

Ribble Valley Borough Council  
Housing & Development Control

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Your ref: 3/2023/0780  
Our ref: D3.2023.0780  
Date: 8<sup>th</sup> November 2023

FAO Ben Taylor

Dear Sir/Madam

Application no: **3/2023/0780**

Address: **10 Bridge Road Chatburn BB7 4AW**

Proposal: **Change of use of, and alteration to, ground floor of premises from use class C3 (dwelling) to Class E (commercial) for a dog grooming salon. Retention of residential use on first floor. Resubmission of 3/2023/0543.**

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 a re-consultation for the proposed change of use of a dwelling to a dog grooming salon on the ground floor and a one bed flat on the first floor at 10 Bridge Road, Chatburn.

The LHA previously responded to the application on 27<sup>th</sup> October 2023, stating that we had no objection subject to a restrictive condition was placed on the application.

Since then, after correspondence with the Agent dated 29<sup>th</sup> October 2023, further information has been submitted which will be reviewed below.



The LHA are aware that the application is a resubmission of application reference 3/2023/0543, which was refused by the Local Planning Authority on 21<sup>st</sup> September 2023.

### **Site Access/ Internal Layout**

The LHA are aware that the site will continue to be accessed off Bridge Road which is a C classified road subject to a 30mph speed limit.

The LHA have reviewed the supporting information and are aware that the dog grooming salon is currently based in an ancillary building to The Brown Cow Public House where the Applicants currently reside. The Public House is located across the carriageway from the proposed site and the new premises are required to ensure that there is more space for grooming and welfare facilities for staff members.

The LHA are aware that the site will not provide any off-street car parking facilities for the proposed dog grooming salon and the one bedroom flat. This is alike the existing situation, with the existing residential dwelling having a shortfall of 2 car parking spaces given the number of bedrooms at the site.

The LHA will request that the site operates on an appointment only basis. The LHA request this condition is placed on the application because it will enable the business to control customer numbers at the site and in turn will place less strain on the on-street parking facilities located along Bridge Road, with neighbouring dwellings and businesses also having no access to off-street parking.

The LHA did previously request that a maximum of one customer should only be allowed on site at any time, but this would be difficult to enforce, and it is extremely unlikely that all customers will drive to the site. Therefore, the LHA are satisfied that this condition can be omitted and that the proposal would not have a detrimental impact on the local highway network and so we have no objection.

### **Conditions**

1. The development hereby permitted shall operate by appointments only.

REASON: To ensure that any future changes to customer numbers and the operation of the business can be fully considered by the Local Planning Authority, in consultation with the Highway Authority, and in the interest of highway safety.

Yours faithfully

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

