

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

Phone: 0300 123 6780
Email: developeras@lancashire.gov.uk
Your ref: 3/2025/0869
Our ref: 3/2025/0869/HDC/KW
Date: 04 November 2025

Location: Land opposite Ashbrook Ribblesdale Avenue Clitheroe BB7 2HZ
Proposal: Proposed residential development of a detached dwelling.
Grid Ref: 374199 442501

Dear Stephen Kilmartin

With regard to your consultation letter dated 31 October 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 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 residential development of a detached dwelling at Land opposite Ashbrook, Ribblesdale Avenue, Clitheroe.

The LHA are aware of the historical planning application for the site which are as follows:

3/2022/0990 - Proposed residential development of a detached dwelling. Similar access design. Permitted 13/01/2023.

3/2022/0762- Re-submission of planning application 3/2021/1286 with minor design amendments for the erection of a detached dwelling, detached garage, garden, landscaping works, new access and associated drive. Permitted 20/09/2022.

3/2021/1286- Proposed erection of a detached dwelling, detached garage, garden, landscaping works, new access and associated drive. Permitted 09/02/2022.

Continued...

3/2021/0875- Proposed erection of a detached two and half storey dwelling with garden and driveway and new access. Permitted 19/10/2021.

3/2020/0898- Reserved matters for one two-storey dwelling following outline planning permission 3/2019/0193 including access, appearance, landscaping and scale. Resubmission of application 3/2020/0100. Permitted 04/12/2020.

3/2020/0100- Reserved matters for one two-storey dwelling following outline planning permission 3/2019/0193 including access, appearance, landscaping and scale. Refused 03/04/2020.

3/2019/0193- The proposal is to erect a detached house on site with an access off Ribblesdale Avenue. Permitted 17/04/2019.

3/2012/0488- Development of two detached dwellings on land belonging to and adjacent to Radley, Ribblesdale Avenue. Permitted 24/10/2012.

3/2011/0719- Outline application for the erection of three detached dwellings. Permitted 09/12/2011.

Site Access

The LHA have reviewed drawing number PL.03 Rev A titled Proposed Site and Roof Plan and are aware that the proposed access is similar to the previously approved scheme under planning application 3/2022/0990. The site will be accessed from a new access onto Ribblesdale Avenue, which is an unclassified road, subject to a 20mph speed limit. The width of the proposed access complies with the LHAs guidance and to ensure adequate intervisibility between highway users at a new access a visibility splay set 2.4 metres back from the near edge of the carriageway and extending 25 metres along the nearside carriageway edge in both directions should be provided. (The site line requirement is based on table 7.1 from Manual for Streets).

The visibility splay should be wholly within the land which the applicant controls and/or the adopted highway and 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 the visibility splay of the proposed access.

The applicant has provided a visibility splay drawn within the site plan which shows that acceptable visibility can be achieved in the North/East direction. The visibility splay drawn in the opposite direction, South/West, is approximately 20m long, however given the straight nature of Ribblesdale Avenue it is likely that the additional 5m can be achieved.

The new site access will require the applicant to enter into a Section 278 agreement to create the access due to the presence of a gully located adjacent to the access, which may need to be relocated.

Please be aware that the demand to enter into section 278 agreements with Lancashire County Council as the highway authority is extremely high. Enquiries are being dealt with on a first come first served basis. As such all developers are advised to seek to enter into Section 278 agreements at a very early stage.

Internal Layout

The recommended minimum internal dimensions for a single garage size is 6m in length and 3m wide. A double garage recommended internal dimensions is 6m in length and 6m wide. The recommended distance of 6m is based on the length of a large family car (Ford Mondeo Estate 4.58m long), clearance at the rear of the car (200mm), overhang of the garage door (600mm) and room to stand in front of the car and open/close the garage door (600mm). As the proposed garage is smaller than the recommended minimum internal dimension of 6m in length, it should not be counted as a parking space.

A 3-bedroom dwelling should have 2 off street parking spaces to comply with the LHAs parking standards as defined in the Joint Lancashire Structure Plan. These spaces should measure 2.4m x 5m, where they are adjacent to a fence or similar obstruction an additional width of 0.6m should be provided. Where the driveway is shared pedestrian access an additional 0.8m should be provided.

The LHA has reviewed drawing number PL.03 Rev A titled Proposed Site and Roof Plan and are aware that the dwelling complies with the LHAs parking standards as defined in the Joint Lancashire Structure Plan, as 2 off-street parking spaces can be catered for within the proposed driveway.

Sustainability

The site shall increase its sustainable transport options to encourage and promote sustainable transport use. Therefore, the development shall include covered secure cycle storage for two bicycle space to ensure the provision and availability of adequate cycle parking and the promotion of sustainable forms of transport. This could be provided within the proposed garage.

Additionally, due to the nature of the application, it is expected that a charging point for electric vehicles is included in the development to promote sustainable modes of transport. The DfT guidance regarding Electric Vehicle Charging in Residential and Non-residential buildings states that charge points must have a minimum power rating output of 7kW and be fitted with a universal socket that can charge all types of electric vehicles.

Conditions

1. No development shall take place, including any works of demolition or site clearance, until a Construction Management Plan (CMP) or Construction Method Statement (CMS) has been submitted to, and approved in writing by the local planning authority. The approved plan / statement shall provide:
 - 24 Hour emergency contact number.
 - Details of the parking of vehicles of site operatives and visitors.
 - Details of loading and unloading of plant and materials.
 - Wheel washing facilities.
 - Delivery, demolition, and construction working hours.

The approved Construction Management Plan or Construction Method Statement shall be adhered to throughout the construction period for the development.

Reason: In the interests of the safe operation of the adopted highway during the demolition and construction phases.

2. For the full period of construction, facilities shall be available on site for the cleaning of the wheels of vehicles leaving the site and such equipment shall be used as necessary to prevent mud and stones being carried onto the highway. The roads adjacent to the site shall be mechanically swept as required during the full construction period.

Reason: To prevent stones and mud being carried onto the public highway to the detriment of road safety.

3. No part of the development hereby approved shall commence until a scheme for the construction of the site access has been submitted to, and approved by, the Local Planning Authority in consultation with the Highway Authority as part of a section 278 agreement, under the Highways Act 1980.

Reasons: In order to satisfy the Local Planning Authority and Highway Authority that the final details of the highway scheme/works are acceptable before work commences on site and to enable all construction traffic to enter and leave the premises in a safe manner without causing a hazard to other road users.

4. No part of the development hereby permitted shall be occupied until such time as the access arrangements shown on drawing number PL.03 Rev A have been implemented in full.

Reason: To ensure that vehicles entering and leaving the site may pass each other clear of the highway, in a slow and controlled manner, in the interests of general highway safety and in accordance with the National Planning Policy Framework.

5. No part of the development hereby permitted shall be occupied until such time as vehicular visibility splays of 2 metres by 25 metres have been provided at the site access. These shall thereafter be permanently maintained with nothing within those splays higher than 1 metres above the level of the adjacent footway/verge/highway.

Reason: To afford adequate visibility at the access to cater for the expected volume of traffic joining the existing highway network, in the interests of general highway safety, and in accordance with the National Planning Policy Framework.

6. 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.03 Rev A. 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.

7. Secure covered cycle storage suitable for 2 bicycles shall be provided within the development. **Reason:** To promote sustainable transport as a travel option, encourage healthy communities and reduce carbon emissions.

8. The surface water from the approved access should be collected within the site and drained to a suitable internal outfall. Prior to commencement of the development details of the drainage strategy shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented in accordance with the approved details.

Reason: In the interest of highway safety to prevent water from discharging onto the public highway.

Informative Note

- The grant of planning permission will require the applicant to enter into an appropriate legal agreement (Section 278), with Lancashire County Council as Highway Authority prior to the start of any development. The applicant should be advised to contact the county council for further information by telephoning the Development Support Section on 0300 123 6780 or email developeras@lancashire.gov.uk, in the first instance to ascertain the details of such an agreement and the information to be provided, quoting the location, district and relevant planning application reference number.
- There must be no storage of materials in the public highway at any time.
- Vehicles must only access the site using a designated vehicular access point.
- All references to public highway include footway, carriageway, and verge.
- This consent does not give approval to a connection being made to the County Council's highway drainage system. The applicant is further advised that the highway surface water drainage system must not be used for the storage of any waters from adoptable United Utility surface water systems or any private surface water drainage systems.

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>