

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

Phone: 0300 123 6780
Email: developeras@lancashire.gov.uk
Your ref: 3/2025/0067
Our ref: 3/2025/0067/HDC/KW
Date: 20 April 2026

Location: Shaw House Farm Clitheroe Road Whalley BB7 9AD
Proposal: Change of use of land from an equestrian field (sui generis) to a dog exercise area (sui generis) including retrospective consent for an existing mesh fencing boundary treatment.
Grid Ref: 373209 437322

Dear Lucy Walker

With regard to your consultation letter dated 15 April 2026, 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 proposed change of use of land from an equestrian field (sui generis) to a dog exercise area (sui generis) including retrospective consent for an existing mesh fencing boundary treatment at Shaw House Farm, Clitheroe Road, Whalley.

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

3/2021/0055 - Retrospective change of use from Storage and Distribution (B8) to Plant Nursery (Sui Generis)

3/2018/0143 - Change of use from agricultural to B8 storage and distribution.

3/2016/0404 - Retention of unauthorised use of former agricultural building as a stables for personal and livery use, and associated horse turnout area.

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Site Access

The site will be accessed via an existing access onto Clitheroe Road, classified as the C549, with a speed limit of 40 mph fronting the site access. The access leads to a private access track, which is approximately 420m in length to the car parking facilities.

It is understood that the track can accommodate two-way vehicle movement for the first 40m from the access, then reduces to mostly single vehicle width for approximately 170m until it reaches the Shaw Farm Complex, where two-way movement can take place. The site would benefit from a passing place along the single-track section.

It is understood that a number of businesses operate from the site, taking into account previously approved applications.

Internal Layout

The LHA have reviewed drawing number 5563 P02D titled "Proposed Site Plan" and are aware that four parking space can be provided within an existing hardstanding area which would meet the demands for the site, considering the information provided within the operating statement.

Operating statement

The company operates a private, professional dog-walking business, not a public dog park or a prebooked public facility. The field is used only by trained staff exercising dogs in controlled groups. Only one or two vans are on site at a time, and vehicles rotate. The site can cater for four parking spaces, and the operation generates predictable, off-peak vehicle movements. As a result, the LHA are of the opinion that the site will not have a significant highway impact, especially when compared to the existing vehicle movements already associated with the wider site.

Public Right of Way

Please note that there are Public Rights of Way's (FP0345010) which runs along the private access track to the site, which 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, 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.

Conclusion

1. The dog-exercise field hereby approved shall be used solely by the operator for professional dog-walking activities and shall not be open to the general public for individual bookings, visiting, or customer drop-offs.

Reason: To ensure traffic generation remains at the low level assessed and to prevent uncontrolled increases in vehicle movements in the interest of highway safety.

2. The parking spaces hereby approved, as shown within drawing number 5563 P02D shall be kept available for use by staff and operational vehicles at all times. These spaces shall not be used for storage or any purpose that would prevent their use for parking.

Reason: To ensure adequate on-site parking is maintained and to prevent parking on the access track or public highway, in the interest of highway safety.

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>