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Your ref: 03.2025.0160
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App No 3/2024/0797
Proposal Proposed demolition of existing holiday let chalet and replacement with one single storey two-bedroom holiday-let.
Location Hazelmere Longridge Road Hurst Green BB7 9QP

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

History

3/2024/0797 - Proposed demolition of existing holiday let chalet and replacement with one single storey two-bedroom self-build dwelling. Refused

3/2004/0822 - Retention of weekend/holiday bungalow Area: approx 1/2 acre. Approved

3/1999/0673 – Continuation of temporary permission for retention of wooden weekend/holiday bungalow. Approved

3/1994/0462 – Retention of weekend holiday bungalow. Approved

3/1989/0181 – Retention of weekend holiday bungalow. Appeal decision

Proposal

The application seeks to demolish a 2-bedroom holiday let and erect a new 2 bedroom holiday let with amended access and parking arrangements.
This proposal will result in an intensification of use at the site access.

Access

There is an existing access to the holiday let on Longridge Road which is classified B6243 and subject to a 40mph speed limit.

Upon visiting the site, the visibility splays are severely substandard and present a highway safety concern.

The previous application was for a dwelling whereas this application is a replacement holiday let.

We consider that the vegetation along the frontage of the site on Longridge Road can be removed/scraped back/reduced in height to improve the splays.

A visibility splay drawing should be submitted to demonstrate the maximum available splays at the access and the mitigation measures which are proposed.

The splays are measured from a point 2m set back from the carriageway edge and to the extents of the site frontage to both sides to the nearside kerb edge of Longridge Road.

There is a proposal to realign and widen the site access which is considered necessary. The access is proposed at a width of 4m which is considered acceptable. The gates are set back by 5.6m and this is considered acceptable. The site access for at least the first 5m should be paved in a bound and porous material and the surface water should be collected and drained to a suitable outfall.

The access alteration needs to be carried out under a S278 agreement with Lancashire County Council.

There is a narrow footway along the north side of Longridge Road between the site and Hurst Green which is approximately 1.2km.

Parking

There are 3 parking spaces proposed, which is an overprovision for the 2-bedroom dwelling. The turning area is considered necessary to ensure that all vehicles can enter and leave in forward gear. A secure covered cycle store is required for the dwelling.

Conclusion

Lancashire County Council acting as the Highway Authority would request that a drawing is submitted to show the splays available at the access and the works to boundary treatment to provide maximum splays at the site access.

We consider that the proposed will intensify the use of the access albeit that the proposal is now a replacement holiday let and not a new dwelling. However we still consider it necessary to improve the visibility splays for highway safety reasons.

Should additional information be submitted to demonstrate improved visibility splays we will provide updated comments.

Kelly Holt
Highways and Transport
Lancashire County Council