

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

Phone: 0300 123 6780
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Your ref:
Our ref: LHS/CS/03/2017/0171 and 0173
Date: 9th August 2016

For the attention of Robert Major.

Proposal:	Change of use of existing two storey rear extension from bed and breakfast guest rooms and cafe to form one new dwelling.
Location:	Dog and Partridge Tosside BD23 4SQ
Grid Ref:	376895 - 456092

With regard to your letter dated the 3rd March 2017.

The Highway Development Control Section does not have any objections in principle to the proposed change of use providing the applicant can provide an acceptable level of off-road car parking for the remaining public house and owner's accommodation above.

The site is off Wigglesworth Road which is classified as the B6478 and categorised as a secondary distributor road with a speed limit of 60mph fronting the site. A traffic count carried out by Lancashire County Council on the 16th May 2013, which indicates very low traffic volumes of around 400 two-way traffic movements a day with 6% HGV movements in both directions.

Based on the car parking recommendations in the Joint Lancashire Structure Plan and the Ribble Valley Parking Standards, the Highway Development Control Section is of the opinion that the applicant should provide either one off-road car parking space for each 5sqm of public floor area for the public house or one off-road car parking space per 8sqm of the gross ground floor area.

The Highway Development Control Section is of the opinion that on road parking fronting the site would have a detrimental impact on highway safety by narrowing the available carriageway width, with no provisions for pedestrians needing to walk in the road to pass the parked vehicles. On-road parking would also prevent two way traffic movements at the detriment to highway and the obstruction of the sight lines from the Bailey Lane at the detriment to highway safety.

There is also a private access serving the properties opposite the site and on-road parked cars would affect the safe manoeuvring in and out of this drive.

The applicant is advised to provide an accurate survey of the floor areas as recommended above and then show the recommended number of parking spaces before determining the application, in the interest of highway safety.

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

Yours sincerely

Stewart Gailey
Highway Development Control Engineer