

Ribble Valley Borough Council  
Housing & Development Control

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Your ref: 3/2024/0214  
Our ref: D3.2024.0214  
Date: 11<sup>th</sup> June 2024

FAO Stephen Kilmartin

Dear Sir/Madam

Application no: **3/2024/0214**

Address: **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 1.00pm on Sundays.**

The Local Highway Authority have viewed the plans and highway related documents and have the following comments to make:

### **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 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. To ensure that the quantity of parking is adequate for the proposed development, the LHA require the Agent to provide further details regarding the existing and proposed internal floor area of the site. This way, the LHA can assess whether the proposal complies with the LHAs parking guidance as defined within the Joint Lancashire Structure Plan, given the proposed use.

The LHA will also request that an Operation Statement is submitted detailing the following:

- Maximum number of employees on site at any one time.
- Maximum number of customers on site at any one time.
- Maximum number of customers expected at group sessions.
- Details regarding how the business will operate. For example, will it be strictly one staff member and one customer gym and recover sessions. Or will it operate as a mixture i.e. one to one and independent sessions.

The LHA require this information to assess the demand the proposal will have on parking should there be a potential shortfall from the LHAs parking standards. The LHA need to be mindful, should there be a shortfall in parking, that the parking area at the Business Park is a shared space for all the Units.

### **Conclusion**

The LHA require further information to assess whether the proposal can provide adequate car parking facilities to serve the prospective demand.

Yours faithfully

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

