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Your ref: 3/2025/0614
Our ref: 3/2025/0614/HDC/KW
Date: 03 September 2025

Location: Higher College Farm Lower Road Longridge PR3 2YY
Proposal: Proposed change of use of the existing dwellinghouse (C3) to a small children's residential home (C2)
Grid Ref: 361561 437175

Dear Stephen Kilmartin

With regard to your consultation letter dated 19 August 2025, I have the following comments to make based on all the information provided by the applicant to date and after undertaking a site visit.

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 change of use of the existing dwellinghouse (C3) to a small children's residential home (C2) at Higher College Farm Lower Road Longridge PR3 2YY.

The LHA are aware of the recent planning application for the site which are as follows:

3/2025/0653 - Variation of condition 2 (Plans) on permission 3/2023/0706 for the proposed erection of 34 Class E(g) units and one battery storage and maintenance unit with associated parking and access. Resubmission of application 3/2022/0553.

3/2025/0512 - Proposed replacement domestic garage.

3/2024/0256 - Proposed change of use of existing dwelling (use class C3) to children's assessment centre for care (use class C2 residential institution)

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3/2023/0706 - Proposed erection of 34 Class E(g) units and one battery storage and maintenance unit with associated parking and access. Resubmission of application 3/2022/0553.

3/2022/0553 - Proposed erection of commercial units (Use Class E(g)) including conversion and extension of existing farmhouse for purposes of Use Class E (g).

Site Access

The site will be accessed via an existing access onto Lower Lane, the B6243, which is a classified road with a speed limit of 30 mph fronting the site access. The LHA has previously reviewed the site access as part of planning application 3/2024/0256 which was for a children's assessment centre for care and at the time did not raise any concerns. The LHA therefore finds the access arrangements acceptable for the proposal.

Internal Layout

The LHA have reviewed drawing number EAD_203_P_02 Revision S1 and are aware that the proposal has 8 dedicated off-street parking provisions.

Taking guidance from advice provided by Lancashire County Council's Commissioner, which indicates that parking provisions should be provided at 1 vehicle per staff/child, plus 1 vehicle for the home, plus 1 vehicle for the manager, plus any external agencies which may visit the house. The proposal states that maximum capacity four children and five staff present therefore 5 parking spaces should be provided for staff, 1 additional space will cater for the manager, 1 additional space should cater for a vehicle for the home and 1 additional space should be provide space for an any external agencies or visitors.

As such the LHA would expect the development to have 8 off-street parking spaces which can be supported within the site as shown on the plans provided. There is also space to manoeuvre within the site, which will allow for ingress and egress in a forward gear.

Condition

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