

Ribble Valley Borough Council

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Your ref: 25.0688

Our ref: D3.25.0688

Date: 22nd May 2026

App no: 25.0688

Address: Former Genus Site (Units 1-21 Mitton Road Business Park) Mitton Road Whalley BB7 9JY

Proposal: Proposed reinstatement of previously approved phase 1 entrance, including a timber fence between phase 1 and phases 2/3

Further to our original comments dated 2nd October 2025 and updated comments dated 13th November 2025, further amended plans have been submitted including 'Existing and proposed site plans Rev G 05.05.26', 'Proposed access and fence detail Rev E 05.05.26' and location plan.

The plans have been reviewed and the comments are made.

History

3/2015/0235 - Proposed demolition of existing commercial premises and construction of 4 no. small industrial buildings to house 21 starter units of approx. 70sq m per unit, site access improvements and extensive new tree planting. Approved.

3/2025/0975 - Discharge of condition(s) 6 (details of external lighting), 7 (contaminated land), 8 (drainage), 9 (surface water), 11 (bat and bird boxes), 12 (highways), 13 (materials), 14 (trees and woodland), 16 (Landscaping) on Planning Permission 3/2015/0235.

3/2016/0710 – Application for outline planning consent for extension to industrial estate including access. Approved.

Transport Statement comment - The proposed new entrance onto Mitton Road will have better visibility than the current site entrance, which will be retained for use by the cottages, cyclists and pedestrians.

Highway comment - The existing access is to be retained for the 2 cottages and an emergency access, no indication is given as to the method to be employed to prevent unintentional use

2.4m by 90m vis splay conditioned.

3/2017/0080 – Application for outline planning consent for extension to industrial estate with all matters reserved.

Highway comment - I note from the submitted plan that the intention would be to create a single point of access to the whole site with the existing access becoming redundant, albeit retained for access to the 2 dwellings and as an emergency//pedestrian /cycle access to the site. On this basis I would raise no objection to the proposal on highway grounds but would request that the following conditions be attached to any permission that may be granted.

3/2107/0714 – Extension to existing industrial estate (Class B1, B2 and B8 use) to include car parking, landscaping and service infrastructure. Approved.

Condition 22 – The existing access shall be physically and permanently closed at its junction with the internal estate road except for emergency situations. Provision shall be retained for the unobstructed passage of pedestrians and cyclists concurrent with the formation of the new access

Proposal

The application seeks to widen an access on Mitton Road which is currently restricted by condition to serve the cottages, pedestrian/cycles and as an emergency access for the commercial units. It is noted that the internal measures to restrict access are not implemented.

The access is proposed to serve Phase 1, 16 commercial units and the cottages. These units are currently served from the new access serving the wider site, phases 1 and 2.

Internally a fence will be erected to separate Phases 1 and 2/3 for all vehicles, pedestrian access will be maintained and a new bike store provided.

There is no information submitted to outline the reason for this proposed change to the access arrangements.

Access

Mitton Road is subject to a 30mph speed limit, increasing to the national speed limit approximately 150m north of the site access.

The visibility at the site access is considered acceptable. Splays of 2.4m by 90m to both sides are required and can be achieved over the highway or applicants land.

The access has been increased in width from 5.5m to 7.5m as previously requested. The radius to both sides has been increased from 6m to 12m to accommodate the longest articulated vehicles.

The access widening will need to be completed under a S278 agreement with Lancashire County Council.

Pedestrian access to communal parking



The proposed internal separation of Phases 1 and 2 will allow pedestrian access to be maintained, although gated, between Phases 1 and 2 for overspill car parking which is considered necessary. The gates should be unlocked or suitably managed to allow pedestrians to move between the two phases.

Bike store

A new bike store is proposed for phase 1 which is supported.

Conclusion

The access is proposed at 7.5m carriageway with 12m radius to accommodate the large commercial vehicles, this is acceptable in principle. There is pedestrian connectivity between the phases to allow access to the communal/overspill parking areas which is considered necessary.

Lancashire County Council acting as the Highway Authority would raise no objection to the proposal subject to the following conditions.

1. Prior to commencement a detailed design scheme for the site access shall be submitted to the LPA and approved and be implemented within an agreed timetable. Reason: For highway safety
2. Following implementation of the new fence hereby approved, the pedestrian access shown on the approved plans shall be constructed in a bound material and maintained thereafter for pedestrians to move between all the development phases. Reason: To provide access to communal car parking areas.
3. Following implementation of the new fence hereby approved, the bike store shown on the approved plans shall be provided and maintained thereafter for bicycle parking. Reason: To support sustainable travel.
4. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 there shall not at any time in connection with the development hereby permitted be erected or planted or allowed to remain upon the land hereinafter defined any building, wall, fence, hedge, tree, shrub or other device over 1m above road level. The visibility splay to be the subject of this condition shall be that land in front of a line drawn from a point 2.4 m measured along the centre line of the proposed access from the continuation of the nearer edge of the carriageway of Mitton Road to points measured 90m to both sides along the nearer edge of the carriageway of Mitton Road, from the centre line of the access. Reason: To ensure adequate visibility at the site access.

Informative note

The grant of planning permission will require the applicant to enter into a S278 Agreement, with the County Council as Highway Authority. The applicant should be advised to contact Lancashire County Council for further information by emailing the Highway Development Control Section at developeras@lancashire.gov.uk .



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