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Your ref: 3/2025/0713
Our ref: 3/2025/0713/HDC/KW
Date: 09 October 2025

Location: 15 Caton Close Longridge PR3 3RH
Proposal: Proposed change of use from C3 Dwellinghouse to C2 Children's Residential Care Home (solo occupancy)
Grid Ref: 360806 437545

Dear Maya Cullen

With regard to your consultation letter dated 3 October 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 conditions

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 conditions 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 from C3 Dwellinghouse to C2 Children's Residential Care Home (solo occupancy) at 15 Caton Close, Longridge.

Site Access

The site is accessed from Caton Close, during a site visit, it was noted that whilst the existing driveway has been extended internally, the vehicle crossing situated within the highway has not been extended across the entire driveway opening. Therefore, prevent damage to the footway and to protect the services beneath the footway, the existing vehicle crossing should be extended across the entire driveway opening. This will also support acceptable access to off-street parking provisions. The extended vehicle crossing within the adopted highway will need to be constructed under a section 171 agreement of the Highways Act 1980.

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Internal Layout

The LHA have reviewed the site plan and are aware that there are 2 off-street parking spaces within the existing driveway. When considering how the site will operate as described within the Management Plan, there will be 2 members of staff present as such off street parking can meet the regular staffing needs. Whilst normally the LHA would require further off street parking to be provided to support external visitors, given the size of the site, this is unlikely to be feasible.

The road fronting the dwelling could cater for an additional on street parking space, which during the visit would block the use of the driveway. This could be used by any short-term external visitors should it be required. As such, the effect of the development on the operation of the local highway network would be negligible.

Conditions

1. The development hereby permitted shall not be occupied or brought into use until the car parking shown on the approved plan has been provided in full and is 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.

2. Within three months of this permission drop kerbs must be installed at the carriageway edge and a vehicle cross-over constructed across the footway fronting the site access.

Reason: In the interests of highway safety and accessibility.

Informative note:

- This consent requires the construction, improvement or alteration of an access to the public highway. Under the Highways Act 1980 Section 171 Lancashire County Council as the Highway Authority must specify the works to be carried out. Only a contractor approved by the Highway Authority can carry out these works. Therefore, before any works can start, the applicant must contact the Highway Authority on highways@lancashire.gov.uk to ascertain the details of such an agreement. More information can be found on Lancashire County Council's website at <http://www.lancashire.gov.uk/roads-parking-and-travel/roads/vehicle-crossings.aspx>

Yours sincerely

Kate Walsh

Assistant Engineer

Highway Development Control

Highways and Transport

Lancashire County Council

W: <http://www.lancashire.gov.uk>