

Ribble Valley Borough Council  
Housing & Development Control

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Your ref: 3/2023/0659  
Our ref: D3.2023.0659  
Date: 14<sup>th</sup> December 2023

FAO Kathryn Hughes

Dear Sir/Madam

Application no: **3/2023/0659**

Address: **Land on the south side of Ridding Lane (Broad Lane) Whalley adj  
Sewage Works**

Proposal: **Change of use of agricultural land to exercise/play area for dogs.  
Erection of secure fencing and wooden shelter/rest area. Construction of  
limestone/gravel area for vehicle drop-offs and non-designated parking using  
existing gates. Pursuant to variation of condition 4 (number of dogs allowed on site)  
on planning permission 3/2018/1054 to allow up to 50 dogs.**

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

### **Summary**

#### **Objection**

Objection to Variation of Condition 4.

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

#### **Introduction**

The Local Highway Authority (LHA) are in receipt of a variation of condition application to vary condition 4 (number of dogs allowed on site) from planning permission 3/2018/1054 to allow up to 50 dogs at the site. The approved application was a change of use of a agricultural land to an exercise/ play area for dogs.

#### **Condition 4**

*"No more than 20 dogs associated with the business/use hereby approved shall be on site at any one time whether kept outdoors or indoors.*



*Reason: To clarify the nature of the consent hereby approved and to ensure the number of dogs on site would not give rise nuisance or be of detriment to residential amenity."*

### **Highway Comments:**

The LHA object to the variation of condition with the LHA requiring further information from the Applicant.

The LHA firstly require, following the proposed intensification of use, a drawing to be submitted showing the width of the unadopted access track named Ridding Lane to the site. The LHA require this to ensure that there are adequate passing places for vehicles to wait in along the single tracked lane, should two vehicles meet.

A visibility splay drawing should also be submitted for the junction between Ridding Lane and Broad Lane. The LHA remind the Agent that the junction is required to provide visibility splays of 2.4m x 25m in both directions.

To gain a better understanding of the business, an Operation Statement should be submitted to support the application. In the Operation Statement, the LHA require the following details:

- How does the business operate? Is it an all day facility or do customers dogs use the facility for an hour for example? Does the site operate on an appointments only basis?
- How do existing customers travel to the site? Do they drive or is there a pickup/drop off service provided by the business?
- How many staff members are on site at any one time?
- Will any of these details change following the extension to the business?

This information is required to gain an understanding on the number of trips the site is likely to generate and should be complimented by a parking plan following the likely intensification of use. This is to ensure there is adequate parking provided internally to cater for staff and customer numbers with any overspill parking onto Ridding Lane being unacceptable with it obstructing the use of the Public Right of Way (Public Footpath FP0345020).

Yours faithfully

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

