

Ribble Valley Borough Council
Housing & Development Control

Tel
Email

Your ref 3/2022/0222
Our ref D3.2022.0222
Date 5th April 2022

FAO Stephen Kilmartin

Dear Sir/Madam

Application no: **3/2022/0222**

Address: **Land off Lincoln Way Clitheroe BB7 1QD**

Proposal: **Proposed new building to provide car wash area and undercover car storage area for vehicles awaiting collection. Closure of existing vehicular access and creation of new car park access. Resubmission of 3/2021/0398.**

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 a proposed new building and alteration to an existing car park access at the land off Lincoln Way, Clitheroe.

The LHA are aware that the application is a resubmission of application reference 3/2021/0398. However, the application was withdrawn by the Applicant on 27th January 2022.

The LHA are also aware of the other relevant planning history of the site, with it being listed below:

3/2019/0840- Extension to existing workshop (B2 use). Permitted 18/05/2020.

3/2019/0484- Extension to existing workshop and creation of parking area (Resubmission of application 3/2019/0007). Refused 19/08/2019.

3/2019/0007- Extension to existing workshop and creation of parking area. Refused 27/02/2019.

3/2017/0724- Extension to body shop. Permitted 27/11/2017.

3/2014/0949- Change of use from agricultural land to car park compound with capacity for 205 parking spaces. Permitted 04/02/2015.

Site Access

The LHA are aware that the site is currently accessed from Lincoln Way which is a private, unadopted road and serves Lincoln Park Industrial Site, Twin Brook Business Park and other industrial units.

The proposal is aiming to erect a new building which will be used by James Alpe Accident Repair Centre, who are located at Lincoln Park Industrial Site.

The building will be used, as expressed in the Planning Statement, to keep valeted vehicles undercover while they are waiting to be collected by the customer. This is needed to keep the business accreditation from prestige car brands such as Rolls Royce etc.

To erect the new building which will be adjoined to Unit 7 and 8, as shown on Avalon drawing number ALPD/22- Dwg 03 titled "Proposed Site Plan", will conflict with the existing access to the car park which serves Lincoln Park Industrial Site.

Therefore, in response, as shown on the drawing, a new access is proposed further along Lincoln Way.

The LHA have reviewed the access and have no comments to make regarding the relocation of the access, given that James Alpe Accident Repair Centre has a right of access over the private, unadopted road.

The LHA do advise the Applicant that the existing access should be stopped up with full height kerbs and the existing footway should be extended to make the area complete.

Internal Layout

The LHA have reviewed Avalon drawing number ALPD/22- Dwg 03 titled "Proposed Site Plan", and are aware that 9 car parking spaces will be lost at the car park which is shared by the units at Lincoln Park Industrial Site, meaning that 229 spaces will remain.

Usually, the LHA would request that a parking survey is undertaken to determine whether the loss of 9 spaces for the industrial site would cause further on-street parking to occur.

However, given that the site is accessed via an unadopted, private road, a significant distance away from the adopted highway and that the proposal is more an extension rather than an expansion and so the business is unlikely to generate additional traffic and further demand for parking, the LHA have no objection to the proposal.

Conditions

1. No part of the development hereby permitted shall be occupied until such time as the access arrangements shown on on Avalon drawing number ALPD/22- Dwg 03 have been implemented in full.

REASON: To ensure that vehicles entering and leaving the site may pass each other clear of the highway, in a slow and controlled manner, in the interests of general highway safety and in accordance with the National Planning Policy Framework (2021).

2. The development hereby permitted shall not be occupied until such time as the parking and turning facilities have been implemented in accordance with on Avalon drawing number ALPD/22- Dwg 03. 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



Highway Development Control
Highways and Transport
Lancashire County Council