

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

Phone: 0300 123 6780

Email: [REDACTED]

Your ref: 3/2025/0168

Our ref: 3/2025/0168/HDC/KW

Date: 07 April 2025

Location: Holiday let adjacent to Clough Farm Catlow Road Slaidburn BB7 3AQ
Proposal: Change of use of existing holiday let accommodation to a residential dwelling. Regularisation of construction of a domestic kitchen.
Grid Ref: 370465 455974

Dear Ben Taylor

With regard to your consultation letter dated 27 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 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 existing holiday let accommodation to a residential dwelling. Regularisation of construction of a domestic kitchen at Holiday let adjacent to Clough Farm, Catlow Road, Slaidburn.

Site Access

The site will be accessed via an existing access on to Catlow Road which is an unclassified road with a national speed limit. The LHA are aware that the access currently also serves Clough farm and Public Right of way, FP0340004.

Highway Safety

The site has been used as a dwelling since 2016, and there have been no Personal Injury Collisions recorded within 500m of the site in the last 5 years, therefore the LHA have no pre-existing highway safety concerns.

Continued...

Internal Layout

The LHA have reviewed the Site Plan and are aware that the dwelling complies with the LHAs parking standards as defined in the Joint Lancashire Structure Plan. Therefore, the LHA have no objection to the proposal. There is also room to turn enabling ingress and egress in a forward gear.

Public Right of Way

Please note that there are Public Rights of Way, FP0340004, along the internal private access track which must not be obstructed. The granting of planning permission does not constitute the diversion of a Definitive Right of Way. 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 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 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. Within 3 months of this permission cycle storage provisions for the residential unit shall be submitted to the Local Planning Authority, in consultation with the Local Highway Authority. These cycle facilities shall thereafter be kept free of obstruction and available for the parking of bicycles only at all times.
Reason: To promote sustainable transport as a travel option, encourage healthy communities and reduce carbon emissions.
3. The surface water from the approved access should be collected within the site and drained to a suitable internal outfall. Prior to commencement of the development details of the drainage strategy shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented in accordance with the approved details.
Reason: In the interest of highway safety to prevent water from discharging onto the public highway.

Informative note:

- 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.

Yours sincerely

Kate Walsh

Assistant Engineer
Highway Development Control
Highways and Transport
Lancashire County Council
T: 01772 533235
W: <http://www.lancashire.gov.uk>