

Ribble Valley Borough Council
Planning Section
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Your ref: 3/2024/0461
Our ref: D3/2024/0461
Date: 4 July 2024

For the attention of Ben Taylor

Planning Application No: 3/2024/0461

Grid Ref: 369108 432960

Proposal: Proposed change of use of offices (class E) to a children's care home (class C2 Residential Institutions) including installation of patio doors, composite decking and steps to rear elevation and addition of a 1.8m high timber boundary fence between Dixon House and The Homestead.

Location: Dixon House, Whalley Road, Wilpshire BB1 9LL

The National Planning Policy Framework (NPPF) states that 'Development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe' (Paragraph 115).

Having reviewed the documents submitted, Lancashire County Council acting as the local highway authority does not raise an objection regarding the proposed development and concludes that there are no highway grounds to support an objection as set out by NPPF.

Proposal

The proposal is for the change of use of offices to a children's residential care home, for up to three children, with various external alterations. It will be managed by 13 full-time staff working on a rota basis with a minimum of two staff on site at any one time, including overnight.

Car & cycle parking

It is proposed to retain four of the existing car parking spaces at the front of the property which the highway authority considers to be an adequate level of off-road parking given the details of site staffing levels and operation submitted.

An electric vehicle charging point is shown on the Proposed Site Plan (Drawing 2327-04). This shall be fitted in line with the Dept for Transport's guidance regarding Electric Vehicle Charging in Residential and Non-residential Buildings, which states that charge points must have a minimum power rating output of 7kW and be fitted with a universal socket that can charge all types of electric vehicles.

Cycle storage is proposed in an existing outbuilding which may encourage staff to cycle to work as there is a dedicated cycle lane along Whalley Road outside the property.

Lancashire County Council

PO Box 100, County Hall, Preston, PR1 0LD



In addition, there are bus stops on Whalley Road within acceptable walking distances served by a commercial bus service between Clitheroe and Blackburn (No 22), which runs half hourly during the day and early evening. This could provide a realistic alternative to the use of private motor vehicles.

The following conditions should be applied to any formal planning approval granted.

Conditions

1. Prior to first occupation of the approved development the parking and manoeuvring areas shown on the approved plans shall be made available and thereafter always remain available for the parking and manoeuvring of vehicles associated with the development and shall be kept free from obstructions in perpetuity. Reason: In the interest of highway safety to ensure that satisfactory levels of parking and manoeuvring are provided within the site.
2. Prior to first use of the approved development an electric vehicle charging point shall be installed in accordance with the approved plans. Charge points must have a minimum power rating output of 7kW and be fitted with a universal socket that can charge all types of electric vehicle currently available. Reason: To ensure that the development supports sustainable forms of transport.

Janet Simpson
Assistant Engineer
Highways and Transport
Lancashire County Council

