

Ribble Valley Borough Council
Housing & Development Control

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Your ref 3/2021/0453
Our ref D3.2021.0453
Date 30th June 2021

FAO John Macholc

Dear Sir/Madam

Application no: **3/2021/0453**

Address: **Sunnybank 3 Ribchester Road Wilpshire BB1 9JH**

Proposal: **Proposed conversion of outbuildings from storage sheds to floatation tank and reception area.**

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

The Local Highway Authority (LHA) are in receipt of a re-consultation for the proposed conversion of two existing outbuildings to a floatation tank and reception area at Sunnybank, 3 Ribchester Road, Wilpshire.

The LHA previously responded to the application on 21st May 2021, requesting further information to support the application.

The Applicant has now submitted photographs of the site as well as an Operation Statement, in the form of an email dated 29th June 2021, which the LHA requested to help them fully assess the impact on the public highway.

Phil Durnell

Director of highways and Transport
Lancashire County Council
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The site is located on Ribchester Road which is a B classified road subject to a 30mph speed limit.

The site will not provide any parking facilities for customers and the pedestrian access to the site will be from the existing vehicular access, which serves the single dwelling and the site.

The LHA have reviewed the Operation Statement, which has been sent via email to the LHA dated 29th June 2021. The LHA understands that a maximum of 3 people will be on site at any one time. These people will be the customer and the Applicant and his wife.

Customers to the site will operate on an appointment only basis and each appointment will be 90 minutes apart from each other. Therefore, there will only ever be one customer on site at any one time.

The only staff members that will be employed by the proposal will be the Applicant and his wife, who lives on site in number 3 Ribchester Road. The Applicant and his wife will continue to use the existing access when parking at the site, while customers will park on street.

The LHA, in this case, have no objection to customers parking on-street when accessing the site. This is because in the vicinity of the area, on-street parking is a frequent and pre-existing situation. Therefore, with only one customer ever being on site at any one time, the impact on the public highway will be minimal and so the LHA have no objection to the proposal.

Condition

1.The use hereby permitted shall be operated only by the occupier of the property known as Kevin Brown and no other staff who do not also reside at that property shall be employed in connection with the permitted use.

REASON: In the interests of highway safety.

2. Customer visits to the business hereby permitted shall be strictly by appointment only. There shall be no more than one customer present on the site at any one time.

REASON: In the interests of highway safety.

Yours faithfully

Ryan Derbyshire
Assistant Engineer
Highway Development Control
Highways and Transport
Lancashire County Council