

Development Control
Ribble Valley Borough Council

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Your ref: 24.0667
Our ref: D3.24.0667
Date: 27th November 2024

App no: 24.0667

Address: Ground floor Unit 5b Abbey Works King Street Whalley

Proposal: Regularisation of unauthorised addition of mezzanine floor and creation of bar/cafe upstairs

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

History

24.0667 - Ground floor Unit 5b, Regularisation of unauthorised change of use to bar and music venue. Refused

17.0164 - Change of use from B1 business use to D2 (gymnasium) including external alterations. Approved.

Red edge

We would request that the access up to King Street and the car parking associated with the building is included in the red edge.

Proposal

The application form includes the following information, *'The mezzanine is part of a 24hr health club and was designed to allow meetings with prospective members in order to complete sign ups on paper based contracts and also 1:2:1 consultations for personal training. The mezzanine featured self serve coffee and teas, toilets and comfortable seating to relax before/after using the facilities.'*

The proposal seeks to change this use to a licensed café bar. The floor area is 40sqm and there is 1 employee proposed with opening times Mon-Sun 11am – 11pm.

Access

The route between King Street and the venue provides no separate footways or lighting for pedestrians and is a mix of informal car parking and service areas for a mix of commercial uses which generate goods vehicles.

We raised an objection to applications 23/0771 for a change of use to taxi booking office at the first floor of these premises and to 24/0667 for regularisation of unauthorised change of use to bar and music venue due to pedestrian safety concerns and we would raise the same issues for this application.

Parking and servicing

It is noted that the gym application provided 7 car parking spaces within the courtyard. Whilst the existing café is used by the gym users and therefore causes no additional traffic, this proposal would generate separate additional customers, staff and service vehicles.

Conclusion

Lancashire County Council acting as the Highway Authority would raise an objection regarding the proposed development and are of the opinion that the proposed development will have a significant impact on highway safety, capacity or amenity in the immediate vicinity of the site.

Kelly Holt
Highway Development Control Engineer
Highways and Transport
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