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Your ref: 3/2024/1016  
Our ref: 3/2024/1016/HDC/KW  
Date: 10 February 2025

**Location:** 1 to 7 The Picture House George Street Whalley BB7 9TH  
**Proposal:** Regularisation of works including extension to rear ground floor to include internal secure residents cycle store with roller shutter door; reinstate rear boundary wall to 0.74m high; alterations to rear external staircases; upvc windows and doors to front, side and rear; aluminium windows to the front dormer; screening feature to the rear balconies; ground floor bin store; central cladding to front dormer window on third floor; rooflights; external lighting scheme to rear and two electric charging points.  
**Grid Ref:** 373263 436244

Dear Kathryn Hughes

With regard to your consultation letter dated 3 February 2025, 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 an application for the regularisation of works including extension to rear ground floor to include internal secure residents cycle store with roller shutter door; re-instate rear boundary wall to 0.74m high; alterations to rear external staircases; upvc windows and doors to front, side and rear; aluminium windows to the front dormer; screening feature to the rear balconies; ground floor bin store; central cladding to front dormer window on third floor; rooflights; external lighting scheme to rear and two electric charging points at 1 to 7 The Picture House, George Street, Whalley.

It is worth noting that the building along the ground floor is divided into commercial units. Above these units on the first floor, the building has permission to convert the first floor into seven residential apartments following application reference 3/2021/1004.

Continued...

The LHA are aware of the most recent planning history at the site with it being listed below:

3/2024/0944 - Approval of details reserved by conditions 3 (external materials), 4 (details of new windows/doors/rooflights/solar panels, 5 (cycle stores), 6 (south elevation glazing), 10 (odour assessment), 12 (boundary wall specifications) and 13 (rear balcony details) of planning permission 3/2021/1004. Withdrawn.

3/2024/0933 - Non-material amendment to planning permission 3/2021/1004 involving changes to window. Change and increase of size from the extension to the retail unit at ground floor to a store room. Addition of a bin store adjacent to the store room. Addition of cycle storage within the store room. Addition of a rendered masonry wall covering the external stair. External glazing moved from the face of the rear stairwell. Roof/third floor level skylights amended. Withdrawn.

3/2024/0304 - Approval of details reserved by conditions 1 (commencement), 2 (approved plans), 3 (materials), 4 (windows doors rooflights and solar panel specifications and sections), 5 (secure cycle stores), 6 (glazing specification), 9 (noise attenuation), 10 (extraction/ventilation systems), 11 (electric vehicle charging points), 12 (boundary wall specifications) and 13 (rear balcony screening) from planning permission 3/2021/1004.

3/2023/0538 - Approval of details reserved by conditions 3 (materials), 4 (specifications and cross sections), 5 (cycle stores), 6 (glazing), 7 (building recording and analysis), 12 (boundary wall) and 13 (balcony details) of planning permission 3/2021/1004.

3/2023/0264 - Proposed conversion, extension and alterations to the upper floors to create seven residential apartments. Rear extension to ground floor unit. Demolition of loading bay and rebuilding boundary wall at the rear and associated alterations (pursuant to variation of condition 2 (approved plans) on planning permission 3/2021/1004 involving changes to building facade, additional footprint at rear and changes to internal configuration. Refused.

3/2022/0566 - Discharge of Conditions 7 (Scheme of Investigation) and 8 (Noise Assessment Report) of planning application 3/2021/1004. Approved

3/2021/1004 - Proposed conversion, extension and alterations to the upper floors to create seven residential apartments. Rear extension to ground floor retail unit. Demolition of loading bay and rebuilding boundary wall at the rear and associated alterations. Approved.

3/2020/0509- Prior notification of change of use from ground floor shop (use class A1) to cafe/coffee shop (A3) for three years. Permission not required.

### **Site Access**

The LHA understands that the site is accessed off George Street which is an unclassified road subject to a 20mph speed limit.

**Internal Layout**

The LHA understands that as part of planning application 3/2021/1004 the site was conditioned to provide an Electric Vehicle Charging Point for each residential apartment. Although the LHA did not suggest this condition, the reference to individual parking provisions for each apartment is welcomed. As part of this regularisation application the applicant intends to change the previously approved agreement and instead provide 2 Electric Vehicle Charging Points for the future residents instead of 7 due to concerns raised over power supply.

The LHA would not raise any concerns regarding the reduction, this is because there is also public Electric Vehicle Charging Points available on George Street and residents could share the two Charging Points available within the private car park.

However, the LHA would welcome the retention of the 7 off-street parking bays within the site's existing car park. The LHA would ask however that the car parking plan is updated to provide a clear identification on which bays support the residential development by clearly highlighting them within a red edge, this should include the two Electric Vehicle Charging Points and 5 normal parking bays.

Whilst it is understood that all the retail units which occupy the building, also use the existing car park adjacent to the Spar convenience shop which has 15 car parking spaces in total. There are also waiting bays directly outside the building which allow visitors to park for a maximum of 2 hours at a time, this short-stay car parking provision is more appropriate for those visiting the retail units.

The LHA has reviewed drawing number 2232-100 AB titled Proposed ground floor plan and noted an extension to the ground floor supports bin storage as well as cycle storage which is secure and provides one cycle space per apartment which is acceptable.

**Conclusion**

In conclusion, while the LHA acknowledges the applicant's proposal to reduce the number of Electric Vehicle Charging Points from 7 to 2 due to power supply concerns, the LHA does not object to this modification given the availability of public charging points nearby and the potential for residents to share the private ones. However, it remains crucial to retain the 7 off-street parking bays and ensure that the car parking plan is updated to clearly identify which bays are designated for the residential development. This will help provide clarity and maintain the integrity of the site's parking provisions.

Yours sincerely

Kate Walsh

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