

Ribble Valley Borough Council
Housing & Development Control

Tel
Email

Your ref 3/2021/1021
Our ref D3.2021.1021
Date 31st May 2022

FAO Adrian Dowd

Dear Sir/Madam

Application no: **3/2021/1021**

Address: **4 Kayley Terrace Main Street Grindleton BB7 4QX**

Proposal: **Proposed change of use of the ground floor from Class C3 to Class E; from a two bedroom terrace dwelling to a ground floor Local History archive and meeting room and a single bedroom flat on the first floor.**

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

Summary

No objection

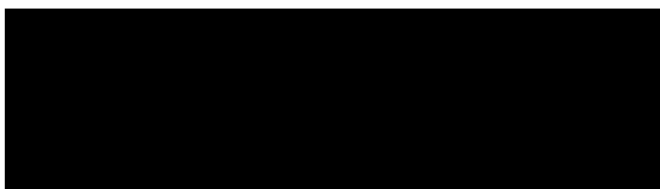
Lancashire County Council acting as the Local Highway Authority does not raise an objection regarding the proposed development and are of the opinion that the proposed development will not have a significant impact on highway safety, capacity or amenity in the immediate vicinity of the site.

Advice to Local Planning Authority

The Local Highway Authority (LHA) are in receipt of a re-consultation for the proposed change of use of a 2-bed dwelling into a Local History archive and meeting room on the ground floor and a single bed flat on the first floor at 4 Kayley Terrace, Main Street, Grindleton.

The LHA previously responded to the application on 4th March 2022, requesting further information in the guise of an Operation Statement.

Since then, an Operation Statement has been submitted to the LHA via an email from the Local Planning Authority (LPA) dated 26th May 2022. This will be reviewed below.



The LHA are aware that the site is accessed off Main Street which is an unclassified road subject to a 30mph speed limit.

The LHA have reviewed the supporting documents and understands that the internal floor area of the Local History archive and meeting room which is classed as a D1 development by the LHA, is 110 square metres.

For the D1 development on the ground floor to comply with the LHAs parking guidance as defined in the LHAs Joint Lancashire Structure Plan, the LHA require 5 car parking spaces to be provided. The LHA would also require one car parking space to be provided for the one bed flat meaning that 6 spaces are required for the proposal.

The LHA are aware that one car parking space can be provided in the single garage for the residential element of the proposal but there will be a shortfall of 5 spaces for the Local History archive and meeting room.

The LHA have reviewed the Operation Statement, which was requested in the previous comments, and will accept the shortfall in parking at the site. This is because the proposal will be used as a mere storage space for the Grindleton Historical Society who hold meetings in the Grindleton Pavilion.

The Pavilion has access to a car park and so can be used by people who are driving to the proposal to access the archives, with the car park being approximately 260m away from the proposal.

That being in said, as stated in the Operation Statement, "presently all of the people attending the GHS meetings live in the village and attend meetings on foot" and this is unlikely to change following the proposal. Therefore, with the demand for parking being extremely low and the proposal being a local need, the LHA have no objection to the proposal.

It is also worth noting that a maximum of 4 people are able to access the archives at once and so should demand for the proposal increase from outside of Grindleton, leading to more people travelling by vehicle to the site, parking demand on the Pavilion can be managed.

Yours faithfully


Assistant Engineer
Highway Development Control
Highways and Transport
Lancashire County Council