

Ribble Valley Borough Council
Council Offices
Church Walk,
Clitheroe
Lancashire
BB7 2RA

Phone: 0300 123 6780
Email: developeras@lancashire.gov.uk
Your ref: 3/2025/0739
Our ref: 3/2025/0739/HDC/KW
Date: 28 October 2025

Location: Lower Abbott House Abbott Brow Mellor BB2 7HU
Proposal: Proposed replacement dwelling including amendment to facing material from previous approval 3/2022/0449.
Grid Ref: 364795 431645

Dear Lucy Walker

With regard to your consultation letter dated 14 October 2025, I have the following comments to make based on all the information provided by the applicant to date.

Summary

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) have been consulted on an application for the proposed replacement of a dwelling at Lower Abbott House, Abbott Brow, Mellor.

The LHA are aware of the most recent planning history at the site, with it being listed below:

3/2025/0622 - Non-material amendment to planning permission 3/2022/0449 involving window and door openings to regularise as built arrangement.

3/2022/0449 - Proposed replacement dwelling

3/2022/0286 - Proposed construction of a two-storey extension to the rear, resubmission of previous approval 3/2021/0517.

3/2021/0517- Proposed construction of a two-storey extension to the rear. Permitted 08/07/2021.

Continued...

Site Access

The LHA understands that the existing access directly off Abbott Brow, which is an unclassified road subject to a 30mph speed limit, will remain unaltered following the proposal.

The site plan PL.10, Rev B shows that the driveway will be surfaced in gravel; however, the LHA will condition that the first 5m of the access from the adopted highway be properly consolidated and surfaced in bound porous materials (not loose stone, gravel or grasscrete) to prevent debris from being transferred onto the highway, maintained at public expense.

Internal Layout

The LHA have reviewed drawing number PL.10 Rev B titled Proposed Site Plan and Floor Plans and understands that the site will provide 3 car parking spaces for the 4-bed dwelling. The parking provisions are also in line with the previously approved application 3/2025/0622. This complies with the Joint Lancashire Structure Plan and therefore the LHA have no objection to the proposal.

Condition

1. The development hereby permitted shall not be occupied until such time as the parking and turning facilities have been implemented in accordance with drawing number PL.10 Rev B. Thereafter the onsite parking provision shall be so maintained in perpetuity.

Reason: To ensure that adequate off-street parking provision is made to reduce the possibility of the proposed development leading to on-street parking problems locally (and to enable vehicles to enter and leave the site in a forward direction) in the interests of highway safety and in accordance with the National Planning Policy Framework.

2. Before the access is used for vehicular purposes, that part of the access extending from the highway boundary for a minimum distance of 5m into the site shall be appropriately paved in tarmacadam, concrete, block pavements, or other hard material to be approved by the Local Planning Authority.

Reason: To prevent loose surface material from being carried on to the public highway thus causing a potential source of danger to road users.

Yours sincerely

Kate Walsh

Assistant Engineer

Highway Development Control

Highways and Transport

Lancashire County Council

T: 0300 123 6780

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