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Your ref: 3/2026/0058  
Our ref: 3/2026/0058/HDC/KW  
Date: 26 May 2026

**Location:** 8 Bank Cottages Billington BB7 9NL  
**Proposal:** Regularisation of change of use of summer house to business use (sui generis) and installation of pedestrian access gate on Whalley Road.  
**Grid Ref:** 372700 435790

Dear Emily Pickup

With regard to your consultation letter dated 16 April 2026, I have the following comments to make based on all the information provided by the applicant to date and after undertaking a site visit.

#### **Further Information**

Lancashire County Council acting as the Local Highway Authority does not consider that the application as submitted fully assesses the highway impact of the proposed development and further information is required as set out in this response. Without this information the Local Highway Authority is unable to support the application as presented.

#### **Advice to Local Planning Authority**

##### **Introduction**

The Local Highway Authority (LHA) have been consulted on an application for the proposed regularisation of change of use of summer house to business use (sui generis) and installation of pedestrian access gate on Whalley Road at 8 Bank Cottages, Billington, BB7 9NL.

##### **Site Access**

The site is accessed from a private access road which meets the highway maintained at public expense at Whalley Road, which is classified as the C548 and subject to a 30mph speed limit.

It is understood that a new pedestrian access has been created onto Whalley Road and that this access is gated, whilst the LHA has no objections to the gate, the gate should open inwards and be restricted to stop the gate from opening into the public highway.

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**Parking Arrangements**

The applicant has not provided a parking plan or information on the existing parking arrangements for the dwelling or the business. However, onsite observations found that parking for the surrounding dwellings generally takes place on the private road that serves bank cottages. There is room for approximately one car per dwelling along the dwelling frontages without causing obstructions. There is, however, also an opportunity for parking at the rear between the dwellings and the gardens off a stone track where some properties have created areas of hardstanding.

The LHA would request that the applicant provide a parking plan showing the existing parking provisions, and the LHA would look for one parking space to be dedicated or created for the business, reducing conflict with neighbouring parking.

**Operating statement**

It is understood that the business operates as appointment only and that the applicant works elsewhere for some of the week. Whilst it is understood that working hours differ depending on clients. The applicant has provided a brief overview of how the business is currently operating within the submitted application form and by a statement. However, the LHA would request that an operating statement is provided, clearly outlining all the possible operating hours, including all appointment times and days, with the number of clients present at each appointment. Given the limited parking and to reduce conflict within the private access road, the LHA would request that the business provide a 15-minute changeover period, in which clients can leave the site before another client arrives. This further information will help assess the parking demands as well as vehicle movements along the private access road and the access with Whalley Road.

Operating statement example:

Monday

8:00am – 9:00am – one client

9:15am – 10:30am – one client

10:45am – 11:45am – one client

**Conclusion**

The LHA therefore request that a parking plan be provided alongside an operating statement which demonstrates the operation of the business which will allow the LHA to assess the parking and vehicle movements related to the proposal.

Yours sincerely

Kate Walsh

Assistant Engineer

Highway Development Control

Highways and Transport

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