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Your ref: 3/2025/0093
Our ref: 3/2025/0093/HDC/KW
Date: 14 March 2025

Location: 1 2 3 Skirden Lodge Wigglesworth Road Slaidburn BD23 4SX
Proposal: Alterations to existing building with nil use to form a 2 bedroom dwelling with car parking, garden curtilage and hard and soft landscaping.
Grid Ref: 376433 455981

Dear Ben Taylor

With regard to your consultation letter dated 5 March 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 alterations to the existing building with nil use to form a 2 bedroom dwelling with car parking, garden curtilage and hard and soft landscaping at 1 2 3 Skirden Lodge, Wigglesworth Road, Slaidburn.

The LHA are aware of the relevant planning history of the site which is detailed below:

3/2021/0905 - Construction of one two-bedroom, single-storey dwelling with one attached one-bedroom holiday let. Refused

3/2009/0440 - Proposed construction of 3no. holiday lets and garage conversion for ancillary use. Approved.

Site Access

The site will utilise an existing access track which serves the existing agricultural building

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and the several dwellings. The private access track also makes up Public Right of Ways FP0319013 and FP0319012. The track is accessed off Wigglesworth Road, which is a B classified road subject to a national speed limit. The LHA are aware that the existing site access will remain unaltered following the proposal, however, it is requested that the surface of the site access with Wigglesworth Road is improved to prevent loose material from travelling onto the public highway.

There have been no Personal Injury Collisions recorded within the vicinity of the site and therefore the LHA have no pre-existing highway safety concerns.

Internal Layout

The LHA have reviewed drawing number A1.2 Rev1 titled Proposed Site Plan, and understands that the site will provide 2 car parking spaces for the development. This complies with the parking guidance found in the Joint Lancashire Structure Plan and so the LHA have no further comments to make.

Public Right of Way

Please note that there are Public Rights of Way's, FP0319013 and FP0319012, along the private access track 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.

Sustainability

The site shall increase its sustainable transport options to encourage and promote sustainable transport use. This LHA ask that such options are conditioned as part of any approval granted.

Therefore, the development shall include covered secure cycle storage shall be provided to ensure the provision and availability of adequate cycle parking for each resident and the promotion of sustainable forms of transport. Additionally, due to the nature of the application, it is expected that a charging point for electric vehicles is included in the development to promote sustainable modes of transport. The DfT guidance regarding Electric Vehicle Charging in Residential and Non-residential buildings states charge points must have a minimum power rating output of 7kW and be fitted with a universal socket that can charge all types of electric vehicles.

Conditions

1. The development hereby permitted shall not be occupied until such time as the parking and turning facilities have been implemented in accordance with the approved plans. Thereafter the onsite parking provision shall be so maintained in perpetuity.

Reason: To ensure that adequate off-street parking provision is made to reduce the possibility of the proposed development leading to on-street parking problems locally (and to enable vehicles to enter and leave the site in a forward direction) in the interests of highway safety and in accordance with the National Planning Policy Framework (2021).

2. The development hereby permitted shall not be occupied until such time as the access drive (and any turning space) has been surfaced with tarmacadam, or similar hard bound material (not loose aggregate) for a distance of at least 5 metres behind the highway boundary and, once provided, shall be so maintained in perpetuity.

Reason: To reduce the possibility of deleterious material being deposited in the highway (loose stones etc.) in the interests of highway safety and in accordance with the National Planning Policy Framework (2021)

3. Secure cycle storage suitable for 2 bicycles shall be provided within the development. Reason: To promote sustainable transport as a travel option, encourage healthy communities and reduce carbon emissions.

Reason: To ensure the provision and availability of adequate cycle parking and the promotion of sustainable forms of transport.

Informative notes:

- 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.
- Any damage caused to the surface of the Public Right of Way, which is directly attributable to the works associated with the development, will be the responsibility of the applicant to repair at their own expense to the satisfaction of the Highway Authority.

Yours sincerely

Kate Walsh

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