

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

Phone: 0300 123 6780
Email: developeras@lancashire.gov.uk
Your ref: 3/2025/0841
Our ref: 3/2025/0841/HDC/KW
Date: 17 November 2025

Location: Pendle View Apartments Lovely Hall Lane Copster Green BB1 9EQ
Proposal: Proposed additional holiday let within the premises (Change from 2 to 3).
Grid Ref: 367507 433686

Dear Kathryn Hughes

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

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 condition being stated on any approval.

The Local Highway Authority (LHA) are in receipt of an application for the proposed additional holiday let within the premises (Change from 2 to 3) at Pendle View Apartments, Lovely Hall Lane, Copster Green.

The LHA are aware of the relevant planning history at the site, which is listed below:

3/2021/1155 - Conversion of 2 no. holiday lets into 1 no. dwellinghouse. Refused 25/03/2022. Appeal Ref: APP/T2350/W/22/3297902. Dismissed 21/10/2022.

3/2021/0614- Variation of condition 7 of planning permission 3/2017/0008 - to modify the use of the holiday lets. Refused 07/07/2021.

3/2017/0008- Proposed redevelopment of the existing children's nursery to two holiday lets. Permitted 27/02/2017.

The LHA has reviewed the amended Proposed Site Plan and are aware that the site access will remain unaltered following the proposal. Whilst the access will have a slight intensification of use following the proposal, there have been no Personal Injury Collisions recorded within the vicinity of the site, and therefore the LHA have no pre-existing highway safety concerns.

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The LHA have reviewed the amended Proposed Site Plan and is aware that each holiday let will be served by 2 off-street parking spaces. Given the number of bedrooms within each holiday let, the LHA is satisfied that the proposal has acceptable off-street parking provisions. There is also room to turn within the site, allowing for ingress and egress in a forward gear. Therefore, the LHA have no objection to the proposal.

If the Planning Authority is minded to approve this application Lancashire County Council Highways requests that the following condition are appended to the decision notice:

1. The development hereby permitted shall not be occupied or brought into use until the car parking and turning areas shown on the approved plan(s) have been provided in full and are 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.

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>