

Ribble Valley Borough Council
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Your ref: 3/2025/0462
Our ref: 3/2025/0462/HDC/KW
Date: 15 August 2025

Location: Beacon Fell View Caravan Park Higher Road Longridge PR3 2TF
Proposal: Proposed conversion of existing workshop to holiday cottage associated with Beacon Fell View Caravan Park. Proposed works to include creation of first floor and balcony, alterations to roof and insertion of new windows.
Grid Ref: 361577 438114

Dear Maya Cullen

With regard to your consultation letter dated 30 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

Introduction

The Local Highway Authority (LHA) are in receipt of an application for the proposed conversion of existing workshop to holiday cottage associated with Beacon Fell View Caravan Park. Proposed works to include creation of first floor and balcony, alterations to roof and insertion of new windows at Beacon Fell View Caravan Park, Higher Road, Longridge.

The LHA are aware of the recent planning history associated with the site which is as follows:

3/2024/0637 - Proposed improvements and addition of entrance features at two vehicular entrances off Higher Road. Involving new walls, gates, water features, sign boards, pedestrian access to visitor centre, and associated hard and soft landscaping.

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3/2021/1251 - Removal of condition 2 of planning permission 3/1989/0820 (a variation of planning permission 3/1978/1424) to bring the holiday occupancy period for this element of the holiday park into line with that granted under reference 3/2018/0588 (no occupancy period).

3/2018/0588 - Variation of layout to allow the siting of 11 twin-unit and 8 single-unit caravans for holiday purposes and new foul sewage pumping station.

Site Access

The site will be accessed via an existing access onto Higher Road, an unclassified road with a speed limit of 60 mph fronting the site access. The LHA has previously reviewed the access and found it acceptable. The LHA also reviewed a proposal for access improvements as part of a previous application, 3/2024/0637.

Internal Layout

The LHA have reviewed drawing number GA3572-PSP -01D titled "Proposed Site Plan" and is aware that the proposal provides one parking space for the holiday cottage, which is acceptable to the LHA. Therefore, the LHA have no objection to the proposal.

Condition

1. The development hereby permitted shall not be occupied or brought into use until the car parking shown on the approved plan(s) has 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.

Yours sincerely

Kate Walsh

Assistant Engineer

Highway Development Control

Highways and Transport

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