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Your ref: 3/2024/0934  
Our ref: 3/2024/0934/HDC/KW  
Date: 05 March 2026

**Location:** Canine Hydrotherapy Centre Howgill Farm Howgill Lane Rimington  
BB7 4EF  
**Proposal:** Regularisation of unauthorised vehicle access, car park, seating areas  
and siting of tea cabin.  
**Grid Ref:** 382795 446035

Dear Ben Taylor

With regard to your amended consultation, I have the following comments to make based on all the information provided by the applicant to date.

### Summary

#### **No objection subject to conditions**

Lancashire County Council acting as the Local Highway Authority (LHA) 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 or capacity 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 regularisation of unauthorised vehicle access, car park, seating areas and siting of tea cabin at Canine Hydrotherapy Centre Howgill Farm Howgill Lane Rimington.

#### **Site Access**

The site has an existing access on to Howgill Lane, which is an unclassified road subject to a speed national limit fronting the site access.

The access was originally a field gate and part of the access remains as such today as it continues to be shared with an adjacent field.

Access improvements have been put forward as part of the proposal, as seen on drawing number P200.2 – 17/11/25. The improvements include widening the access to support two-way vehicle movements at the access point, the access then reduces and widens

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again where it meets the car park. The improvements are acceptable and will require the applicant to enter into an appropriate legal agreement with the Local Highway Authority.

The access should be appropriately paved in a hard standing material, not loose stones or grass, for at least 10m into the site, to ensure that no debris is dragged onto the highway.

An acceptable visibility splay has also been provided within drawing number P100.2 - 30/01/26. Whilst the provided visibility splay is not in line with the requirements for the speed limit, given the nature of the road, speeds are likely to be slower in proximity to the access.

The visibility splay is wholly within the land which the applicant controls and/or the adopted highway and nothing shall be erected, retained, planted and / or allowed to grow at or above a height of 0.9 metres above the nearside carriageway level which would obstruct the visibility splay of the proposed access.

### **Operating statement**

The applicant has provided an operating statement which details the site's operating management within the business. This details that the site runs by appointment-only, there are an average of 48 dogs per day that visit the site with their owners, the site employs up to 11 staff members, and they offer training sessions for up to 9 training students at any one time.

Additionally, a food and drink cabin as well as an outdoor seating area have been included within the site as an additional facility for clients attending the Canine Hydrotherapy Centre. It is understood that this will not be utilised by those who are not already making use of the site for other purposes, and as such, it will not increase vehicle movements or parking demand.

### **Internal Layout**

The proposal also includes car parking provisions, as can be seen within drawing P100.2 - 30/01/26. The plan shows 20 marked out bays as well as an additional hardstanding area. Given the information provided within the operating statement, the LHA is of the view that the parking provisions are acceptable in this case. Should the demand for parking increase the 11 staff members within the site could block each other in, as well as the 9 students who attend training sessions within the site, given that they are likely to arrive and leave the site at the same time. The site also functions strictly on an appointment-only basis; as such, they have control over the demands within the site.

### **Conditions**

1. Within 3 months of this permission, the access arrangements shown on drawing number P200.2 – 17/11/25 shall be implemented in full.  
**Reason:** To ensure that vehicles entering and leaving the site may pass each other clear of the highway, in a slow and controlled manner, in the interests of general highway safety and in accordance with the National Planning Policy Framework.
2. Within 3 months of this permission, visibility splays 2.4 metres back from the centre line of the access and extending 25 meters in both directions along the nearside carriageway edge shall be provided at the access, as shown on the approved plan,

drawing P100.2 - 30/01/26. Nothing shall be erected, retained, planted and / or allowed to grow at or above a height of 0.9 metres above the nearside carriageway level which would obstruct the visibility splay. The visibility splays shall be maintained free of obstruction at all times thereafter for the lifetime of the development.

**Reason:** To ensure adequate inter-visibility between highway users at the street junction or site access, in the interests of highway safety.

3. Within 3 months of this permission, the access is used for vehicular purposes, extending from the highway boundary for a minimum distance of 10m into the site shall be appropriately paved in tarmacadam, concrete, block pavements, or other hard material to be approved by the Local Planning Authority.

**Reason:** To prevent loose surface material from being carried on to the public highway thus causing a potential source of danger to road users.

4. The car parking area shall be surfaced or paved in accordance with a scheme to be approved by the Local Planning Authority and the car parking spaces and manoeuvring areas marked out in accordance with the approved plan, drawing P100.2 - 30/01/26. The car parking area shall thereafter be kept free of obstruction and available for the parking of cars at all times.

**Reason:** To allow for the effective use of the parking areas.

5. The tea cabin hereby approved shall only be used by clients, owners and handlers who are attending the site for appointments, treatments, training or associated services provided by Canine Health and Hydro Ltd. The facility shall not operate as a café open to the general public, nor shall it be used as an independent use, and no members of the public shall visit the site solely for the purpose of using the tea cabin.

**Reason:** To ensure the development remains ancillary to the established canine hydrotherapy use, to prevent the creation of an independent food and drink use in an unsustainable rural location, and in the interests of protecting traffic conditions of the surrounding area.

6. No more than nine training students/trainees shall be present on the site at any one time in connection with the grooming or related training activities operated by Canine Health and Hydro Ltd.

**Reason:** To ensure the scale of the training element remains ancillary to the established business use, to limit traffic generation and parking demand in this rural location, and to protect the amenity and character of the surrounding area.

#### **Informative notes:**

- This consent requires the construction, improvement or alteration of an access to the public highway. Under an appropriate legal agreement Lancashire County Council as the Highway Authority must specify the works to be carried out. Only a contractor approved by the Highway Authority can carry out these works. Therefore, before any works can start, the applicant must contact the Highway Authority on [highways@lancashire.gov.uk](mailto:highways@lancashire.gov.uk) to ascertain the details of such an agreement. More information can be found on Lancashire County Council's website at <http://www.lancashire.gov.uk/roads-parking-and-travel/roads/vehicle-crossings.aspx>

Yours sincerely  
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