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Email: developer@lancashire.gov.uk
Your ref: 3/2026/0530
Our ref: 3/2026/0530/HDC/KW
Date: 02 September 2026

Location: The Pentre Pendle Road Clitheroe BB7 1JQ
Proposal: Proposed rear and side extension, attached double garage with roof space storage and external works including new principal access drive from Goosebutts Lane.
Grid Ref: 374987 441335

Dear Maya Cullen

With regard to your consultation letter dated 23 July 2026, I have the following comments to make based on all the information provided by the applicant to date.

Summary

No objection subject to conditions

Lancashire County Council acting as the Local Highway Authority (LHA) does not raise an objection regarding the proposed development and are of the opinion that the proposed development will not have a significant impact on highway safety or capacity in the immediate vicinity of the site subject to the following conditions being stated on any approval.

Advice to Local Planning Authority

Introduction

The Local Highway Authority (LHA) are in receipt of an application for the proposed rear and side extension, attached double garage with roof space storage and external works including new principal access drive from Goosebutts Lane at The Pentre, Pendle Road, Clitheroe.

The LHA has reviewed the recent planning history for the site which is as follows:

3/2025/0295 - Erection of one new single storey residential building adjacent to The Pentre. Construction of new boundary fence/wall separating the properties.

Site Access

The site has an existing access from Pendle Road which will be retained as a secondary access for the site. The proposal includes a new access from Goosebutts Lane, which is an unclassified road and subject to a speed limit of 20 mph,

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The LHA has reviewed the proposed site plan, drawing number 7336 S02F and understands that the new access will be appropriately 4.5m wide. The drawing also includes visibility splays for the proposed access points set 2 metres back from the near edge of the carriageway and extending 43 metres to the South and 26 metres to the North, providing acceptable visibility splays.

The visibility splay should be wholly within the land which the applicant controls and/or the adopted highway and nothing shall be erected, retained, planted and / or allowed to grow at or above a height of 0.9 metres above the nearside carriageway level which would obstruct the visibility splay of the proposed access.

The access shall be appropriately paved in a hardstanding material from the back of the footway for the first 5m into the site and a new vehicle crossing within the adopted highway will need to be constructed under a section 171 agreement of the Highways Act 1980.

Drainage

Whilst works to widen the access take place, the applicant shall include surface water drainage at the access point, which should be drained into an internal outfall.

Internal Layout

The LHA are aware that the dwelling complies with the LHAs parking standards as defined in the Joint Lancashire Structure Plan. There are also turning provisions within the site to allow for ingress and egress in a forward gear.

The proposed garage meets the recommended minimum internal dimensions for a double garage size which is 6m in length and 6m wide.

Sustainability

The site is within close proximity to bus stops on Pendle Road, with hourly services running between Clitheroe, Chipping, Burnley and Accrington.

The site would benefit from increasing its sustainable transport options to encourage and promote sustainable transport use. Such as including covered, secure cycle storage to ensure the provision and availability of adequate cycle parking. Additionally, a charging point for electric vehicles could be included in the development to promote sustainable modes of transport. The DfT guidance regarding Electric Vehicle Charging in Residential and Non-residential buildings states charge points must have a minimum power rating output of 7kW and be fitted with a universal socket that can charge all types of electric vehicles.

Conditions

If the Planning Authority is minded to approve this application Lancashire County Council Highways requests the following conditions and informative notes are appended to the decision notice:

1. 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:

- 24 Hour emergency contact number.
- 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 because of construction.
- Measures to control the emission of dust and dirt during construction.
- Construction vehicle routing.
- 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.

2. No part of the development hereby permitted shall be occupied until such time as the access arrangements shown on drawing number 7336 S02F have been implemented in full.

Reason: To ensure that vehicles entering and leaving the site may pass each other clear of the highway, in a slow and controlled manner, in the interests of general highway safety and in accordance with the National Planning Policy Framework.

3. No building shall be occupied until visibility splays 2 metres back from the centre line of the access and extending 43 metres to the South and 26 metres to the North along the nearside carriageway edge have been provided at the access, as shown on the approved plans. Nothing shall be erected, retained, planted and / or allowed to grow at or above a height of 0.9 metres above the nearside carriageway level which would obstruct the visibility splay. The visibility splays shall be maintained free of obstruction at all times thereafter for the lifetime of the development.

Reason: To ensure adequate inter-visibility between highway users at the street junction or site access, in the interests of highway safety.

4. Before the access is used for vehicular purposes, that part of the access extending from the highway boundary for a minimum distance of 5m into the site shall be appropriately paved in tarmacadam, concrete, block pavements, 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.

5. The surface water from the approved access shall be collected within the site and drained to a suitable internal outfall.

Reason: In the interest of highway safety to prevent water from discharging onto the public highway.

6. No building hereby permitted shall be occupied until the car parking area has been surfaced or paved in accordance with a scheme to be approved by the Local

Planning Authority. The car parking spaces and manoeuvring areas shall thereafter be always kept free of obstruction and available for the parking cars.

Reason: To allow for the effective use of the parking areas.

7. The garages hereby approved shall be kept available for the parking of vehicles ancillary to the enjoyment of the households and shall not be used for any use that would preclude the ability of their use for the parking of private motor vehicles, whether or not permitted by the provisions of the Town and Country Planning (General Permitted Development) Order 2015 or any order amending or revoking and re-enacting that order.

Reason: To ensure that adequate parking provision is retained on site.

Informative notes:

- This consent requires the construction, improvement or alteration of an access to the public highway. Under the Highways Act 1980 Section 171 Lancashire County Council as the Highway Authority must specify the works to be carried out. Only a contractor approved by the Highway Authority can carry out these works. Therefore, before any works can start, the applicant must contact the Highway Authority at highways@lancashire.gov.uk to ascertain the details of such an agreement. More information can be found on Lancashire County Council's website at <http://www.lancashire.gov.uk/roads-parking-and-travel/roads/vehicle-crossings.aspx>
- 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.
- Vehicles must only access the site using a designated vehicular access point.
- 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.
- A licence to erect hoardings adjacent to the highway (should they be proposed) may be required. If necessary, this can be obtained via the County Council (as the Highway Authority) by contacting the Council by telephoning 01772 533433 or e-mailing lhsstreetworks@lancashire.gov.uk
- All references to public highway include footway, carriageway, and verge.
- This consent does not give approval to a connection being made to the County Council's highway drainage system. The applicant is further advised that the highway surface water drainage system must not be used for the storage of any waters from adoptable United Utility surface water systems or any private surface water drainage systems.
- The grant of planning permission will 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.

Yours sincerely
Kate Walsh
Assistant Engineer
Highway Development Control
Highways and Transport
Lancashire County Council
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