

Nicola Gunn

From: Planning
Subject: FW: FW: 3/2021/0172 - Kings Arms 144 Bawdlands Clitheroe BB7 2LA
Attachments: Parking layout.pdf

Sent: 26 March 2021 14:21
To: Stephen Kilmartin <Stephen.Kilmartin@ribblevalley.gov.uk>
Subject: Re: FW: 3/2021/0172 - Kings Arms 144 Bawdlands Clitheroe BB7 2LA

External Email

This Email Originated Outside Ribble Valley Borough Council. Do not click links or attachments unless you recognize the sender and know the content is safe. If in doubt please contact helpdesk@ribblevalley.gov.uk

Hi Stephen

Further to the comments from the Highway Authority, the response is as follows:

The offices will be for the applicant's own company currently located in Clitheroe Business Centre. The company employs 8 people. At no time will the offices be let as individual units. I have attached a parking plan showing details of the spaces available. The office use will operate during the day, with the pub operating in the evening.

I trust this is appropriate and the highway authority is satisfied with the response.

Regards
Claire

Claire Bradley Dip TP
Director
Kirkwells Planning Consultants
Lancashire Digital Technology Centre
Bancroft Road
Burnley
Lancashire
BB10 2TP
Telephone: 01282 872570
Mobile: 07977853397
www.kirkwells.co.uk

On Tue, 23 Mar 2021 at 09:30, Stephen Kilmartin <Stephen.Kilmartin@ribblevalley.gov.uk> wrote:

Claire,

Please see the response below in respect of the above.

Regards

Stephen Kilmartin

Stephen Kilmartin – Principal Planning & Urban Design Officer

Ribble Valley Borough Council, Council Offices,

Church Walk, Clitheroe, Lancashire BB7 2RA

Tel: 01200 414555 | Fax: 01200 414487

E-mail: stephen.kilmartin@ribblevalley.gov.uk

Web: www.ribblevalley.gov.uk

From: Gregg, Robert <Robert.Gregg@lancashire.gov.uk>

Sent: 22 March 2021 15:01

To: Stephen Kilmartin <Stephen.Kilmartin@ribblevalley.gov.uk>; Planning <planning@ribblevalley.gov.uk>; LHS Customer Service <lhscustomerservice@lancashire.gov.uk>

Subject: 3/2021/0172 - Kings Arms 144 Bawdlands Clitheroe BB7 2LA

 **External Email**

This Email Originated Outside Ribble Valley Borough Council. Do not click links or attachments unless you recognize the sender and know the content is safe. If in doubt please contact helpdesk@ribblevalley.gov.uk

Afternoon Stephen

With respect to the proposed change of use of first floor from manager's flat to offices, whilst I would raise no objection to the principle of the development proposal I must ensure that the proposal would not be detrimental to highway users.

At this stage my initial comments would allow the applicant the opportunity to address the following concerns prior to submitting my final comments.

The proposal will result in a change of use to the first floor of the building from a flat to offices, although no details of how the proposed change of use will function. I would therefore need to understand how many office workers are likely to work from the proposed offices, will the offices be set for an individual company or provide office space for individuals on a rental basis? Also, how will the offices be accessed.

The proposed site plan refers to two parking areas and while the application form states there will be no increase to parking provision, details of the expected amount of office workers is a requirement to help determine this, also the encouragement of sustainable modes of transportation does not appear to have been explored.

Can I please ask that further information is provided before I can make any further comments on the matter.

Kind regards

Robert Gregg *EngTech MICE MCIHT*

Development Support

Highways and Transport

Lancashire County Council

T:01282 470840

M:07976316464

www.lancashire.gov.uk

This e-mail contains information intended for the addressee only.

It may be confidential and may be the subject of legal and/or professional privilege.

If you are not the addressee you are not authorised to disseminate, distribute, copy or use this e-mail or any attachment to it.

The content may be personal or contain personal opinions and unless specifically stated or followed up in writing, the content cannot be taken to form a contract or to be an expression of the County Council's position.

Lancashire County Council reserves the right to monitor all incoming and outgoing email.

Lancashire County Council has taken reasonable steps to ensure that outgoing communications do not contain malicious software and it is your responsibility to carry out any checks on this email before accepting the email and opening attachments.

This e-mail contains information intended for the addressee only.

It may be confidential and may be the subject of legal and/or professional privilege.

If you are not the addressee you are not authorised to disseminate, distribute, copy or use this e-mail or any attachment to it.

The content may be personal or contain personal opinions and unless specifically stated or followed up in writing, the content cannot be taken to form a contract or to be an expression of the County Council's position.

Lancashire County Council reserves the right to monitor all incoming and outgoing email.

Lancashire County Council has taken reasonable steps to ensure that outgoing communications do not contain malicious software and it is your responsibility to carry out any checks on this email before accepting the email and opening attachments.