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Your ref: 3/2025/0295
Our ref: 3/2025/0295/HDC/KW
Date: 24 June 2025

Location: The Pentre Pendle Road Clitheroe BB7 1JQ
Proposal: Erection of one new single storey residential building adjacent to The Pentre. Construction of new boundary fence/wall separating the properties.
Grid Ref: 374987 441335

Dear Stephen Kilmartin

With regard to your consultation letter dated 17 June 2025, I have the following comments to make based on all the information provided by the applicant to date.

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 erection of one new single storey residential building adjacent to The Pentre. Construction of new boundary fence/wall separating the properties at The Pentre Pendle Road Clitheroe, BB7 1JQ.

Site Access

The site will be accessed via an amended existing access on to Pendle Road, which is classified as the C553 with a speed limit of 30 mph fronting the site access.

The LHA have reviewed the proposed site plan drawing number 2002AA1003 Revision E and note that the proposed amendment will result in an access which is 5.5m wide, which will support two-way movement. Widening the access will also improve the visibility at the access and the LHA would recommend that the existing vegetation to the north of the access is cut back, which will further improve visibility.

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The access shall be appropriately paved in a hardstanding material from the back of the footway for the first 5m into the site and the extended vehicle crossing within the adopted highway will need to be constructed under a section 171 agreement of the Highways Act 1980.

Internal Layout

The LHA have reviewed the proposed site plan drawing number 2002AA1003 Revision E and are aware that the existing dwelling and the proposed dwelling comply with the LHAs parking standards as defined in the Joint Lancashire Structure Plan. There are also turning provisions within the site to allow for ingress and egress in a forward gear. Therefore, the LHA have no objection to the proposal.

Drainage

Whilst works to widen the access take place, the applicant shall include surface water drainage at the access point, which should be drained into an internal outfall.

Sustainability

The site is within close proximity to bus stops on Pendle Road, with hourly services running between Clitheroe, Chipping, Burnley and Accrington. The site shall further increase its sustainable transport options to encourage and promote sustainable transport use.

Therefore, the development shall include covered secure cycle storage 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 or brought into use until the car parking and turning areas shown on the approved plan(s) have been provided in full and are available for use. 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. 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).
- Facilities shall be available on site for the cleaning of the wheels of vehicles leaving the site.
- Provision to sweep the surrounding highway network by mechanical means shall be available, and the roads adjacent to the site shall be mechanically swept as required during the full construction period.
- 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.

3. Prior to first occupation 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.

4. 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.

5. 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 notes:

- This consent requires the construction, improvement or alteration of an access to the public highway. Under the Highways Act 1980 Section 171 Lancashire County Council as the Highway Authority must specify the works to be carried out. Only a contractor approved by the Highway Authority can carry out these works. Therefore, before any works can start, the applicant must contact the Highway Authority at highways@lancashire.gov.uk to ascertain the details of such an agreement. More information can be found on Lancashire County Council's website at <http://www.lancashire.gov.uk/roads-parking-and-travel/roads/vehicle-crossings.aspx>
- 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.
- This consent does not give approval to a connection being made to the County Council's highway drainage system. The applicant is further advised that the highway surface water drainage system must not be used for the storage of any waters from adoptable United Utility surface water systems or any private surface water drainage systems.
- 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.

Yours sincerely

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