

Ribble Valley Borough Council
Housing & Development Control

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Your ref: 3/2022/1063
Our ref: D3.2022.1063
Date: 9th January 2023

FAO Kathryn Hughes

Dear Sir/Madam

Application no: **3/2022/1063**

Address: **18 Parson Lane Clitheroe BB7 2JN**

Proposal: **Proposed change of use from Class E (Hairdressers) to Class C3 (Dwelling).**

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 change of use from Class E (Hairdressers) to Class C3 (Dwelling) at 18 Parson Lane, Clitheroe.

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

3/2018/0691- Discharge of conditions 4 (materials) and 5 (window details) from listed building consent 3/2018/0034. Permitted 27/09/2018.

Lancashire County Council

Phil Durnell
Director of Highways and Transport
PO Box 100, County Hall, Preston, PR1 0LD



3/2018/0033- Proposed single storey extension to the rear of the existing ground floor rear kitchen annex to form new customer disabled WC. Refurbishment of existing first and second floor accommodation in relation to finishes. Creation of two parking spaces to the rear garden. Permitted 22/03/2018.

3/2017/0679- Internal and external alterations to provide self - contained residential accommodation at first and second floor. Additional car parking space within the existing rear garden. Refused 29/09/2017.

3/2016/0918- Replacement single storey extension, general internal structural improvements, provision of additional parking space. Refused 07/11/2016.

3/2016/0831- Upgrade of existing ground floor hairdressing salon facilities and creation of two bedroom apartment above including demolition of existing rear kitchen extension and replacement with new single storey extension to rear, general internal structural improvements and the provision of an additional parking space within the existing rear garden. Refused 07/11/2016.

Site Access/Internal Layout

The LHA are aware that the site will continue to be accessed off Parson Lane which is a B classified road subject to a 20mph speed limit.

The sites vehicular access is located to the rear of the building in between the New Inn Public House and number 20 Parson Lane.

The LHA have reviewed PD drawing number 1395-101 titled "Site Plan" and are aware that 2 car parking spaces will be provided to serve the proposed 3 bed dwelling.

With the access being existing and the parking arrangements complying with the LHAs parking guidance as defined in the Joint Lancashire Structure Plan, the LHA have no objection to the proposal.

Conditions

1. The development hereby permitted shall not be occupied until such time as the parking and turning facilities have been implemented in accordance with PD drawing number 1395-101. 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

Ryan Derbyshire
Assistant Engineer
Highway Development Control



Highways and Transport
Lancashire County Council

