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Your ref: 3/2025/0766
Our ref: 3/2025/0766/HDC/KW
Date: 11 November 2025

Location: Calder House Settle Road Bolton by Bowland BB7 4NT
Proposal: Proposed alterations and improvements to site access, alterations to elevations, creation of annex accommodation and associated works.
Grid Ref: 378027 449772

Dear Ben Taylor

With regard to your consultation letter dated 3 November 2025, I have the following comments to make based on all the information provided by the applicant to date.

Summary

No objection subject to conditions

Lancashire County Council acting as the Local Highway Authority (LHA) 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 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 alterations and improvements to site access, alterations to elevations, creation of annex accommodation and associated works at Calder House, Settle Road, Bolton by Bowland.

Site Access

The site will be accessed via two amended accesses on to Settle Road classified as the C590, with a speed limit of 60 mph fronting the site access.

The proposal will result in the widening of the access which sits to the south of the site. The second access, which sits to the North, will remain at least 2m from the Telegraph Pole situated on the site frontage. This is acceptable to Lancashire County Council's Highways, an extended vehicle crossing within the adopted highway will need to be constructed under a section 171 agreement of the Highways act 1980.

The applicant also proposes to replace the existing front wall with 0.9m high estate fencing. The driveway is to be surfaced in gravel; however, the access points will be

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properly consolidated and surfaced in bound porous materials (not loose stone, gravel or grasscrete) for at least the first 5m into the site.

Internal Layout

The LHA have reviewed drawing number PL11 Rev A titled "Proposed Site Plan" and are aware that the dwelling complies with the LHAs parking standards as defined in the Joint Lancashire Structure Plan.

Whilst the existing garage will be removed, the driveway can provide acceptable parking provisions for the size and nature of the dwelling. There is also room to turn within the site, and the two accesses will allow for ingress and egress in forward gear.

Conditions

1. Before the access points are used for vehicular purposes, that part of the access points 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.
2. No building or use hereby permitted shall be occupied until the car parking area has been surfaced or paved in accordance with a scheme to be approved by the Local Planning Authority and the car parking spaces and manoeuvring areas marked out in accordance with the approved plan. The car parking area shall thereafter be kept free of obstruction and available for the parking cars at all times.
Reason: To allow for the effective use of the parking areas.
3. Nothing shall be erected, retained, planted and/or allowed to grow at or above a height of 0.9 metres above the nearside carriageway level which would obstruct visibility at the access points and be permanently maintained henceforth at a height not greater than 0.9m above the nearside carriageway level.
Reason: To permit vehicles to pull clear of the carriageway when entering the site and to assist visibility, in the interests of highway safety.
4. The annex hereby approved shall only be used ancillary to the enjoyment of the existing dwelling (household) and shall not be used by way of sale or sub-letting to form separate residential accommodation.
Reason: To avoid the creation of separate dwellings which may be substandard in terms of parking provision and/or vehicular manoeuvring area and to ensure that adequate parking provision is retained on site.

Informative notes:

- 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 at 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
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