

Development Control  
Ribble Valley Borough Council

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Your ref: 25.0179  
Our ref: D3.25.0179  
Date: 9<sup>th</sup> April 2025

**App no: 25.0179**

**Address: Unit 7 Abbey Works King Street Whalley**

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

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

### **History**

24.0454 - Unit 7 Abbey Works, Regularisation of unauthorised addition of mezzanine floor and creation of bar/café upstairs. Refused on noise and highways.

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

17.0164 - Change of use from B1 business use to D2 (gymnasium) including external alterations. Approved. PT 1:1, no group sessions or pay as you go. The applicant and his partner live on King Street and walk to work, 7 car parking spaces were originally shown on the plans but later removed on amended plans. Condition 7 restricts the permission to PLM Fitness.

### **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 seeks to use an existing mezzanine of 40sqm as a café/bar. The ground floor is a gym approved under 3/2017/0164.

The application form includes the following information for the existing use, *'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*

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*coffee and teas, toilets and comfortable seating to relax before/after using the facilities.*

The proposal seeks to allow the mezzanine to be Class E(b) Sale of food and drink for consumption mostly on the premises for members of the public and gym members.

The opening hours are Monday – Tuesday 09.30 – 16:00, Wed – Saturday 09.30 – 23:00, Sunday not open.

### **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. There is an appeal decision pending for 24/0667.

### **Parking and servicing**

It is noted that the gym application provided 7 car parking spaces initially, but these were removed from the plans as the applicant does not have control of these 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 on foot.

The applicant states that the goods for the café bar are brought to site in his own private vehicle.

### **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 pedestrian safety due to the conflict with commercial users in an area without separate designated pedestrians facilities or service and parking areas for each unit.

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