

Ribble Valley Borough Council
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Your ref: 3/2024/0969
Our ref: 3/2024/0969/HDC/KW
Date: 20 December 2024

Location: 24 Durham Road Wilpshire BB1 9LR
Proposal: Proposed change of use from garage/workshop to commercial art studio and pottery for producing, stocking, selling online and teaching small groups (up to 6 at a time) three times per week.
Grid Ref: 369008 433108

Dear Maya Cullen

With regard to your consultation letter dated 17 December 2024, I have the following comments to make based on all the information provided by the applicant to date.

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.

The Local Highway Authority (LHA) are in receipt of an application of a proposed change of use from garage/workshop to commercial art studio and pottery for producing, stocking, selling online and teaching small groups (up to 6 at a time) three times per week at 24 Durham Road Wilpshire BB1 9LR.

The site is located on Durham Road which is an unclassified road subject to a 30mph speed limit.

The development is to retain the existing dwelling use plus add commercial use within a converted garage/workshop. No information has been provided which detail the parking requirements for the dwelling. The applicant should provide information about how many bedrooms there are within the dwelling, which will enable the LHA to assess the parking need that must be retained. From records it appears the dwelling is a 4-bedroom dwelling, therefore 3 off street parking spaces should be maintained within the site to serve the dwelling.

Additionally, no class use has been provided which would allow the LHA to undertake an assessment of the parking requirements which should comply with the parking standards as defined in the Joint Lancashire Structure Plan.

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It is expected that the site not only provides off-street parking for the existing dwelling but also for the proposed development. As the applicant has provided the number of clients expected to attend classes, the LHA would look for a parking plan which meets not only the off-street parking provisions for the dwelling but also independently for the 6 clients expected to attend the site.

Clarification should also be provided on the number of up to 6 clients expected to attend the classes. The application form states that 3 classes will be undertaken per week which totals 18 clients, however, the cover letter provided by the applicant states a maximum of 15 clients per week.

The client makes note of on-street parking within the highway in the cover letter provided. However, the LHA have concerns regarding the volume of on-street parking around the junction of Shropshire Drive and Durham Road. As well as the suggested location close to the playing field entrance however the LHA would have concerns over pavement parking in this location as the area should provide free-flowing pedestrian movement given the fact the park is likely to be used by more vulnerable road users such as children. This road also would not support parking due to its width and should remain clear for manoeuvring.

Upon submission of the above, the LHA will be in a position to give further consideration to the application.

Yours sincerely

Kate Walsh

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