

Ribble Valley Borough Council
Planning Section
Council Offices
Church Walk
Clitheroe
BB7 2RA

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Your ref: 03.2023.522
Our ref: 03.2023.522
Date: 18.09.2023

For the attention of Lucy Walker

Planning Application No: 3/2023/0522

Proposal: Proposed change of use of the ground floor retail premises to retail use and education facility (private tuition classes).

Location: 45-47 Moor Lane Clitheroe BB7 1BE

The submitted documents, plans and previous history has been reviewed and the following comments are made.

It is noted that this is a dual application. The highway comments for the retail application 3/2023/0256 still remain.

Proposal

The dual use application proposes to hold private tuition classes as well as the existing retail use.

The dual use requires extension of hours from the current Mon – Sat 11am-4pm, to 4pm-8pm Mon to Thursday and 9am-11am on Saturdays

Ref. Info. Submitted, the tuition centre will provide a service to the town and not cause any disruption to the area.

Access

No change in access arrangements.

Usage

Ref: Heritage Statement Small Groups (Maximum of 6) per hour.

Parking standards requirements

Lancashire County Council
PO Box 100, County Hall, Preston, PR1 0LD



Tuition centre 37 sqm
 Existing employees 1 part time
 Proposed 4 part time
 Maximum teaching of 6 students per group, per hour.

1 space per 2 staff required plus 1 space per 10 students.
 Therefore an extra 3 parking spaces required for this proposal.

Sustainability

There is limited waiting on the west side of the road. Traffic Regulation Order in place. Mon-Saturday 9am-6pm 1 hour. No return within 2 hours.

The LHA are aware, that due to the site not providing any vehicular facilities that there is a shortfall in parking at the site of 3 spaces. However, the timing of the centre can take advantage of the parking across from the premises as the waiting restrictions are until 6pm.

The LHA will accept the shortfall in parking at the site due to firstly the site being in a sustainable location. This is because the site is in the centre of Clitheroe within walking distance of key amenities and public transport with regular services to Blackburn and Manchester by train and Blackburn, Accrington and Preston by bus. Therefore, visitors and occupants of the site can take advantage of the public transport network.

Furthermore, the site is well served by Transport Regulation Orders (TROs), which will prevent inappropriate parking to occur outside the building. Moor Lane and Lowergate has a number of short time waiting areas for visitors to the site to use and has areas where parking at any time is not acceptable, like directly outside the building. Visitors to the site can also take advantage of a number of public car parks which are within walking distance of the site. Therefore, the LHA will accept the shortfall in parking and have no objection to the proposal.

The LHA will however make a recommendation to condition, that no more than (max of 6 students) per hour, and the business trading hours to ensure effective use of the parking areas.

Kind regards

Tahira

Tahira Akhtar BA (Hons)
 Technician
 Highways and Transport
 Lancashire County Council

