

Ribble Valley Borough Council

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Your ref: 25.0486

Our ref: D3.25.0486

Date: 25th June 2025

App no: 25.0486

**Address: Land at former Higher Standen Farm (adj Swardean Way Valley Lane
Higher Peak Crescent South Gate Broadfield Street) Pendle Road
Clitheroe**

**Proposal: Approval of details reserved by conditions 3 (external materials), 8
(visibility splays), 13 (flood risk assessment), 10 (cycle storage plan)
and 16 (verification of SW drainage system) of planning permission
3/2023/0305.**

The submitted documents and plans have been reviewed and the following comments are made.

History

3/2023/0305 - Proposed construction of a 68 bed residential care home, related infrastructure and landscaping. Approved.

Condition 8 (Visibility splays)

No part of the development hereby permitted shall be occupied until such time as vehicular visibility splays of 2.4 metres by 25 metres have been provided at the site access. These shall thereafter be permanently maintained with nothing within those splays higher than 1 metres above the level of the adjacent footway/verge/highway. REASON: To afford adequate visibility at the access to cater for the expected volume of traffic joining the existing highway network, in the interests of general highway safety, and in accordance with the National Planning Policy Framework.

The submitted drawing 'Mode Transport J32-8959-PS-001' shows splays of 2.4m by 43m to both sides of the site access. The speed limit on the estate road is 20mph therefore splays of 2.4m by 25m to both sides are specified in the condition. Therefore the drawing shows an overprovision.

Condition 10 (Cycle storage plan)

No building or use hereby permitted shall be occupied or the use commenced until a cycle storage plan for the care home has been submitted to the Local Planning Authority, in consultation with the Local Highway Authority. These cycle facilities shall thereafter be kept free of obstruction and be made available for the parking of bicycles only at all times. REASON: To allow for the effective use of the parking areas and to promote sustainable transport as a travel option, encourage healthy communities and reduce carbon emissions.

There is no site plan submitted to show the location of the cycle store. The Sheffield stands covered with the shelter details submitted is acceptable.

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