

Ribble Valley Borough Council
Housing & Development Control

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Your ref 3/2021/1004
Our ref D3.2021.1004
Date 11th November 2021

FAO Adam Birkett

Dear Sir/Madam

Application no: **3/2021/1004**

Address: **1 to 7 George Street Whalley BB7 9TH**

Proposal: **Proposed conversion, extension and alterations to the upper floors to create seven residential apartments. Rear extension to ground floor retail unit. Demolition of loading bay and rebuilding boundary wall at the rear and associated alterations.**

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 an application for the proposed conversion, extension and alterations to the upper floor to create 7 residential apartments and a rear extension to the ground floor retail unit at 1 to 7 George Street, Whalley.

The LHA are aware of the most recent planning history at the site with it being listed below-

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Director of highways and Transport
Lancashire County Council
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3/2020/0509- Prior notification of change of use from ground floor shop (use class A1) to cafe/coffee shop (A3) for three years. Permission not required- 07/09/2020.

3/2018/1137- Proposed change of use of first floor of former Maureen Cookson building from Retail (A1) to Restaurant (A3). Resubmission of planning application 3/2018/0953. Permitted- 15/03/2019.

3/2012/0535- Proposed change of use from retail (A1) to mixed use classes A1 and A3 providing; kitchen store, coffee bar/lounge area/cafe/deli sales. Permitted- 30/07/2012.

3/2009/0956- Alteration to the existing premises to relocate 'Cookies' licensed cafe from the first to the ground floor - change of use from class A1 to A4. Permitted- 15/01/2010.

It is worth noting that the building along the ground floor is divided into 4 units for retail Class E and sui generis for the café/bar uses. The units include established businesses including Taste Buds (Café); Luxe (women's clothing); Deux Amis (Café) and the Men's Room (Barbershop). Also attached to the building is the Spar convenience shop.

Above these units on the first floor, the building has permission to convert the first floor from a retail use to a restaurant following application reference 3/2018/1137. However, the Applicant who owns the building, has failed to find any tenants for the space, as stated in the Design Statement. Therefore, the proposal is to convert the first floor and the remaining upper floors along with the extensions to the building into 7 apartments. There will be an extension on the ground floor for the existing retail unit increasing the internal floor area of the unit by 60sqm.

Site Access/ Internal Layout

The LHA understands that the site is accessed off George Street which is an unclassified road subject to a 20mph speed limit.

The LHA understands that the site is not providing any designated parking facilities for the 5 x 2 bed and 2 x 3 bed flats. There will also be no further spaces provided for the retail unit which will be extended following the proposal.

Currently, all the retail units which occupy the building, use the existing car park adjacent to the Spar convenience shop which has access to 15 car parking spaces. There are also waiting bays directly outside the building which allows visitors to park for a maximum of 2 hours at a time which applies during the hours stated on the Traffic Regulation Order. This information is found on a post along George Street.

Therefore, while the proposal does not fully comply with the parking standards as defined in the Joint Lancashire Structure Plan, the LHA will accept the shortfall in parking at the site. This is because there are existing parking facilities adjacent to the site which occupiers of the proposal can use. While the lack of designated car

parking spaces for the apartments are likely to deter prospective tenants and favour those without access to a private vehicle.

Those prospective tenants are likely to take advantage of the sustainable location of the site with it being within walking distance to the centre of Whalley where local amenities and bus services are found. Not only this but the site is a short walking distance 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.No building or use hereby permitted shall be occupied or the use commenced until secure cycle stores are provided at the site for use by the occupants of the apartments. The details regarding the cycle stores shall be submitted to and approved by the Local Planning Authority in consultation with the Highway Authority. The respective cycle stores shall be retained at all times thereafter.

REASON: In the interest of providing suitable storage for cycles and sustainable modes of travel.

Yours faithfully

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