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Your ref: 3/2024/0214  
Our ref: 3/2024/0214/HDC/KW  
Date: 08 October 2024

**Location:** Unit 45 Mitton Business Park Mitton Road Whalley BB7 9YE  
**Proposal:** Regularisation of change of use from Class B2/B8 (general industrial) to Class E (commercial business and service), provision of mezzanine floor and extension of opening hours to 6.30am to 9.00 pm Monday to Friday, 7.00 am to 4.00 pm on Saturdays and 7.00 am to 1.00 pm on Sundays.  
**Grid Ref:** 372773 437412

Dear Stephen Kilmartin

With regard to your consultation letter dated 4 October 2024, I have the following comments to make based on all the information provided by the applicant to date.

### Summary

#### **Further Information**

Lancashire County Council acting as the Local Highway Authority does not consider that the application as submitted fully assesses the highway impact of the proposed development and further information is required as set out in this response. Without this information the Local Highway Authority is unable to support the application as presented.

### Advice to Local Planning Authority

#### **Introduction**

The Local Highway Authority (LHA) have been consulted on an application for the proposed change of use from Class B2/B8 (general industrial) to Class E (commercial business and service), provision of mezzanine floor and extension of opening hours to 6.30am to 9.00 pm Monday to Friday, 7.00 am to 4.00 pm on Saturdays and 7.00 am to 1.00pm on Sundays at Unit 45, Mitton Business Park, Mitton Road, Whalley.

The LHA are aware of the most recent planning history associated with the site: 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.

#### **Site Access**

The Unit will utilise the existing access which serves Mitton Business Park. This is located off Mitton Road, which is a B classified road subject to a 30mph speed limit. Given that

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the access is existing which has recently been approved following application reference 3/2017/0714, the LHA have no comments to make regarding the access.

### **Parking Arrangements**

The LHA have reviewed drawing titled "Location Plan" and note that 10 car parking spaces will be provided for the Unit. Further information has been provided regarding client numbers by the applicant.

Given the information provided to date, the LHAs understanding of the business parking needs is that a minimum of 14 parking spaces are required for the 7 clients attending a group class, 4 clients using the recovery and therapy zones and 3 employees. This leaves a shortfall of 4 car parking spaces, however, this does not address any clients attending the site to do their own independent sessions. There is also a concern that during standard business hours, the proposal is likely to have a negative impact on parking for the other businesses which operate within the business park.

Whilst it is acknowledged that the parking area at the Business Park is a shared space for all the Units, the development is likely to be required to limit the number of clients attending the site during the day to reduce the demand on parking.

Further information should be provided on how the business will operate; what time classes take place alongside how independent sessions can be controlled to reduce the demand for parking during busier periods. This is because as submitted the plans and information provided fails to show how the existing level of parking is suitable for the proposed development.

The LHA have concerns regarding the shortfall in parking provisions, particularly during normal business hours. The LHA would suggest that a staggered starting times between each group session would be beneficial given the lack of parking provisions at this location.

The LHA also requested that clear plans of the existing and proposed internal floor area of the site are provided. The current plans are below standard and the LHA are not able to review the plans appropriately making it difficult for the LHA to assess whether the proposal complies with the LHAs parking guidance.

### **Conclusion**

The LHA therefore request that clear internal layout plans are provided along side an operating statement which demonstrates the operation of the business in line with the existing parking provisions.

Yours sincerely

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