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Your ref: 3/2025/0045  
Our ref: 3/2025/0045/HDC/KW  
Date: 26 February 2025

**Location:** Little Daub Hall Parsonage Lane Chipping PR3 2GJ  
**Proposal:** Proposed demolition of lean-to side and rear extensions to be replaced with lean-to side extension and rear lean-to canopy including alteration to vehicular access and parking.  
**Grid Ref:** 361422 442628

Dear Maya Cullen

With regard to your consultation letter dated 10 February 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, 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 demolition of lean-to side and rear extensions to be replaced with lean-to side extension and rear lean-to canopy including alteration to vehicular access and parking at Little Daub Hall, Parsonage Lane, Chipping, PR3 2GJ.

#### **Site Access**

The proposal will extend the existing access from Parsonage Lane, which is an unclassified road subject to a national speed limit. The submitted drawing number 014 Rev A, titled Proposed and Existing Block Plans indicates that an extended vehicle access is proposed. This is acceptable to Lancashire County Council's Highways, the extended vehicle crossing within the adopted highway will need to be constructed under a section 171 agreement of the Highways Act 1980.

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### Internal Layout

The LHA has reviewed drawing number 014 Revision A, titled Proposed and Existing Block Plans and noted the parking spaces meet the LHA's parking standards. The addition of turning provisions will allow vehicles to enter and exit the site in a forward gear.

Before the widened parking area is used for vehicular purposes, it shall be appropriately paved in tarmac, concrete, block paving, or other hard material to prevent loose surface material from being carried on to the public highway.

### 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 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. Before the widened parking area is used for vehicular purposes, it shall be appropriately paved in tarmac, concrete, block paving, 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.

Informative note:

- 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 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

Kate Walsh

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