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Your ref: 3/2026/0434  
Our ref: 3/2026/0434/HDC/KW  
Date: 01 July 2026

**Location:** Higher College Farm Lower Road Longridge PR3 2YY  
**Proposal:** Variation of conditions 2 (approved plans) and 6 (parking provision) to increase the roof height of the approved garage, provide an external staircase and include 7 no. rooflights to facilitate first floor office space on planning permission 3/2025/0614 for change of use of the existing dwellinghouse (C3) to a small children's residential home (C2).  
**Grid Ref:** 361561 437175

Dear Maya Cullen

With regard to your consultation letter dated 12 June 2026, I have the following comments to make based on all the information provided by the applicant to date.

### **Summary**

Lancashire County Council acting as the Local Highway Authority (LHA) does not raise an objection regarding the variation of conditions 2 (approved plans) and 6 (parking provision) on planning permission 3/2025/0614.

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

#### **Introduction**

The Local Highway Authority (LHA) are in receipt of a variation of conditions 2 (approved plans) and 6 (parking provision) to increase the roof height of the approved garage, provide an external staircase and include 7 no. rooflights to facilitate first floor office space on planning permission 3/2025/0614 for change of use of the existing dwellinghouse (C3) to a small children's residential home (C2).

#### **Condition 2**

*'Unless explicitly required by condition within this consent, the development hereby permitted shall be carried out in complete accordance with the proposals as detailed on drawings: Location Plan: EAD-203-P-01 Existing Floor Plans: 6478-02 Proposed Site Plan, Floor Plan and Elevations: EAD\_203\_P\_03 S1 Reason: For the avoidance of doubt and to clarify which plans are relevant to the consent hereby approved.'*

Continued...

**Condition 6**

*'The parking provision hereby approved (EAD\_203\_P\_03 S1) shall be made available for use prior to the C2 use becoming first operational and shall thereafter be retained for use in association with the C2 use hereby approved.*

*Reason: To ensure that adequate parking provision is retained on site to serve the development hereby approved.'*

**Highway Comments:**

The LHA has no objection to the variation of conditions 2 and 6 on planning permission 3/2025/0614. The LHA has reviewed drawing EAD\_314\_P\_03 and notes that the parking is at the same provision level as the approved scheme under application 3/2025/0614. The proposed garage meets the recommended minimum internal dimensions for a garage which can support 3 car parking spaces. It is noted that the proposed office space is for the provision of a dedicated area for staff to undertake administrative tasks in a space which is separated from the main living accommodation, and as such will not change the use which has been approved under application 3/2025/0614.

Yours sincerely

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