

Development Control
Ribble Valley Borough Council

Tel 0300 123 6780
Email developeras@lancashire.gov.uk

Your ref 2026/0303
Our ref D3/2026/0303
Date 8th May 2026

Dear Sirs

Application no: 2026/0303

Address: 38 Mitton Road Whalley BB7 9RX

Proposal: Proposed construction of a detached building to provide annex accommodation ancillary to the main dwelling to the rear of the site.

With respect to this application Lancashire County Council Development Control team would not wish to object to the proposals.

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 116). My detailed examination of this application, which included accident analysis, assessment of access design, visibility requirements and parking concludes there are no highway grounds to support an objection as set out by NPPF.

There are some concerns regarding the construction of the access there is evidence of loose material being carried on to the footway by vehicles leaving the site. In order to prevent this, we would look for the first 6m of the access from the rear of the footway to be reconstructed with a bound surface to prevent debris from being carried onto the highway.

Should you wish to support the application we would look for the following conditions and notes to be added to your decision notice.

Conditions

a) Construction Management Plan (CMP).

Lancashire County Council
PO Box 100, County Hall, Preston, PR1 0LD



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:

- Details of the parking of vehicles of site operatives and visitors.
- Details of loading and unloading of plant and materials.
- Arrangements for turning of vehicles within the site.
- Measures to protect vulnerable road users (pedestrians and cyclists).
- Wheel washing facilities.
- Measures to deal with dirt, debris, mud, or loose material deposited on the highway as a result of construction.
- 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.

Note: Construction Management Plan.

- There must be no reversing into or from the live highway at any time – all vehicles entering the site must do so in a forward gear and turn around in the site before exiting in a forward gear onto the operational public highway.
- There must be no storage of materials in the public highway at any time.
- There must be no standing or waiting of machinery or vehicles in the public highway at any time.
- There must be no machinery operating over the highway at any time, this includes reference to loading/unloading operations – all of which must be managed within the confines of the site.
- All references to public highway include footway, carriageway, and verge.

b) Detached building to be used ancillary to household.

The detached building hereby approved shall only be used ancillary to the enjoyment of the existing dwelling and household and shall not be used by way of sale or sub-letting to form separate residential or holiday let accommodation.

Reason: To avoid the creation of separate dwellings which may be substandard in terms of parking provision and/or vehicular manoeuvring area.

c) Access surface materials.

Before the annex is used, that part of the access extending from the highway boundary for a minimum distance of 6m into the site shall be appropriately paved in tarmacadam, concrete, block paviours, or other hard material to be approved by the Local Planning Authority.



Reason: To prevent loose surface material from being carried on to the public highway thus causing a potential source of danger to road users.

Informative notes

1. The grant of planning permission may require the developer to obtain the appropriate permits to work on, or immediately adjacent to, the adopted highway network. The applicant should be advised to contact Lancashire County Council's Highways Regulation Team, who would need a minimum of 12 weeks' notice to arrange the necessary permits. They can be contacted on lhsstreetworks@lancashire.gov.uk or on 01772 533433.

Should you wish to discuss the matter further, please do not hesitate to contact me by email or by telephone on 0300 123 6780.

Yours faithfully

Simon Hardie
Highway Development Control Officer

Highways Network Management
Highways and Transport
Lancashire County Council

