

Development Control
Ribble Valley Borough Council

Phone: 0300 123 6780
Email: highways@lancashire.gov.uk

Your ref: 2018/0992
Our ref:
Date: 08/01/2019

Dear Sirs

Re: Planning Application 18/0992

Address: New Fold Garage Neville Street Longridge PR3 3FD

Description: Proposed additional valeting service to an existing garage operation and erection of 1.7m high Perspex panel screen.

With respect to this application we would not wish to raise any objection to the principle of the works, but on the basis that the site is for the sole purpose of valeting and car wash and not car repairs. However despite further submissions there are still concerns over the functionality of the site.

There is a discrepancy between the description of the proposal on the application form and the information supplied on the latest drawings supplied. The application makes reference to the valeting being an additional service to the existing garage services, whilst the drawing supplied makes reference to the valeting service being the main usage of the site as the former workshop bay are labelled as Valeting areas.

It is noted that any vehicles waiting to be washed are expected to wait on the highway outside the residential premises, the proposed direction of travel could lead to a conflict of movement, as drivers dropping off cars for pre booked valets are likely to simply park and leave the vehicle entering through the exit rather than wait in the queue. A reversal of the direction of travel would be preferable.

In order to progress the application we would look for further information regarding the functionality of the site as a whole. It is unclear from the information provided whether the site is to function as a car repair garage with the provision of a valeting service or as a valeting and car washing centre with no car repairs taking place.

As a former car repairs business the vehicle movements would be controlled by the nature of the business being generally by appointment only, and would expect the

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valeting business to be operated on a similar appointment only basis. Where similar premises function as an ad hoc car washing facility there are generally facilities for vehicles to wait off the highway and should the customer decide that the queue looks long then there is simply the carry on with the journey without the added complication of a 3 point turn in the cul-de-sac. Consequently pending confirmation of the intended use of the site I would request the following condition to be added.

A condition requiring the business to function on an appointment only operation and any promotional signage and advertising should reference the need to book an appointment.

Should you wish to discuss the matter further, please do not hesitate to contact me by email or by telephone on 01772 531202.

Yours faithfully

Simon Hardie
Highways Development Control
Lancashire County Council