

Ribble Valley Borough Council  
Housing & Development Control

Tel 0300 123 6780  
Email [developeras@lancashire.gov.uk](mailto:developeras@lancashire.gov.uk)

Your ref 3/2021/0269  
Our ref D3.2021.0269  
Date 13<sup>th</sup> October 2021

FAO John Macholc

Dear Sir/Madam

Application no: **3/2021/0269**

Address: **6 The Arches Whalley BB7 9SG**

Proposal: **Alterations and change of use from art gallery (class F) to ground and first floor flats (class C3).**

The Local Highway Authority have viewed the plans and highway related documents and have the following comments to make:

### **Summary**

#### **No objection subject to conditions**

Lancashire County Council acting as the Local Highway Authority does not raise an objection regarding the proposed development and are of the opinion that the proposed development will not have a significant impact on highway safety, capacity or amenity in the immediate vicinity of the site subject to the following conditions being stated on any approval.

### **Advice to Local Planning Authority**

#### **Introduction**

The Local Highway Authority (LHA) are in receipt of a re-consultation for the alterations and change of an art gallery to 2 flats at 6 The Arches, Whalley.

The LHA previously responded to the application on 9<sup>th</sup> April 2021, advising approval subject to conditions. However, the application was to convert the art gallery into a shop and have a first floor flat above.

Now the proposal has changed.

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#### **Phil Durnell**

Director of highways and Transport  
Lancashire County Council  
PO Box 100 • County Hall • Preston • PR1 0LD  
[www.lancashire.gov.uk](http://www.lancashire.gov.uk)

## **Site Access**

The site will be accessed off The Arches which is an unclassified road subject to a 20mph speed limit.

The LHA have reviewed David Haworth drawing number 1421/01 Rev A titled "Proposed Alterations" and are satisfied that the access arrangements complies with the LHAs guidance and so have no further comments to make.

## **Highway Safety**

There have been no Personal Injury Collisions recorded within the vicinity of the site and therefore the LHA have no pre-existing highway safety concerns.

## **Internal Layout**

The LHA have reviewed David Haworth drawing number 1421/01 Rev A titled "Proposed Alterations" and understands that the 2x 2 bed flats will have access to one car parking space each.

For the site to comply with the Joint Lancashire Structure Plan, a flat with 2 beds is required to provide 2 car parking spaces. Therefore, there is a shortfall in 2 spaces for the 2 flats.

Notwithstanding this the LHA will accept the shortfall in the parking at the site. This is because the site is in a sustainable location within walking distance to the centre of Whalley where local amenities and bus services are found. Not only this but the site is adjacent to Whalley Train Station which has regular services to Blackburn and Clitheroe. Therefore, with these factors in mind, the LHA have no objection to the proposal.

## **Conditions**

1. The development hereby permitted shall not be occupied until such time as the parking and turning facilities have been implemented in accordance with David Haworth drawing number 1421/01 Rev A. Thereafter the onsite parking provision shall be so maintained in perpetuity.

REASON: To ensure that adequate off-street parking provision is made to reduce the possibility of the proposed development leading to on-street parking problems locally (and to enable vehicles to enter and leave the site in a forward direction) in the interests of highway safety and in accordance with the National Planning Policy Framework (2021).

Yours faithfully

**Ryan Derbyshire**  
Assistant Engineer  
Highway Development Control

