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Your ref: 3/2025/0685
Our ref: 3/2025/0685/HDC/KW
Date: 24 October 2025

Location: Field Barn Old Langho Road Langho BB6 8AW
Proposal: Regularisation of change of use of existing domestic outbuilding/garage to holiday let.
Grid Ref: 370105 435364

Dear Lucy Walker

With regard to your consultation letter dated 15 September 2025, I have the following comments to make based on all the information provided by the applicant to date.

Summary

No objection

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 or capacity in the immediate vicinity of the site.

Advice to Local Planning Authority

Introduction

The Local Highway Authority (LHA) are in receipt of an application for the regularisation of change of use of existing domestic outbuilding/garage to holiday let at Field Barn, Old Langho Road, Langho.

The LHA are aware has reviewed the historical planning application for the site which are as follows:

3/2016/1103 - Erection of garage/store building (Part re-submission of application 3/2016/0241).

3/2016/0241 - Proposed garage / annex building and stable block.

Site Access

The site will be accessed via an existing access on to Old Langho Road which is classified as the C546 with a national speed limit fronting the site access. The site access will remain unaltered following the proposal. Therefore, the LHA have no further comments to make regarding the access.

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Internal Layout

The LHA have reviewed drawing number A1.6 titled Site Plan and are aware that the dwelling complies with the LHAs parking standards as defined in the Joint Lancashire Structure Plan.

The existing garage will be retained for the parking of 2 vehicles alongside the existing forecourt which provides additional parking provisions. The LHA would expect at least one parking space to serve the holiday let, given it has one bedroom. There is ample space to provide parking for both the holiday let and existing dwelling as well as room to turn within the site ensuring ingress and egress in forward gear. As such the LHA has no objections to the proposal.

Given the size of the proposed holiday let it is not expected to significantly increase vehicle movements as such, the effect of the development on the operation of the local highway network would be negligible

Conclusion

The National Planning Policy Framework (NPPF) states that "Development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network, following mitigation, would be severe, taking into account all reasonable future scenarios." (Paragraph 116). The Local Highway Authorities detailed examination of this application, which included accident analysis, assessment of access design, visibility requirements and parking concludes there are no highway grounds to support an objection as set out by NPPF.

Yours sincerely

Kate Walsh

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Highways and Transport

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