permitted shall not be occupied until such time as the parking and turning facilities have been implemented in accordance with Read Design drawing number 137-03C. 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).

### **Informatives**

For development proposals where construction will take place near a watercourse, the applicant need be aware that under the Land Drainage Act 1991 consent is required from the Lead Local Flood Authority for work within the banks of any ordinary watercourse which may alter or impede the flow of water, regardless of whether the watercourse is culverted or not. Consent must be obtained before works are started on site as it cannot be issued retrospectively. Developers should contact the Flood Risk Management Team at Lancashire County Council to obtain Ordinary Watercourse Consent. Information on the application process and relevant forms can be found on the link provided <https://www.lancashire.gov.uk/flooding/drains-and-sewers/alterations-to-a-watercourse>.

Yours faithfully

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