

Ribble Valley Borough Council  
Council Offices  
Church Walk,  
Clitheroe  
Lancashire  
BB7 2RA

Phone: 0300 123 6780  
Email: [Kathryn.Walsh@lancashire.gov.uk](mailto:Kathryn.Walsh@lancashire.gov.uk)  
Your ref: 3/2024/1022  
Our ref: 3/2024/1022/HDC/KW  
Date: 03 February 2025

**Location:** Highcroft Painter Wood Whalley Old Road Billington BB7 9JD  
**Proposal:** Proposed partial demolition and partial new build of existing five-bedroom dwelling to create a new-build five-bedroom dwelling on the same site.  
**Grid Ref:** 372820 435615

Dear Maya Cullen

With regard to your consultation letter dated 28 January 2025, 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 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 proposed partial demolition and partial new build of existing five-bedroom dwelling to create a new-build five-bedroom dwelling on the same site at Highcroft Painter Wood, Whalley Old Road, Billington, BB7 9JD.

#### **Site Access**

The proposal will utilise an existing access from Whalley Old Road, the C545, which is a C classified road subject to a 30mph speed limit. The LHA are aware that the access serves Public Footpath FP0306033

#### **Internal Layout**

The LHA has reviewed drawing number al(05)0150 titled Proposed Site Plan and are aware that the dwelling complies with the LHAs parking standards as defined in the Joint Lancashire Structure Plan. There is also room to turn within the site and leave in a forward gear.

Continued...

**Lancashire County Council**  
PO Box 100, County Hall, Preston, PR1 0LD



The LHA also reviewed drawing al(05)0100 titled Proposed Ground Floor Plan and noted that the proposed garage meets the LHA recommended minimum internal dimensions for a double garage size which at least 6m in length and 6m wide.

### **Public Footpath**

Please note that Public Rights of Way, FP0306033 which runs pass the application site that must not be obstructed during the proposed developments. The granting of planning permission does not constitute the diversion of a Definitive Right of Way. The applicant should be advised to contact Lancashire County Council's Public Rights of Way section by email on [PROW@lancashire.gov.uk](mailto:PROW@lancashire.gov.uk), quoting the location, district and planning application number, to discuss their proposal before any development works begin.

The applicant must be certain that they have private vehicular rights along this public path before driving on it either during construction or for subsequent access. Without private vehicular rights or permission from the owner it is a criminal offence to drive a motor vehicle on the public path.

### **Conditions**

If the Planning Authority is minded to approve this application Lancashire County Council Highways requests the following conditions are appended to the decision notice:

1. The development hereby permitted shall not be brought into use until the car parking and turning areas shown on the approved plan(s) have been provided in full and are available for use. The car parking and turning areas shall thereafter be kept available for the parking and manoeuvring of vehicles at all times.

**Reason:** To ensure the provision of adequate car parking on site and in the interests of highway safety.

2. The garage hereby approved shall be kept available for the parking of vehicles ancillary to the enjoyment of the household(s) and shall not be used for any use that would preclude the ability of their use for the parking of private motor vehicles, whether or not permitted by the provisions of the Town and Country Planning (General Permitted Development) Order 2015 or any order amending or revoking and re-enacting that order.

**Reason:** To ensure that adequate parking provision is retained on site.

3. For the full period of construction, facilities shall be available on site for the cleaning of the wheels of vehicles leaving the site and such equipment shall be used as necessary to prevent mud and stones being carried onto the highway. The roads adjacent to the site shall be mechanically swept as required during the full construction period.

**Reason;** To prevent stones and mud being carried onto the public highway to the detriment of road safety.

### **Informative note:**

- The grant of planning permission does not entitle a developer to obstruct a right of way and any proposed stopping-up or diversion of a right of way should be the subject of an Order under the appropriate Act. The applicant should be advised to contact Lancashire County Council's Public Rights of Way section by email on

PROW@lancashire.gov.uk, quoting the location, district and planning application number, to discuss their proposal before any development works begin.

Yours sincerely  
Kate Walsh  
Assistant Engineer  
Highway Development Control  
Highways and Transport  
Lancashire County Council