

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

Phone: 0300 123 6780  
Email: [developeras@lancashire.gov.uk](mailto:developeras@lancashire.gov.uk)  
Your ref: 3/2025/0061  
Our ref: 3/2025/0061/HDC/KW  
Date: 24 June 2025

**Location:** Clerk Laithe Slaidburn Road Newton BB7 3DY  
**Proposal:** Proposed change of use of holiday accommodation and rear extension to form children's care home and change of use of dwelling and external alterations to form children's care home for up to 5 children together with access works to form car park.  
**Grid Ref:** 369864 450908

Dear Ben Taylor

With regard to your consultation letter dated 11 June 2025, I have the following comments to make based on all the information provided by the applicant to date and after undertaking a site visit.

### 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, capacity or amenity 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 change of use of holiday accommodation and rear extension to form children's care home and change of use of dwelling and external alterations to form children's care home for up to 5 children together with access works to form car park at Clerk Laithe Slaidburn Road Newton.

The LHA are aware of the relevant planning application for the site which are as follows:

3/2020/0933 - Construction of a rural farm shop with the inclusion of two retail units.  
Refused

Continued...

3/2020/0444 - Construction of a rural farm shop with the inclusion of two retail units.  
Refused

3/2018/1045 - Erection of a new single-storey link building between existing dwelling and bed and breakfast annexe. Approved.

### **Site Access**

The site has two existing accesses onto Slaidburn Road, the B6478, which is a classified road with a national speed limit fronting the site accesses. The access to the extended parking area is an appropriate width; however, it is currently in poor condition and would benefit from resurfacing for the first 5m from the carriageway. The other access is situated further north and is an existing field gate access.

### **Internal Layout**

The LHA have reviewed drawing number 2068, 1.3B titled Proposed Site and Block Plan and are aware that the proposal has 9 off-street parking provisions.

Taking guidance from advice provided by Lancashire County Council's social services, which indicates that parking provisions should be provided at 1 vehicle per staff/child, plus 1 vehicle for the home, plus 1 vehicle for the manager, plus any external agencies which may visit the house. The proposal states that 5 looked after children can be catered for within the home. There is a staffing level of 6 employees therefore, 6 parking spaces should be provided for staff and a manager, 1 additional space should cater for a vehicle for the home, and 1 additional space should be provided for any external agencies or visitors.

As such, the LHA would expect the development to have a minimum of 8 off-street parking spaces, which can be catered for within the site. There is also space to manoeuvre within the site, which will allow for ingress and egress in a forward gear.

### **Sustainability**

Whilst there is a bus stop within 300m of the site, it only offers infrequent services between Horton – Clitheroe. The site is also not in close proximity to local amenities and facilities; as such, there will be a reliance on the use of private motor vehicles.

In order to increase the sustainability of the site, the development shall also include covered and secure cycle storage for staff and the residents to use, which in turn will promote and encourage sustainable forms of transport.

### **Conditions**

1. The development hereby permitted shall not be occupied or 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. Prior to first occupation covered secure cycle storage provisions shall be submitted to the Local Planning Authority, in consultation with the Local Highway Authority. These cycle facilities shall thereafter be kept free of obstruction and available for the parking of bicycles only at all times.

**Reason:** To promote sustainable transport as a travel option, encourage healthy communities and reduce carbon emissions.

3. Before the access is used for vehicular purposes, that part of the access extending from the highway boundary for a minimum distance of 5m 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. 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 notes:

- This consent requires the construction, improvement or alteration of an access to the public highway. Under the Highways Act 1980 Section 171 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 at [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

Kate Walsh  
 Assistant Engineer  
 Highway Development Control  
 Highways and Transport  
 Lancashire County Council  
 T: 0300 123 6780  
 W: <http://www.lancashire.gov.uk>