

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

Phone: 0300 123 6780
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Your ref: 3/2025/0231
Our ref: 3/2025/0231/HDC/KW
Date: 17 July 2025

Location: 3 Church Street Clitheroe BB7 2DD

Proposal: Change of use from hot food takeaway (sui generis) to two ground floor commercial units (Use Class E) and a HMO on the first, second and third floors (Use Class C4). Installation of new shop front in converted garage to rear opening into the council car park. Building works to rear to include partial demolition and rebuild of existing rear single-story extension, conversion of garage to rear, insertion of rooflights and new door to main building.

Grid Ref: 374397 441941

Dear Emily Pickup

With regard to your consultation letter dated 26 June 2025, I have the following comments to make based on all the information provided by the applicant to date.

Summary

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.

Advice to Local Planning Authority

Introduction

The Local Highway Authority (LHA) are in receipt of an application for the proposed change of use from hot food takeaway (sui generis) to two ground floor commercial units (Use Class E) and a HMO on the first, second and third floors (Use Class C4). Installation of new shop front in converted garage to rear opening into the council car park. Building works to rear to include partial demolition and rebuild of existing rear single-story extension, conversion of garage to rear, insertion of rooflights and new door to main building at 3 Church Street, Clitheroe.

Continued...

The LHA are aware of a recent similar planning application for the site application reference 3/2024/0585, which was refused by the Local Planning Authority (LPA) on 29th November 2024.

Site Access

The site will be accessed by pedestrians to the via an existing access on to Church Street which is an unclassified road with a speed limit of 20 mph fronting the site access. The development will also create 2 new pedestrian accesses. A new door will be created from the rear commercial building where the existing garage door sits, which leads to Ribble Valley Council Offices car park. A new separate pedestrian access will also be created at the side of the site for the House of Multiple Occupancy.

Internal Layout

The site does not provide any off-highway parking; however, it is located within a highly sustainable location within the centre of Clitheroe, which is well served by regular bus and train services within walking distance of the site. The site is also located close to local amenities and facilities. There is a comprehensive package of Transport Regulation Orders in the area, which should prevent inappropriate parking.

There is also a Residents Parking Scheme within the area. Houses of multiple occupancy will be treated as one address point and will be eligible for the existing Resident Permits allocated to 3 Church Street. Lancashire County Council will not provide additional permits due to the number of existing permits available and insufficient space on the carriageway to accommodate further permits.

The LHA note that concerns have been raised regarding demand for on street parking provisions within the local area however the LHA are of the opinion that Houses in Multiple Occupation tend to have lower car ownership rates compared to single-family households, the development is also located within a sustainable areas as such the LHA does not expect the development to have a significant impact on nearby on street parking provisions.

Sustainability

The site shall increase its sustainable transport options to encourage and promote sustainable transport use. The LHA ask that such options are conditioned as part of any approval granted.

Therefore, the development shall include covered secure cycle storage for one bicycle space per bedroom to ensure the provision and availability of adequate cycle parking for each resident and the promotion of sustainable forms of transport.

Conclusion

The National Planning Policy Framework (NPPF) states that "Development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network, following mitigation, would be severe, taking into account all reasonable future scenarios."

(Paragraph 116). The Local Highway Authorities' detailed examination of this application, which included accident analysis, assessment of access design and parking concludes there are no highway grounds to support an objection as set out by NPPF.

Conditions

1. No development shall take place, including any works of demolition or site clearance, until a Construction Management Plan (CMP) or Construction Method Statement (CMS) has been submitted to, and approved in writing by the local planning authority. The approved plan / statement shall provide:
 - 24 Hour emergency contact number.
 - Details of the parking of vehicles of site operatives and visitors.
 - Details of loading and unloading of plant and materials.
 - Measures to protect vulnerable road users (pedestrians and cyclists).
 - Measures to deal with dirt, debris, mud, or loose material deposited on the highway because of construction.
 - Measures to control the emission of dust and dirt during construction.
 - Delivery, demolition, and construction working hours.

The approved Construction Management Plan or Construction Method Statement shall be adhered to throughout the construction period for the development.
Reason: In the interests of the safe operation of the adopted highway during the demolition and construction phases.

2. Prior to first occupation, secure, covered cycle storage provisions for a minimum of 5 bicycles for the residential unit shall be submitted to the Local Planning Authority, in consultation with the Local Highway Authority. These cycle facilities shall thereafter be kept free of obstruction and available for the parking of bicycles only at all times.
Reason: To promote sustainable transport as a travel option, encourage healthy communities and reduce carbon emissions.

Informative notes:

- There must be no storage of materials in the public highway at any time.
- There must be no standing or waiting of machinery or vehicles in the public highway at any time.
- A licence to erect hoardings adjacent to the highway (should they be proposed) may be required. If necessary, this can be obtained via the County Council (as the Highway Authority) by contacting the Council by telephoning 01772 533433 or e-mailing lhsstreetworks@lancashire.gov.uk
- All references to public highway include footway, carriageway, and verge.

Yours sincerely

Kate Walsh
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 Highway Development Control

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