

Ribble Valley Borough Council
Housing & Development Control

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Your ref 3/2021/1021
Our ref D3.2021.1021
Date 4th March 2022

FAO Adrian Dowd

Dear Sir/Madam

Application no: **3/2021/1021**

Address: **4 Kayley Terrace Main Street Grindleton BB7 4QX**

Proposal: **Proposed change of use of the ground floor from Class C3 to Class E; from a two bedroom terrace dwelling to a ground floor Local History archive and meeting room and a single bedroom flat on the first floor.**

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

Summary

Further Information

Lancashire County Council acting as the Local Highway Authority does not consider that the application as submitted fully assesses the highway impact of the proposed development and further information is required as set out in this response. Without this information the Local Highway Authority is unable to provide final highway advice on this application.

Advice to Local Planning Authority

The Local Highway Authority (LHA) are in receipt of an application for the proposed change of use of a 2-bed dwelling into a Local History archive and meeting room on the ground floor and a single bed flat on the first floor at 4 Kayley Terrace, Main Street, Grindleton.

The LHA are aware that the site is accessed off Main Street which is an unclassified road subject to a 30mph speed limit.

Phil Durnell

Director of highways and Transport
Lancashire County Council
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The LHA have reviewed the supporting documents and understands that the internal floor area of the Local History archive and meeting room which is classed as a D1 development by the LHA, is 110 square metres.

For the D1 development on the ground floor to comply with the LHAs parking guidance as defined in the LHAs Joint Lancashire Structure Plan, the LHA require 5 car parking spaces to be provided. The LHA would also require one car parking space to be provided for the one bed flat meaning that 6 spaces are required for the proposal.

However, the site can only provide one car parking space in the existing single, detached garage and even then, the internal dimensions do not comply with the LHAs guidance, as shown on Jeff Marshall and Associates drawing number 506/1/2 titled "Scheme Drawing", with the LHA requiring a single garage to have the minimum dimensions of 6m x 3m.

Despite this, the LHA will accept the shortfall given that it is existing and likely used by the existing dwelling as a car parking space. Therefore, similarly the single garage is likely to be used by the first floor one-bed flat which complies with the minimum parking standards as defined in the Joint Lancashire Structure Plan and so the LHA have no objection to the residential element of the proposal.

However, before the LHA can consider the shortfall in parking at the site with there being a shortfall of 5 car parking spaces for the Local History Archive and meeting room element of the application, the LHA require an Operation Statement stating, *"who will use the meeting room and the Local History Archive; where these people will travel from and how; and the expected trips generated to the site on a daily basis"*. This information will allow the LHA to consider the parking demand at the site.

Therefore, the LHA require further information before they are able to fully assess the application.

Yours faithfully

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