

Ribble Valley Borough Council
Planning Section
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Your ref: 03.26.0256
Our ref: 03.26.0256
Date: 20.04.2026

For the attention of Maya Cullen

Planning Application No: 3/2026/0256

Proposal: Proposed change of use of a dwelling house (C3) to a children's home (C2) for up to 2 young people between the age of 8 and up to 18.

Location: 36 Moor Field Whalley BB7 9SA

The plans and information submitted have been viewed and the following comments are made.

It is noted that previous application 3.25.0804 certificate of lawfulness for a proposed use or development was refused on 31.10.25.

With reference to Planning Statement (2.9, 2010, 2.14, 3.3 – 3.6) submitted, there is no objection to the proposal for a maximum of 2 children and 3 no. of staff, subject to the following condition.

The National Planning Policy Framework (NPPF) states that "Development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe" (Paragraph 115). A detailed examination of this application, which included accident analysis, visibility requirements and parking concludes there are no highway grounds to support an objection as set out by NPPF.

Condition

- The parking areas shown on the approved plans shall always remain available for the parking of four vehicles associated with the development. Reason: In order to ensure satisfactory levels of off-street parking are achieved within the site.

Kind regards

Tahira

Tahira Akhtar BA (Hons)
Technician
Highway Development Control
Highways & Transport
Lancashire County Council

