

Ribble Valley Borough Council  
Planning Section  
Council Offices  
Church Walk  
Clitheroe  
BB7 2RA

Phone: 0300 123 6780  
Email: [developeras@lancashire.gov.uk](mailto:developeras@lancashire.gov.uk)  
Your ref: 03.25.0607  
Our ref: 03.25.0607  
Date: 01.09.2025

**For the attention of Lucy Walker**

**Planning Application No: 3/2025/0607**

**Proposal: Proposed replacement dwelling following demolition of existing house and garage plus extension of the residential curtilage.**

**Location: Glendene Barker Lane Mellor BB2 7EE**

The plans and submitted information have been viewed, together with the previous history of the site and the following comments are made.

With ref. Planning Statement dated 26.08.25 submitted, there is a loss of a garage. Only 2 parking spaces are being provided. 3 parking spaces are required within the curtilage of the property for this size of dwelling of 4 bedrooms. Please provide a parking plan to show how these can be accommodated.

This is a resubmission of previously refused application no. 3.25.239.

With ref. our email dated 24.4.25 application no. 3.25.239, It is noted that preapplication advice has been provided (1.5.24), for the proposal and the proposed site layout utilises the existing access to the site to service the dwelling.

A secure, covered cycle store is required for 4 bicycles and an electric vehicle charging point. Reason: To promote sustainable forms of transport and aid social inclusion.

There is no objection to the proposal in principle, subject to the above comments being noted and the following conditions.

**Condition**

- 1 No development shall take place, including any works of demolition, until a construction method statement has been submitted to and approved in writing by the Local Planning Authority. The approved statement shall be adhered to throughout the construction period. It shall provide for:
- 2 The parking of vehicles of site operatives and visitors
- 3 The loading and unloading of plant and materials
- 4 The storage of plant and materials used in constructing the development
- 5 The erection and maintenance of security hoarding

6 Wheel washing facilities

7 Measures to control the emission of dust and dirt during construction

8 A scheme for recycling/disposing of waste resulting from demolition and construction works

9 Details of working hours

10 Routing of delivery vehicles to/from site

- Any changes to the parking area shown on the approved plans shall be surfaced in bound porous materials. The parking area shall thereafter always remain available for the parking of domestic vehicles associated with the dwelling.  
Reason: In order to ensure satisfactory levels of off-street parking are achieved within the site to prevent parking on the highway to the detriment of highway safety.

Kind regards

Tahira

Tahira Akhtar BA (Hons)  
Technician  
Highway Development Control  
Highways & Transport  
Lancashire County Council

