

Ribble Valley Borough Council
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BB7 2RA

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Your ref: 3/2025/0597
Our ref: 3/2025/0597/HDC/KW
Date: 09 September 2025

Location: 70-74 Bawdlands Clitheroe BB7 2LA
Proposal: Retrospective application for change of use of ground floor from hot food takeaway (sui generis) to additional living accommodation for the existing dwelling (C3).
Grid Ref: 373927 441615

Dear Ben Taylor

With regard to your consultation letter dated 3 September 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 a retrospective application for change of use of ground floor from hot food takeaway (sui generis) to additional living accommodation for the existing dwelling (C3) at 70-74 Bawdlands, Clitheroe, BB7 2LA.

The site will retain the existing pedestrian accesses onto Bawdlands, which is classified as the B6243 with a speed limit of 20mph. There is also an existing pedestrian and vehicle access to a garage situated at the East of the site.

The existing garage does not meet the recommended internal dimensions of 3m wide and 6m long to be considered an acceptable size to accommodate off street parking, it can however, provide covered and secure cycle parking, which supports sustainable transport use.

Whilst the site does not provide any off-highway parking, it is located within a sustainable location, which is well served by regular bus and train services within walking distance of

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the site. The site is also located close to local amenities and facilities. There are also Transport Regulation Orders in the area, which should prevent inappropriate parking.

Conditions

1. Secure cycle storage suitable for 2 bicycles shall be provided within the development. Reason: To promote sustainable transport as a travel option, encourage healthy communities and reduce carbon emissions.

Yours sincerely

Kate Walsh

Assistant Engineer

Highway Development Control

Highways and Transport

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