

Ribble Valley Borough Council
Planning Section
Council Offices
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Your ref: 03.26.433
Our ref: 03.26.433
Date: 12.08.2026

For the attention of Maya Cullen

Planning Application No: 3/2026/0433

Proposal: Proposed conversion from agricultural machinery store to holiday let.

Location: Rowan Cottage Old Clitheroe Road Hurst Green PR3 2YU

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

There is no change to the original access or vehicle parking proposed. Two parking spaces have been provided for this proposed 3 bedroom holiday let. This meets with parking standard requirements. The parking area must be constructed of a bound porous material .

The Highway Development Control Section is of the opinion that the proposed development will not have a significant impact on highway safety and capacity in the immediate vicinity of the site.

There is no objection to the proposal in principle providing the above comments are noted and subject to the following conditions:

Conditions

- Prior to the first occupation a secure, covered cycle store shall be provided for a minimum of 3 bicycles. Reason: To promote sustainable forms of transport and aid social inclusion.
- The parking areas must be constructed of a bound porous material and created before first occupation up until the life time of the dwelling exists in their proposed state. Reason: To ensure that satisfactory parking is provided before the dwelling hereby permitted becomes operative.

Kind regards

Tahira

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

