

Ribble Valley Borough Council
Planning Section
Council Offices
Church Walk
Clitheroe
BB7 2RA

Phone: 0300 123 6780
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Your ref: 03.26.0560
Our ref: 03.26.0560
Date: 10.09.2026

For the attention of Emily Pickup

Planning Application No: 3/2026/0560

Grid Ref: 374339 441675

Proposal: Proposed new ground floor shop frontage and change of use of first floor to holiday let.

Location: 15 Moor Lane Clitheroe BB7 1BE

The plans and information submitted have been viewed together with the previous history of the site and the following comments are made.

The change of use proposed is in a town centre location near to local amenities and on a bus route. It is situated on a row of shops and is sited along a busy road linking it directly to the town centre.

This dwelling has no existing parking or proposed parking. There is parking opposite the dwelling (No return within 1 hour Monday-Saturday).

An investigation of the 5 year accident record shows one collision of slight severity has occurred on Moor Lane (B6478) Near junction with Side Road, Clitheroe.

A degree of space should be retained as part of the proposal to allow for the storage of refuse bins, whilst retaining pedestrian access. As a result, this should avoid refuse migrating and ultimately being left on the adopted street.

There is no objection to this application as we wouldn't expect it to work differently to a dwelling.

There is no objection to the proposal subject to the comments being noted and the following condition.

As a new shop front is proposed, the informative note below is recommended.

Condition

- A degree of yard space should be retained as part of the proposal. This should be adequate to allow for the storage of refuse bins, whilst still maintaining limited pedestrian access. As a result, the retained area should avoid refuse migrating and ultimately being left on the back street.

Informative Note

- The developer should be aware that any works on, or immediately adjacent to the adopted highway network, would require the appropriate permits from 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.

Kind regards

Tahira

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

