

Ribble Valley Borough Council  
Housing & Development Control

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Email: [developeras@lancashire.gov.uk](mailto:developeras@lancashire.gov.uk)

Your ref: 3/2022/0990  
Our ref: D3.2022.0990  
Date: 24<sup>th</sup> November 2022

FAO Ben Taylor

Dear Sir/Madam

Application no: **3/2022/0990**

Address: **Land opposite Ashbrook Ribblesdale Avenue Clitheroe BB7 2HZ**

Proposal: **Proposed residential development of a detached dwelling.**

The Local Highway Authority have viewed the plans and highway related documents and have the following comments to make:

### **Summary**

#### **No objection subject to conditions**

Lancashire County Council acting as the Local Highway Authority 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, capacity or amenity 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 erection of a dwelling at the land opposite Ashbrook, Ribblesdale Avenue, Clitheroe.

The LHA are aware of the most recent planning history at the site with it being listed below:

3/2022/0762- Re-submission of planning application 3/2021/1286 with minor design amendments for the erection of a detached dwelling, detached garage, garden, landscaping works, new access and associated drive. Permitted 20/09/2022.

#### **Lancashire County Council**

Director of Highways and Transport  
PO Box 100, County Hall, Preston, PR1 0LD

3/2021/1286- Proposed erection of a detached dwelling, detached garage, garden, landscaping works, new access and associated drive. Permitted 09/02/2022.

3/2021/0875- Proposed erection of a detached two and half storey dwelling with garden and driveway and new access. Permitted 19/10/2021.

3/2020/0898- Reserved matters for one two-storey dwelling following outline planning permission 3/2019/0193 including access, appearance, landscaping and scale. Resubmission of application 3/2020/0100. Permitted 04/12/2020.

3/2020/0100- Reserved matters for one two-storey dwelling following outline planning permission 3/2019/0193 including access, appearance, landscaping and scale. Refused 03/04/2020.

3/2019/0193- The proposal is to erect a detached house on site with an access off Ribblesdale Avenue. Permitted 17/04/2019.

3/2012/0488- Development of two detached dwellings on land belonging to and adjacent to Radley, Ribblesdale Avenue. Permitted 24/10/2012.

3/2011/0719- Outline application for the erection of three detached dwellings. Permitted 09/12/2011.

### **Site Access**

The LHA are aware that the site will be accessed off Ribblesdale Avenue which is an unclassified road subject to a 20mph speed limit.

The LHA have reviewed Stanton Andrews drawing number PL.03 Rev G titled "Proposed Site Plan" and are aware that the access width complies with the LHAs guidance.

However, the LHA will condition that a drawing is submitted showing that the access can achieve vehicular visibility splays of 2m x 25m in both directions to comply with the LHAs guidance for a 20mph road.

The LHA also inform the Applicant/ Agent that a Section 278 agreement will need to be agreed with the LHA to create the access, please see the informative below and that the gully located adjacent to the access may need to be relocated as part of the Section 278 works.

### **Highway Safety**

There have been no Personal Injury Collisions recorded within 200m of the site and therefore the LHA have no pre-existing highway safety concerns.

### **Internal Layout**

The LHA have reviewed Stanton Andrews drawing number PL.03 Rev G titled "Proposed Site Plan" and are aware that the provided parking arrangements complies with the LHAs

parking guidance as defined in the Joint Lancashire Structure Plan. Therefore, the LHA have no objection to the proposal.

The LHA will however condition that the dwelling provides at least one electric vehicle charging point in the provided garage or on the driveway.

### **Conditions**

1. No development shall commence on the site until such time as a construction traffic management plan, including as a minimum details of the routing of construction traffic, wheel cleansing facilities, vehicle parking facilities, and a timetable for their provision, has been submitted to and approved in writing by the Local Planning Authority. The construction of the development shall thereafter be carried out in accordance with the approved details and timetable.

REASON: To reduce the possibility of deleterious material (mud, stones etc.) being deposited in the highway and becoming a hazard for road users, to ensure that construction traffic does not use unsatisfactory roads and lead to on-street parking problems in the area.

2. No part of the development hereby permitted shall be occupied until such time as the access arrangements shown on Stanton Andrews drawing number PL.03 Rev G 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 (2021).

3. No part of the development hereby permitted shall be occupied until such time as vehicular visibility splays of 2 metres by 25 metres have been provided at the site access. These shall thereafter be permanently maintained with nothing within those splays higher than 1 metres above the level of the adjacent footway/verge/highway.

REASON: To afford adequate visibility at the access to cater for the expected volume of traffic joining the existing highway network, in the interests of general highway safety, and in accordance with the National Planning Policy Framework (2021).

4. The development hereby permitted shall not be occupied until such time as the parking and turning facilities have been implemented in accordance with Stanton Andrews drawing number PL.03 Rev G. Thereafter the onsite parking provision shall be so maintained in perpetuity.

REASON: To ensure that adequate off-street parking provision is made to reduce the possibility of the proposed development leading to on-street parking problems locally and to enable vehicles to enter and leave the site in a forward direction in the interests of highway safety and in accordance with the National Planning Policy Framework (2021).

5. Prior to the first occupation the dwelling shall have an electric vehicle charging point. Charge points must have a minimum power rating output of 7kW, be fitted with a universal socket that can charge all types of electric vehicle currently.

REASON: In the interests of supporting sustainable travel.

6. The surface water from the approved driveway should be collected within the site and drained to a suitable internal outfall. Prior to commencement of the development details of the drainage strategy shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented in accordance with the approved details.

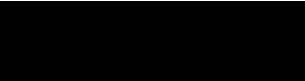
REASON: In the interest of highway safety to prevent water from discharging onto the public highway.

### **Informatives**

The grant of planning permission will require the applicant to enter into an appropriate legal agreement (Section 278), with Lancashire County Council as Highway Authority prior to the start of any development. The applicant should be advised to contact the county council for further information by telephoning the Development Support Section on 0300 123 6780 or email [developeras@lancashire.gov.uk](mailto:developeras@lancashire.gov.uk), in the first instance to ascertain the details of such an agreement and the information to be provided, quoting the location, district and relevant planning application reference number.

Please be aware that the demand to enter into section 278 agreements with Lancashire County Council as the highway authority is extremely high. Enquiries are being dealt with on a first come first served basis. As such all developers are advised to seek to enter into Section 278 agreements at a very early stage.

Yours faithfully



Highway Development Control  
Highways and Transport  
Lancashire County Council