

Ribble Valley Borough Council
Church Walk,
Clitheroe,
BB7 2RA

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Your ref:
Our ref: LHS/CS/3/2016/1137
Date: 9th January 2017

For the attention of John Macholc.

Proposal:	Change of use from dwelling (Class C3) to non-residential institution (Class D1).
Location:	Holmes Cottage Woone Lane Clitheroe BB7 1BG
Grid Ref:	374212 - 441459

With regard to your letter dated the 12th December 2016

The Highway Development Control Section is of the opinion that the proposed change of use from dwelling (Class C3) to non-residential institution (Class D1), will have a detrimental impact on highway amenity in the immediate vicinity of the site, unless an acceptable level of off-road car parking can be provided.

Based on the car parking recommendations in the Joint Lancashire Structure Plan and the Highway Development Control Section is of the opinion that the applicant should provide 4 off-road car parking spaces per treatment/consultation room. The applicant is indicating 5 rooms for treatment and/or consultation and as such a base line of 20 off-road car parking spaces should be provided.

While the site is in a town centre location with good access to local amenities and public transport the Highway Development Control Section is of the opinion that the clients will be reliant on private car use due to the distances they would need to travel to get to their appointed appointments. Car parking in this location is at a premium and any additional on road parking would be difficult to accommodate, especially when the Mill development is completed.

The Highway Development Control Section is of the opinion that a 25% reduction in car parking provision would seem reasonable due to the town centre location and public transport links but as the existing public car parking and on road parking is at a premium any further reduction should be resisted due to reduce the impact on highway amenity for existing road uses, businesses and properties etc.

If you have any questions please do not hesitate to contact me.

Yours sincerely

Stewart Gailey
Highway Development Control Engineer