

Ribble Valley Borough Council
Housing & Development Control

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Your ref: 3/2023/0833
Our ref: D3.2023.0833
Date: 6th December 2023

FAO Will Hopcroft

Dear Sir/Madam

Application no: **3/2023/0833**

Address: **Unit 26 Mitton Road Business Park Whalley BB7 9YE**

Proposal: **Application for change of use of part of class B2/B8 unit (general industry/storage) to Sui Generis Mixed Use (retail, warehouse, photo studio, sorting/office). Proposed opening hours Monday - Friday 8.00am - 6.00pm, Saturdays 9.00am to 4.30pm, Sundays and Bank Holidays 10.00am to 4.00pm. Resubmission of application 3/2023/0541.**

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) have been consulted on an application for the change of use of part of a B2/B8 unit to Use Class E at Unit 26, Mitton Road Business Park, Whalley.

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



3/2023/0541- Application for change of use of class B2/B8 unit (general industry/storage) to Sui Generis Mixed Use (retail, warehouse, photo studio, sorting/office). Proposed opening hours Monday - Friday 8.00am - 6.00pm, Saturdays 9.00am to 4.30pm, Sundays and Bank Holidays 10.00am to 4.00pm. Refused 14/09/2023.

3/2017/0714- Extension to existing industrial estate (Class B1, B2 and B8 use) to include car parking, landscaping and service infrastructure. Permitted 01/12/2017.

The Unit is currently occupied by Old Coach House Antiques.

Site Access

The LHA are aware that the Business Park is located off Mitton Road, which is a B classified road subject to a 30mph speed limit.

The LHA have reviewed the supporting documents and are aware that the access has recently been approved under application reference 3/2017/0714 to serve the unit and the extension to the existing business park. Therefore, with the access remaining unaltered following the proposal and the access already being approved, the LHA have no further comments to make.

Internal Layout

The Agent has provided SPA drawing number 6926-SK02 titled "Proposed Site Plan" which shows that the Unit provides 4 car parking spaces. For the site to comply with the LHAs parking guidance as defined within the Joint Lancashire Structure Plan following the proposal, the LHA require 5 spaces to be provided following the small change of use.

However, the LHA will accept the shortfall in parking. This is because the shortfall is minimal, and the LHA are happy that customer numbers can be controlled by conditions such as the site operating on an appointment only basis for customers. The LHA will also condition that the retail element remains ancillary to the Antique business.

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 SPA drawing number 6926-SK02. 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).

2. The development hereby permitted shall operate by appointments only and shall be restricted to one appointment on site at any one time.



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.

3. The retail use hereby approved shall only be used ancillary to the existing commercial unit at the site, which is currently the base for Old Coach House Antiques and shall not be used by way of sale or sub-letting to form separate commercial enterprises.

REASON: To avoid the creation of separate commercial units which may be substandard in terms of parking provision and/or vehicular manoeuvring area.

Yours faithfully

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

