

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

Phone: 0300 123 6780
Email: developeras@lancashire.gov.uk
Your ref: 03.2025.0720
Our ref: 03.2025.0720
Date: 22nd October 2025

App No 3/2025/0720

Proposal Proposed demolition of existing holiday let chalet and replacement with one single-storey two-bedroom holiday-let. Alterations to existing access and with replacement entrance gates and fencing and creation of parking area.

Location Hazelmere Longridge Road Hurst Green BB7 9QP

The submitted documents have been reviewed and the following comments are made.

History

3/2025/0160 - Proposed demolition of existing holiday let chalet and replacement with one single storey two-bedroom holiday-let. Refused

3/2024/0797 - Proposed demolition of existing holiday let chalet and replacement with one single storey two-bedroom self-build dwelling. Refused

3/2004/0822 - Retention of weekend/holiday bungalow Area: approx 1/2 acre. Approved

3/1999/0673 – Continuation of temporary permission for retention of wooden weekend/holiday bungalow. Approved

3/1994/0462 – Retention of weekend holiday bungalow. Approved

3/1989/0181 – Retention of weekend holiday bungalow. Appeal decision

Proposal

The application seeks to demolish a 2-bedroom holiday let and erect a new 2 bedroom holiday let with amended access and parking arrangements.
This proposal will result in an intensification of use at the site access.

Access

There is an existing access to the holiday let on Longridge Road which is classified B6243 and subject to a 40mph speed limit.

The visibility splays are severely substandard and present a highway safety concern, as stated on previous applications.

We consider that the vegetation along the frontage of the site on Longridge Road can be removed/scraped back/reduced in height to improve the splays.

A visibility splay drawing is submitted to demonstrate the maximum available splays at the access.

The splays are measured from a point 2m set back from the carriageway edge and to the extents of the site frontage to both sides to the nearside kerb edge of Longridge Road. It is noted that the splays extend to the farside kerb edge however they are still representative of the extent of the measures over the frontage of the site.

We would request that the visibility splay drawing is conditioned and that all vegetation, boundary treatments, etc are reduced in height and maintained thereafter below 900mm above the crown of the carriageway on Longridge Road.

The site access is proposed at a width of 3m, previously 4m. We would recommend that the access site is widened to 4m for the first 5m at least, to the west side of the access and with the radius widened to 6m to allow vehicles entering the site from the west to easily transition into the access from the 40mph speed limit classified road for highway safety reasons.

The gates are set back by 5.6m and this is considered acceptable. The site access for at least the first 5m should be paved in a bound and porous material. The surface water is proposed to be drained and outfall to the Bailey Brook. The applicant should ensure that they have a permit for the drainage works.

The access alteration needs to be carried out under a S278 agreement with Lancashire County Council.

Parking

There are 2 parking spaces proposed for the 2-bedroom dwelling, which accords with the parking standards. The turning area is considered necessary and is sufficient to ensure that all vehicles can enter and leave in forward gear. A secure covered cycle store is required for the dwelling.

Conclusion

Lancashire County Council acting as the Highway Authority would request that the site access is widened as stated above. Subject to this there is no objection to the proposal. Should the application be approved there are a number of conditions are requested relating to the site access and visibility splay mitigation measures.

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:

- i) The parking of vehicles of site operatives and visitors
- ii) The loading and unloading of plant and materials
- iii) The storage of plant and materials used in constructing the development
- iv) The erection and maintenance of security hoarding
- v) Wheel washing facilities
- vi) Measures to control the emission of dust and dirt during construction
- vii) A scheme for recycling/disposing of waste resulting from demolition and construction works
- viii) Details of working hours
- ix) Routing of delivery vehicles to/from site

Reason: To mitigate the impact of the construction traffic on the highway network

2. Prior to commencement a scheme for the site access (4m wide, paved and drained) shall be submitted and approved by the LPA (see informative note).
Reason: For highway safety.
3. Prior to the first occupation, the site access and car parking/turning area shall be completed. Reason: For highway safety.
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 the dashed line shown on drawing 'Black Barn Architecture Proposed visibility splay – BBA_232-P04-Rev A' on the Longridge Road frontage. Reason: To ensure adequate visibility at the street junction or 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 .

Kelly Holt
Highways and Transport
Lancashire County Council