

Ribble Valley Borough Council
Housing & Development Control

Tel 0300 123 6780
Email developeras@lancashire.gov.uk

Your ref 3/2021/0172
Our ref Robert Gregg
Date 31st March 2021

Dear Stephen

Application no: **3/2021/0172**

Address: **Kings Arms 144 Bawdlands Clitheroe BB7 2LA**

Proposal: **Change of use of first floor from manager's flat to offices**

I have viewed the plans and submitted documents and I have the following comments to make:

The proposal

The proposal will result in a change of use to the first floor of the public house from the manager's accommodation to office space, whilst I previously raised no objection to the principle of the development proposal. I needed to ensure that the proposal would not be in any way detrimental to highway users.

Details of how the proposed change of use is expected to function have now been submitted and given the offices will be used solely for the applicant's own company, of eight employees, the offices will not be let as individual units and that the office use will operate during the day, with the pub operating in the evening the proposal would not raise any highway concerns and subject to the following condition being stated on any approval that may be granted, I would therefore raise no objection to the proposal on highway grounds.

Condition

1. No building or use hereby permitted shall be occupied or the use commenced until a scheme for the provision of cycle parking been submitted to, and approved by, the Local Planning Authority in consultation with the Highway Authority. The area shall thereafter be kept free of obstruction and available for the parking of cycles only at all times.

Reason: To ensure the provision and availability of adequate cycle parking and the promotion of sustainable forms of transport.

Phil Durnell

Director of highways and Transport
Lancashire County Council
PO Box 100 • County Hall • Preston • PR1 0LD
www.lancashire.gov.uk

Should you wish to discuss the matter further, please do not hesitate to contact me by email or by telephone on 01282 470840.

Yours faithfully

Robert Gregg

Development Support Officer
Highways and Transport
Lancashire County Council

T: 01282 470840

M: 07976316464

www.lancashire.gov.uk