

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

Phone: 0300 123 6780
Email: Kathryn.Walsh@lancashire.gov.uk
Your ref: 3/2024/0969
Our ref: 3/2024/0969/HDC/KW
Date: 28 February 2025

Location: 24 Durham Road Wilpshire BB1 9LR
Proposal: Proposed change of use of conservatory to commercial art studio and pottery for producing, stocking, selling online and teaching small groups (up to 4 at a time) three times per week.
Grid Ref: 369008 433108

Dear Maya Cullen

With regard to your consultation letter dated 11 February 2025, I have the following comments to make based on all the information provided by the applicant to date and after undertaking a site visit.

No objection subject to conditions

Lancashire County Council acting as the Local Highway Authority does not raise an objection regarding the proposed development and are of the opinion that the proposed development will not have a significant impact on highway safety, capacity or amenity in the immediate vicinity of the site subject to the following conditions being stated on any approval.

The Local Highway Authority (LHA) are in receipt of an application for the proposed change of use of conservatory to commercial art studio and pottery for producing, stocking, selling online and teaching small groups (up to 4 at a time) three times per week at 24 Durham Road Wilpshire BB1 9LR

The LHA have previously raised concerns regarding the parking provisions within the site, however, the applicant has since amended the application to reduce the number of clients in attendance to 4 and amended the area in which sessions will take place to retain a section of off-street parking provisions which has addressed the LHAs concerns as such, the effect of the development on the operation of the local highway network would be negligible.

If the Planning Authority is minded to approve this application Lancashire County Council Highways requests the following conditions are appended to the decision notice:

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1. A minimum of 2 car parking spaces shall thereafter be kept available for the parking of attendees' vehicles associated with the art and pottery business for the lifetime of the development.
Reason: To ensure the provision of adequate car parking on site and in the interests of highway safety.
2. The number of sessions shall be limited to 3 sessions of 2 hours each Monday to Friday and be limited to 1 session of 2 hours once a month on Saturday with a maximum of 4 attendees for each session.
Reason: To ensure that any future changes to client numbers and the operation of the business can be fully considered by the Local Planning Authority, in consultation with the Highway Authority, and in the interest of highway safety.
3. A minimum of 15 minutes shall be provided between each session to allow attendees to leave the parking area before the next session begins.
Reason: To ensure the provision of adequate car parking on-site and in the interests of highway safety.
4. The sale of products from the premises shall be strictly limited to online orders only.
Reason: To prevent the establishment from becoming a general retail outlet that could adversely impact the local highway network.
5. The garage hereby approved shall be kept available for the parking of vehicles ancillary to the enjoyment of the household(s) and shall not be used for any use that would preclude the ability of their use for the parking of private motor vehicles, whether or not permitted by the provisions of the Town and Country Planning (General Permitted Development) Order 2015 or any order amending or revoking and re-enacting that order.
Reason: To ensure that adequate parking provision is retained on site.

Yours sincerely

Kate Walsh

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

