

Development Control
Ribbles Valley Borough Council

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

Your ref: 2018/1121
Our ref:
Date: 06/03/2019

Dear Sirs

Re: Planning Application 18/1121

Address: The Stables rear of King Street Whalley BB7 9SP

Description: Change of use to new restaurant on ground floor and new retail unit at first floor level. General refurbishment of existing building with new single storey extensions and structures to courtyard area and to rear elevation. New wall, gate and timber screens to front and side boundaries. Resubmission of application 3/2018/0530.

With respect to this application we would wish to raise an objection to the development.

There are concerns regarding the access for vehicles and pedestrians, the parking that is proposed within the site and the lack of any recognised form of street lighting.

The access to the parking situated at the rear of the site is accessed via an un-adopted lane which not designated as highway and would not consider sufficiently wide enough to allow two cars to pass unhindered. The general site is shared with a number of other business where there is no segregation between the vehicle and pedestrian movements.

The plans provided show some parking areas that are purported to be for the sole use of restaurant staff and customers, however it has been noted from a site visit that these are currently designated for the use of two other premises adjacent to the restaurant. If these designated parking areas are reassigned then this will displace additional parking hazards which will need to be accommodated within the general area, potentially compromising the conditions imposed on other developments within the area.

Sue Harper,
Interim Director of Community Services
Cuerden Way • Bamber Bridge • Preston • PR5 6BS

It is noted from the previous submission that there is a concern regarding the lack of lighting to the car parking area. Additionally, an application (no 3-2012-0824) for an adjacent premises to provide a walk in taxi booking office has also been refused siting "highway safety" grounds.

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