

Development Control  
Ribble Valley Borough Council

Phone: 0300 123 6780  
Email: [developeras@lancashire.gov.uk](mailto:developeras@lancashire.gov.uk)

Your ref: 23.0378  
Our ref: D3.23.0378  
Date: 13<sup>th</sup> June 2023

**App no: 23.0378**

**Address: Pendle Mill Pendle Road Clitheroe BB7 1JQ**

**Proposal: Reserved matters application relating to appearance/landscaping/layout/scale following outline planning permission 3/2022/0632**

The submitted documents and plans have been reviewed and the following comments are made.

### **History**

Outline with access application reference 3/2022/0632 approved a Care Home with up to 70 beds. Highway related conditions on outline permission are numbered 11-15 and include 11 - construction traffic management plan, 12 - site access and off-site highway works, 13 - retaining structures alongside Pendle Road, 14 - visibility splays and 15 – surface water drainage. Condition 23 requires a scheme for electric vehicle charging points to be submitted.

A new access is approved on Pendle Road and this will serve the 28 space car park, including 2 disabled spaces and 4 electric vehicle charging points.

### **Parking**

The parking provision is considered acceptable. In addition, a secure, covered bicycle store for a minimum of 3 bicycles will be required for staff and visitors to support sustainable travel.

### **Servicing**

At outline stage a swept path analysis was submitted for a refuse vehicle, ambulance and box van and it was evident that an internal turning area was required to allow vehicles to enter, turn and exit onto Pendle Road in forward gear. This was shown on drawing 'Sanderson drawing number 300828-001 Rev B' and this is considered necessary.

### **Lancashire County Council**

Phil Durnell  
Director of Highways and Transport  
PO Box 100, County Hall, Preston, PR1 0LD



An amendment is requested to add the turning area to the design. We would request that the turning area has a hatched road marking to prevent parking.

## **Conclusion**

To conclude an amendment is requested to add an internal turning area for service vehicles and a secure, covered cycle store for a minimum of 3 bicycles.

Subject to this the Highway Authority would raise no objection to the proposal.

Should the application be approved the following conditions are requested.

1. Prior to first use of the development hereby permitted, a secure, covered cycle store shall be erected and maintained thereafter for a minimum of 3 bicycles.
2. Prior to first use of the development hereby permitted, the car parking and internal turning area shall be constructed and marked out in accordance with the approved drawing.

Kelly Holt  
Highway Development Control Engineer  
Highways and Transport  
Lancashire County Council  
[www.lancashire.gov.uk](http://www.lancashire.gov.uk)

