

Ribble Valley Borough Council
Council Offices
Church Walk,
Clitheroe
Lancashire
BB7 2RA

Phone: 0300 123 6780
Email: Kathryn.Walsh@lancashire.gov.uk
Your ref: 3/2024/0799
Our ref: 3/2024/0780/HDC/KW
Date: 03 December 2024

Location: Unit 16 Baublock Blackburn Road Simonstone BB12 7FS
Proposal: Retrospective application for change of use from use class E(g) offices to class E(d) gym and extension of opening hours to 24 hours Monday Sunday inclusive.
Grid Ref: 377864 433469

Dear Kathryn Hughes

With regard to your consultation letter dated 12 November 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 (LHA) 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.

Advice to Local Planning Authority

Introduction

The Local Highway Authority (LHA) are in receipt of a retrospective application for the change of use from use class E(g) offices to class E(d) gym and extension of opening hours to 24 hours Monday Sunday inclusive at Unit 16 Baublock Blackburn Road Simonstone BB12 7FS.

The LHA is aware of the previous application for the site which was approved on 11 January 2021 under planning application 3/2020/0990 for the proposed construction of four business units on land adjacent to existing business units (ref 3/2017/0284).

Site Access

The proposal will utilise an existing access from Blackburn Road, which is a A classified road subject to a 40mph speed limit. The LHA understands that the site access has been approved under planning application 3/2020/0990.

Continued...

Internal Layout

The LHA has reviewed drawing number 24.174.00-CDP-00-DR-A-1002, Revision P01, titled Proposed Site Plan and are aware that the unit will be served by 3 off street parking spaces and 1 disabled parking space. The LHA would expect that a class E(d) has 1:20 car parking provisions for the internal dimensions, totalling 9 off street parking spaces. As a result, the site currently has a shortfall of 5 off street parking spaces.

The LHA is concerned that the proposal has inadequate parking provisions. An on-site visit found that inconsiderate and obstructive parking is taking place within the site and on the surrounding business park, which is resulting in obstructed footpaths. Clients of the business were also noted parking inappropriately within the wider site outside of designated parking bays. As the site is within a business park the internal private road is expected to receive regular service vehicles and therefore the internal private road should remain clear to allow free two-way movement to take place.

No information has been provided regarding the operation of the site; therefore the LHA is unaware of the client numbers, any attendance arrangements or staff rota which might be used to limit attendance numbers and control parking demand. On-site observations noted that any current controls are ineffective.

Although the application form details there are 6 members of staff. Without taking into consideration the clients of the business, there is already a shortfall of 3 off street parking spaces to cater for staff within the site, however a rota may show that staff do not attend at the same time.

The design and Access statement states that *'with the 24 hours opening hours, there will be no parking limitations given that the customers go at staggered hours throughout the day'* however the LHA will require further information on how this is control as a site visit showed more the off street parking provisions where full and parking was taking place elsewhere.

The LHA is of the view that gyms have peak visiting times, this opinion comes from assessments of other gyms in Lancashire, supported by operational statement information, on-site observations and TRICs data with visits appearing to be scheduled before and after normal office hours. Therefore, the LHA do have concerns that even with extended opening hours, the proposal will see a similar peak that is experienced elsewhere. On-site observations found that currently, the existing off-street parking provisions are inadequate and parking is taking place elsewhere within the business park.

The unit is currently in breach of a condition (Condition 4) agreed under planning application 3/2020/0990 which restricts the use of the unit to only be used for the purposes of business use class E(g) or B8 and for no other purpose, including any other purpose within Use Class E.

By limiting the site to a certain use within Class E, the planning authority can better manage the impact on the local community and infrastructure. This aligns with planning principles that aim to maintain the character of an area, ensure the efficient use of the road network, and provide adequate facilities for servicing and parking.



Operating statement

The applicant could provided a detailed business operational statement that clearly details how the business operates day to day is required. As a minimum, this should include the following points

- Client numbers
- Staff rotas
- How clients use the gym (pre-book/ open sessions)
- Times and details of how independent sessions operate
- Times and client number of any group class
- Details of any 1-1 sessions and when they take place
- Cross over times between group sessions, independent sessions, 1-1 sessions and how these are managed to remove conflict within the parking area.

The applicant should provide as much detail as possible to help us assess the needs of the business. However, LHA would advise the applicant that given the limited parking provisions, the business will likely need to be restricted to meet the constraints of the existing parking provisions, it is clear from a site visit that the current client base is much higher than can be catered for within the parking area.

Conclusion

The LHA has concerns regarding the lack of parking provisions within the site and requires further information on how the business operates. This is to ensure that the existing parking provisions can meet the demands of the business without creating concerns elsewhere due to displaced parking.

Therefore, the applicant should provide a detailed business operational statement. This information will help assess whether the current parking arrangements are sufficient.

Yours sincerely

Kate Walsh

Assistant Engineer
Highway Development Control
Highways and Transport
Lancashire County Council
T: 01772 533235
W: <http://www.lancashire.gov.uk>

