

Development Control  
Ribble Valley Borough Council

Phone: 0300 123 6780  
Email: [developeras@lancashire.gov.uk](mailto:developeras@lancashire.gov.uk)

Your ref: 25.0092  
Our ref: D3.25.0092  
Date: 11<sup>th</sup> March 2025

**App no: 25.0092**

**Address: 41 Castle Street Clitheroe**

**Proposal: Planning permission for proposed outside seating area and new handrail**

The submitted documents and plans have been reviewed and the following comments are made.

### History

24/0343 - Change of use to A3 restaurant and A4 drinking establishment. Insert new entrance door, external extraction vent and external refrigeration unit. Pending decision.

### Proposal

The application seeks to convert an existing area of external hardstanding to an outdoor seating area. A new railing will be placed on the existing stone wall bounding King Street.

The applicant states that, *'The railing will be set on the inside of the existing stone wall and at a required height of 1.1m to meet building regulations. The existing stone wall will remain as existing and the prominent feature when facing King Street. The surface of the external area will be re-tarmaced to match existing. Access to the area will be via the rear access door and managed by Will's Bar staff'*.

### Comments

There is a vehicle access via the ramp on King Street to the external yard adjacent to the site. The ramp remains unchanged and there is an area of yard retained for vehicles to enter, turn and exit onto King Street in forward gear which is considered necessary for highway safety.

We would recommend that a walkway is marked out on the yard between the rear door and the seating area to minimise conflict with vehicles in the yard area.

### Conclusion

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



Lancashire County Council acting as the 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.

Kelly Holt  
Highway Development Control Engineer  
Highways and Transport  
Lancashire County Council  
[www.lancashire.gov.uk](http://www.lancashire.gov.uk)

