

Ribble Valley Borough Council  
Housing & Development Control

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Your ref 3/2021/1054  
Our ref D3.2021.1054  
Date 7<sup>th</sup> March 2022

FAO Adrian Dowd

Dear Sir/Madam

Application no: **3/2021/1054**

Address: **23 Whalley Road Wilpshire BB1 9LQ**

Proposal: **Proposed change of use and exterior alterations of a former photography studio (Use Class E) to three flats (Use class C3) and associated infrastructure.**

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 change of use of a former photography studio into three flats at 23 Whalley Road, Wilpshire.

The LHA previously responded to the application on 12<sup>th</sup> November 2021, requesting that the space adjacent to the window is removed due to the length of the existing driveway being too short to constitute an adequate parking space.

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**Phil Durnell**

Director of highways and Transport  
Lancashire County Council  
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The Agent has now submitted Mark Gordon drawing number 23WR/200/PL Rev P2 titled "Site Location Plan, Proposed Site Plan," which will be reviewed below.

### **Site Access**

The LHA understands that the site is accessed off Whalley Road which is an A classified road subject to a 30mph speed limit.

The LHA understands that the access to the site is already existing via dropped kerbs. Therefore, with the access already being established the LHA have no comments to make.

### **Highway Safety**

There have been one recorded Personal Injury Collisions (PICs) within 500m of the application site in the last five years. Notwithstanding this, the LHA do not have any concerns that the proposal would exacerbate the existing highway safety situation as there are no significant trends among the PICs.

### **Internal Layout**

The LHA have reviewed Mark Gordon drawing number 23WR/200/PL Rev P3 titled "Site Location Plan, Proposed Site Plan" and understands that the site will provide 2 car parking spaces for the 3x 2 bed flats. This does not comply with the parking guidance found in the Joint Lancashire Structure Plan which requires a 2 bed flat to provide 2 car parking spaces each. Therefore, there is a shortfall of 5 spaces.

However, the LHA will accept the shortfall in car parking at the site given that the site is in a sustainable location, 100m from a bus stop which has regular services to Blackburn and Clitheroe. The site is also 1km from Ramsgreave and Wilpshire railway station, which has regular services to Manchester, Blackburn and Clitheroe.

Therefore, with these factors in mind and the lack of parking facilities deterring potential occupants, the LHA will 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 Mark Gordon drawing number 23WR/200/PL Rev P3. 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).

2. No building or use hereby permitted shall be occupied or the use commenced until the cycle parking provision shown on the approved plans has been completed. The area shall thereafter be kept free of obstruction and available for the parking of cycles only at all times.

REASON: To ensure the provision and availability of adequate cycle parking and the promotion of sustainable forms of transport.

Yours faithfully

**Ryan Derbyshire**  
Assistant Engineer  
Highway Development Control  
Highways and Transport  
Lancashire County Council