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Your ref: 3/2025/0292
Our ref: 3/2025/0292/HDC/KW
Date: 09 May 2025

Location: Mellor House Primrose Lane Mellor Blackburn BB1 9DN
Proposal: Proposed replacement dwelling, annexe and garage to include link extension and pergola above garage. Creation of new vehicular access
Grid Ref: 366331 431446

Dear Maya Cullen

With regard to your consultation letter dated 2 May 2025, I have the following comments to make based on all the information provided by the applicant to date and after undertaking a site visit.

Summary

No objection subject to condition

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 condition 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 replacement dwelling, annexe and garage to include link extension, pergola above garage and the creation of new vehicular access at Mellor House, Primrose Lane, Mellor.

The LHA are aware of the recent planning application for the site, application reference 3/2024/0905 for a proposed extension and remodelling of existing dwelling including demolition of existing conservatory, erection of rear extensions, conversion of existing outbuilding to annexe with link extension, demolition and replacement of existing garage with pergola above. Alterations to existing window and door openings and creation of new vehicular access.

Site Access

The LHA has reviewed the proposed site plan drawing number 20, Revision B and note the existing vehicle access is to be removed and a new access will be created on to

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Primrose Lane an unclassified road subject to a 60mph speed limit fronting the proposed access. The LHA reviewed the proposed access arrangements as part of the previous application, 3/2024/0905, to which it was found to be acceptable.

The reinstatement of the carriageway edge at the existing access point along with the creation of the new vehicle crossing at the proposed access point, will need to be undertaken as part of an appropriate legal agreement under the 1980 Highways Act with Lancashire County Council.

Internal Layout

The LHA has reviewed the proposed site plan drawing number 20, Revision B and are aware that the dwelling complies with the LHAs parking standards as defined in the Joint Lancashire Structure Plan and has at least 3 off-street parking spaces within the proposed driveway. There is also room to turn within the site and leave in a forward gear.

The LHA also reviewed the drawing titled proposed – plans, drawing number 21, Revision A and noted that the proposed garage does not meet the LHA recommended minimum internal dimensions for a single garage size which is 6m in length and 3m wide. The recommended distance of 6m is based on the length of a large family car (Ford Mondeo Estate 4.58m long), clearance at the rear of the car (200mm), overhang of the garage door (600mm) and room to stand in front of the car and open/close the garage door (600mm). Where garages are smaller than the recommended minimum internal dimension of 6 x 3m they should not be counted as a parking space.

Sustainability

Whilst the garage does not provide adequate space for parking provisions, the garage can provide covered secure cycle storage to ensure the provision and availability of adequate cycle parking 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.

Public Right of Way

Please note that there are Public Rights of Way's FP0325019 which is situated through the North West section of the application site, that must not be obstructed during the proposed developments. The granting of planning permission does not constitute the diversion of a Definitive Right of Way. Public Right of Ways which run through an applicant's site should be clearly shown on the plans provided. 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.

Condition

If the Planning Authority is minded to approve this application Lancashire County Council Highways requests the following conditions and informative notes are appended to the decision notice:

1. No development shall take place, including any works of demolition or site clearance, until a Construction Management Plan (CMP) or Construction Method Statement (CMS) has been submitted to, and approved in writing by the local planning authority. The approved plan / statement shall provide:
 - 24 Hour emergency contact number.
 - Details of the parking of vehicles of site operatives and visitors.
 - Details of loading and unloading of plant and materials.
 - Arrangements for turning of vehicles within the site.
 - Measures to protect vulnerable road users (pedestrians and cyclists).
 - For the full period of construction facilities shall be available on site for the cleaning of the wheels of vehicles leaving the site and such equipment shall be used as necessary to prevent mud, stones and debris being carried onto the highway. Provision to sweep the surrounding highway network by mechanical means will be available and the roads adjacent to the site shall be mechanically swept as required during the full construction period.
 - Measures to deal with dirt, debris, mud, or loose material deposited on the highway because of construction.
 - Measures to control the emission of dust and dirt during construction.
 - Delivery, demolition, and construction working hours.

The approved Construction Management Plan or Construction Method Statement shall be adhered to throughout the construction period for the development.
Reason: In the interests of the safe operation of the adopted highway during the demolition and construction phases.
2. No use hereby permitted shall commence until the car parking area has been surfaced or paved in accordance with a scheme to be approved by the Local Planning Authority in accordance with the approved plan. The car parking area shall thereafter be kept free of obstruction and available for the parking cars at all times.
Reason: To allow for the effective use of the parking areas.
3. Before the access is used for vehicular purposes, that part of the access extending from the highway boundary for a minimum distance of 5m into the site shall be appropriately paved in tarmacadam, concrete, block pavements, or other hard material to be approved by the Local Planning Authority.
Reason: To prevent loose surface material from being carried on to the public highway thus causing a potential source of danger to road users.
4. No part of the development hereby approved shall commence until a scheme for the construction of the off-site works as part of a section 278 agreement, under the Highways Act 1980, namely:
 - An improved metalled and kerbed vehicular crossing has been submitted to, and approved by, the Local Planning Authority in consultation with the

Highway Authority. **Reason:** In order to satisfy the Local Planning Authority and Highway Authority that the final details of the highway scheme/works are acceptable before work commences on site.

- The existing access shall be physically and permanently closed and the existing verge/footway and kerbing of the vehicular crossing shall be reinstated in accordance with the Lancashire County Council Specification for Construction of Estate Roads (concurrent with the formation of the new access). **Reason:** To limit the number of access points to, and to maintain the proper construction of the highway.

Informative notes:

- There must be no reversing into or from the live highway at any time – all vehicles entering the site must do so in a forward gear, and turn around in the site before exiting in a forward gear onto the operational public highway.
- There must be no storage of materials in the public highway at any time.
- There must be no standing or waiting of machinery or vehicles in the public highway at any time.
- Vehicles must only access the site using a designated vehicular access point.
- There must be no machinery operating over the highway at any time, this includes reference to loading/unloading operations – all of which must be managed within the confines of the site.
- A licence to erect hoardings adjacent to the highway (should they be proposed) may be required. If necessary, this can be obtained via the County Council (as the Highway Authority) by contacting the Council by telephoning 01772 533433 or e-mailing lhsstreetworks@lancashire.gov.uk
- All references to public highway include footway, carriageway, and verge.
- The grant of planning permission will require the developer to obtain the appropriate permits to work on, or immediately adjacent to, the adopted highway network. The applicant should be advised to contact Lancashire County Council's Highways Regulation Team, who would need a minimum of 12 weeks' notice to arrange the necessary permits. They can be contacted on lhsstreetworks@lancashire.gov.uk or on 01772 533433.
- The grant of planning permission will require the applicant to enter into an appropriate legal agreement (Section 278), with Lancashire County Council as Highway Authority prior to the start of any development. The applicant should be advised to contact the county council for further information by telephoning the Development Support Section on 0300 1236 780 or email developeras@lancashire.gov.uk, in the first instance to ascertain the details of such an agreement and the information to be provided, quoting the location, district and relevant planning application reference number.
- 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.

Yours sincerely

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