

Ribble Valley Borough Council  
Council Offices  
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Your ref: 3/2025/0291  
Our ref: 3/2025/0291/HDC/KW  
Date: 08 May 2025

**Location:** 36 Painter Wood Whalley Old Road Billington BB7 9JD  
**Proposal:** Regularisation of landscaping and engineering works to create extended parking area to front and terracing at the rear and new summer house to rear.  
**Grid Ref:** 372760 435573

Dear Emily Pickup

With regard to your consultation letter dated 30 April 2025, I have the following comments to make based on all the information provided by the applicant to date.

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.

The Local Highway Authority (LHA) are in receipt of an application for the proposed regularisation of landscaping and engineering works to create extended parking area to front and terracing at the rear and new summer house to rear at 36 Painter Wood, Whalley Old Road, Billington.

The LHA are aware that the dwelling will continue to be accessed off Whalley Old Road which is an C classified road subject to a 30mph speed limit. The proposal includes works to the existing parking area, which will extend the area providing parking and turning provisions for at least 3 vehicles. The improvements are acceptable for the size and nature of the site. The amended driveway should be surfaced in hard material to ensure no debris is dragged onto the highway.

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

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.

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2. Before the widened parking area is used for vehicular purposes, it shall be appropriately paved in tarmacadam, concrete, block pavours, 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.

3. The surface water from the approved driveway 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.

4. 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 and stones being carried onto the highway. The roads adjacent to the site shall be mechanically swept as required during the full construction period.

**Reason:** To prevent stones and mud being carried onto the public highway to the detriment of road safety.

5. The detached building hereby approved shall only be used ancillary to the enjoyment of the existing dwelling and shall not be used by way of sale or sub-letting to form separate residential accommodation.

**Reason:** To avoid the creation of separate dwellings which may be substandard in terms of parking provision and/or vehicular manoeuvring area.

Yours sincerely  
Kate Walsh  
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Highway Development Control  
Highways and Transport  
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