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Your ref: 3/2025/0394  
Our ref: 3/2025/0394/HDC/KW  
Date: 17 September 2025

**Location:** 21 Berry Lane Longridge PR3 3JA  
**Proposal:** Proposed conversion of existing single residential flat above commercial unit into two separate flats. Addition of new side access gate and external alterations to include insertion of new and replacement existing side-facing windows, insertion of rooflight, alterations to existing shop front to include insertion of door and windows to ground floor front elevation and replacement of side door.  
**Grid Ref:** 360555 437288

Dear Maya Cullen

With regard to your consultation letter dated 24 July 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**

The Local Highway Authority (LHA) are in receipt of an application for the proposed conversion of an existing single residential flat above a commercial unit into two separate flats. Addition of new side access gate and external alterations to include insertion of new and replacement existing side-facing windows, insertion of rooflight, alterations to existing shop front to include insertion of door and windows to ground floor front elevation and replacement of side door at 21 Berry Lane Longridge.

The LHA are aware that the site has no vehicular access and does not provide any off-street car parking facilities. The existing residential unit is 2 bedrooms and would usually require two off street parking spaces.

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While the LHA would normally require a one bed dwelling to provide one car parking space to comply with the LHAs parking guidance as defined in the Joint Lancashire Structure Plan, the LHA will accept the shortfall in parking.

This is because the proposed dwellings have no increase in parking requirements that what already exists, given that the existing two-bedroom dwelling will be split into two, one-bedroom flats. The development is also located in the centre of Longridge, where key local amenities can be found within walking distance and the occupant of the proposed dwellings can take advantage of sustainable transport modes such as local bus services which are again located a short walking distance from the site.

There is also a comprehensive package of Transport Regulation Orders along Berry Lane which should prevent inappropriate parking. The bays along the road have limited waiting times, allowing for vehicles to park along the public highway for one hour during 9am-6pm Monday-Saturday.

Therefore, given these factors stated above, the LHA will accept the shortfall in parking and have no objection to the proposal.

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. 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 materials.
  - 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.

Informative notes:

- There must be no storage of materials in the public highway at any time.
- 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](mailto: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](mailto:lhsstreetworks@lancashire.gov.uk) or on 01772 533433.

Yours sincerely  
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