

Ribble Valley Borough Council
Housing & Development Control

Tel
Email

Your ref 3/2022/0325
Our ref D3.2022.0325
Date 10th May 2022

FAO Ben Taylor

Dear Sir/Madam

Application no: **3/2022/0325**

Address: **Pendle House Clitheroe Road Chatburn BB7 4JY**

Proposal: **Proposed change of use of basement flat into consulting rooms (class E).**

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

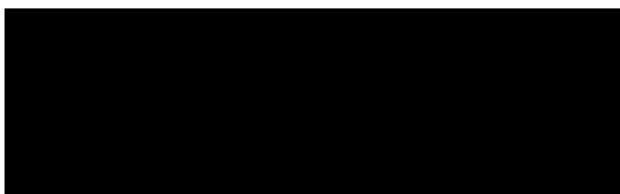
Lancashire County Council acting as the Local Highway Authority does not raise an objection regarding the proposed development and are of the opinion that the proposed development will not have a significant impact on highway safety, capacity or amenity in the immediate vicinity of the site subject to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

Advice to Local Planning Authority

Introduction

The Local Highway Authority (LHA) are in receipt of a re-consultation for the proposed change of use of a basement flat into two consulting rooms at Pendle House, Clitheroe Road, Chatburn.

The LHA previously responded to the application on 6th May 2022, requesting further information regarding the need for the Applicant/ Agent to provide an Operation Statement regarding the site. Since then, an Operation Statement has been submitted to the LHA from the consultant Avalon. This will be reviewed below.



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

3/2021/0615- New opening and installation of doors to terrace. Withdrawn 23/06/2021.

3/2019/0935- Illuminated totem sign to car park entrance 3m x 1.2m x 120mm. Refused 29/11/2019.

3/2019/0691- Change of use of part of Pendle House from A1 to D1. Hours of opening to be 9am to 7pm Monday to Friday, 9am to 5.30pm on Saturdays and 9am to 7pm on Sundays and Bank Holidays. Resubmission of planning application 3/2019/0295. Permitted 03/09/2019.

3/2019/0295- Change of use of part of Pendle House from A1 to D1. Permitted 30/05/2019.

Site Access

The LHA are aware that the site will continue to be accessed off Clitheroe Road which is an C classified road subject to a 40mph speed limit.

The access, which leads to the 19 car parking spaces at the site as shown on Avalon drawing number RIA/01 Dwg 05B titled "Proposed Site Plan" will remain unaltered following the proposal. Therefore, the LHA have no further comments to make regarding the access.

Internal Layout

The LHA are aware that 19 car parking spaces will be provided for the entire site. These spaces will be used by the two residential units, the Dental Practice which has 3 consulting rooms and the proposed two consulting rooms.

The LHA have reviewed the parking arrangements, as shown on Avalon drawing number RIA/01 Dwg 05B titled "Proposed Site Plan" and they comply with the parking guidance found in the Joint Lancashire Structure Plan. Therefore, the LHA have no objection to the proposal.

Conditions

1. The development hereby permitted shall not be occupied until such time as the parking and turning facilities have been implemented in accordance with Avalon drawing number RIA/01 Dwg 05B. 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).

Yours faithfully



Assistant Engineer
Highway Development Control
Highways and Transport
Lancashire County Council