

Ribble Valley Borough Council  
Housing & Development Control

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Your ref 3/2021/1071  
Our ref D3.2021.1071  
Date 13<sup>th</sup> December 2021

FAO Ben Taylor

Dear Sir/Madam

Application no: **3/2021/1071**

Address: **23 Berry Lane Longridge PR3 3JA**

Proposal: **Proposed change of use of the first floor over the restaurant to a self contained flat.**

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 an application for the change of use of the first floor over a restaurant to a self-contained flat at 23 Berry Lane, Longridge.

The LHA have reviewed the supporting documents and understands that the proposed flat will become a 2-bed property.

For the site to comply with the LHAs parking guidance as found in the Joint Lancashire Structure Plan, the LHA require 2 car parking spaces to be provided. However, the site are unable to provide any parking spaces and so there is a shortfall in 2 spaces.

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#### **Phil Durnell**

Director of highways and Transport  
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Notwithstanding this, the LHA will accept the shortfall in parking at the site. This is because the site is located in the centre of Longridge, where key local amenities are found within walking distance.

Future occupiers of the site will also be aware of the parking situation at the flat and instead are able to take advantage of regular bus services to Preston and Clitheroe, with the bus stops all within walking distance of the site.

The LHA also note that there is a comprehensive package of Transport Regulation Orders along Berry Lane which should prevent inappropriate parking. Therefore, with all these factors considered the LHA have no objection to the proposal.

### **Conditions**

1.No building or use hereby permitted shall be occupied or the use commenced until a cycle parking provision plan has been submitted to the Local Planning Authority, in consultation with the Local 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.

Yours faithfully

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