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Your ref: 3/2025/0926
Our ref: 3/2025/0926/HDC/KW
Date: 06 March 2026

Location: Land at Mytton Fold Golf Course Whalley Old Road Langho BB7 9JF
Proposal: Proposed change of use of land to provide a dog day care area for an additional 16 dogs including a retrospective lean-to extension and exercise area, together with a new exercise area, additional parking, extension to existing building, fencing and privacy screen netting and soft planting.
Grid Ref: 371356 434057

Dear Lucy Walker

With regard to your further consultation letter, 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 change of use of land to provide a dog day care area for an additional 16 dogs including a retrospective lean-to extension and exercise area, together with a new exercise area, additional parking, extension to existing building, fencing and privacy screen netting and soft planting at Land at Mytton Fold Golf Course Whalley Old Road Langho BB7 9JF

The LHA are aware of the recent planning application for the site application reference 3/2021/1057 for a change of use of land, including the extension of the existing access track, installation of fencing, planting and shelter to provide a dog day care area and halfway house for Golf Course with associated infrastructure with ancillary facilities. The planning application was approved by the Local Planning Authority in February 2022.

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Site Access

The site will be accessed via an existing access off Whalley Old Road which is a C classified road, subject to a national speed limit. The LHA reviewed the access arrangements as part of our analysis of planning application 3/2021/1057. It understands that the access remains the same and is 4m wide and provides acceptable visibility splays in both directions, which complies with the LHAs guidance.

A reviewed the recorded Personal Injury Collision (PICs) as recorded by the Police shows there has been one reported PIC on Whalley Old Road in the last five years. The collision occurred on 24 October 2023, at 19:51 and resulted in slight injuries to two people, when reviewing the causation factors related to the accident, the accident appears to be related to careless or reckless driver behaviour.

This collision occurred approximately 1km from the site access. Therefore, a slight intensification of use of the access to accommodate one additional pick up and collection trip is unlikely to compromise highway safety or exacerbate the existing highway safety situation.

Internal Layout

Whilst no parking plan has been provided within the supporting documentation, the application form states that 1 additional parking space will be created, resulting in a total of 3 parking spaces.

Staff number will also double as part of the proposal, resulting in the equivalent of 6 full-time members of staff. The site also has transport vans in which clients' pets are picked up and dropped off. In view of this, the LHA previously raised concerns over the parking provisions within the site not meeting the demand.

The applicant has since provided further information regarding the parking demands at the site. The applicant has advised that staff do not drive to the site in their own vehicles and that staff are collected/dropped off during the daily van runs. At full capacity, there will only ever be 3 vans which are used as part of the drop off and collection service within the site.

Given the above information the LHA are satisfied that the parking provisions within the site meet the sites parking requirements.

Public Right of Way

The LHA are aware that Public Footpath 3-6-FP24 runs adjacent to the site access and leads through the Golf Course which must not be obstructed during the proposed developments. The granting of planning permission does not constitute the diversion of a Definitive Right of Way. The applicant should be advised to contact Lancashire County Council's Public Rights of Way section by email on PROW@lancashire.gov.uk, quoting the location, district and planning application number, to discuss their proposal before any development works begin.

The applicant must be certain that they have private vehicular rights along this public path before driving on it either during construction or for subsequent access. Without

private vehicular rights or permission from the owner it is a criminal offence to drive a motor vehicle on the public path.

Trip generation

The site currently runs a pick up and drop off service in line with the existing permissions, This arrangement will continue with the additional dogs being picked up by staff members from their owners' homes before being returned home at the end of the day in the same way. As such, the addition of 16 more dogs is expected to require one additional pickup and drop off service per day, which is likely to have a negligible impact on the surrounding network.

The day care facility also ceases operation over the weekends to ensure that there is no potential conflict with the Golf Club's Golf Competitions that are held during the weekend.

Conditions

1. The number of dogs shall be limited to 32 per day.
Reason: To ensure that any future changes to dog numbers and the operation of the business can be fully considered by the Local Planning Authority, in consultation with the Highway Authority, and in the interest of highway safety.
2. The development hereby permitted shall provide a pickup and drop off service for all 32 dogs for the duration of the sites use.
Reason: In the interest of highway safety.
3. The development hereby permitted shall not be occupied until such time as the parking and turning facilities have been implemented in accordance with Lakeland drawing number RA-2598-03. 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 3 of highway safety and in accordance with the National Planning Policy Framework.

Informative note:

- The grant of planning permission does not entitle a developer to obstruct a right of way and any proposed stopping-up or diversion of a right of way should be the subject of an Order under the appropriate Act. The applicant should be advised to contact Lancashire County Council's Public Rights of Way section by email on PROW@lancashire.gov.uk, quoting the location, district and planning application number, to discuss their proposal before any development works begin.

Yours sincerely
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