

Ribble Valley Borough Council
Planning Section
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Your ref: 03.2024.0269
Our ref: 03.2024.0269
Date: 03.05.2024

For the attention of Ben Taylor

Planning Application No: 3/2024/0269

Grid Ref: 373869 441581

Proposal: Proposed change of use of ground floor unit (Use class E) and first floor flat (Use Class C3) to House in Multiple Occupation with up to eight residents (Use Class Sui Generis) including removal of shop front and replacement with two ground floor windows and addition of new door and window to side elevation.

Location: Ground Floor Unit and First Floor Flat 27-29 Bawdlands Clitheroe

The submitted documents and plans have been reviewed and the following comments are made.

There are no changes proposed to the existing access arrangements and no existing vehicle parking with the dwelling.

It is in a sustainable location, within the proximity of the local facilities and the bus routes are within walking distance. A provision for cycle parking is necessary to ensure that sustainable modes of travel are fully supported.

There is no objection to the proposal in principle subject to the points being noted and conditions being applied to any formal planning approval.

Conditions

- A minimum of 8 bicycle spaces shall be provided. These may be provided in a cycle shed located within the development. Reason: To allow for the promotion of sustainable forms of transport and aid social inclusion.

Informative Note

- The developer should be aware that any works on, or immediately adjacent to the adopted highway network, would require the appropriate permits from Lancashire County Council's Highway Regulation Team, who would need a minimum of 12 weeks' notice to arrange the necessary permits. They can be contacted on lhsstreetworks@lancashire.gov.uk or on 01772 533433

Kind regards

Tahira

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

