

Ribble Valley Borough Council

Phone: 0300 123 6780

Email: developeras@lancashire.gov.uk

Your ref: 25.0381

Our ref: D3.25.0381

Date: 20th June 2025

App no: 25.0381

Address: Lane Ends Farm Hothersall Lane Hothersall

Proposal: Proposed change of use of existing repair garage (Use Class B2) to incorporate MOT testing use (Sui Generis).

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

History

The site has been used historically by a landscaping business.

Proposal

The application seeks to change the use of a building, floor area 220sqm, within the wider site for MOT testing. The application form doesn't state the number of employees at the site.

Access

Hothersall Lane is unclassified and subject to the national speed limit. The carriageway is of sufficient width of 2 vehicles to pass, there is no separate footway or lighting on Hothersall Lane.

There is a collision recorded in the previous 5 years at the junction of Hothersall Lane and Preston Road between 2 vehicles colliding whilst 1 vehicle emerged at the junction. Having visited the site and negotiated this junction the visibility appears sufficient for the road speed of approaching vehicles and suitable to accommodate the vehicle movements.

There is an existing access on Hothersall Lane which will remain unchanged.

Sustainability

The site is located approximately 2km from Longridge Centre, it is not considered to be within walking distance of a convenience food shop or other local facilities.

Services 45 – Preston/Blackburn and 5/5A – Clitheroe/Chipping run along Preston Road past the site which would provide opportunities for staff and customers to travel sustainably to site. Staff and customers would need to walk in the carriageway of Hothersall Lane for circa 84m to join Preston Road.

Secure, cycle parking should be provided for staff.

Due to the lack of footway on Hothersall Lane, the site would benefit from a pedestrian/cycle link to Preston Road which connects to the footway and the bus stops.

Parking

The parking standards for a vehicle repair centre is 1 space per 50sqm which equates to 4 spaces. There is sufficient space within the red edge for car parking to be provided. All vehicles must enter and leave Hothersall Lane in forward gear.

Conclusion

Lancashire County Council acting as the 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.

Kelly Holt
Highway Development Control Engineer
Highways Network Management
Highways and Transport
Lancashire County Council
www.lancashire.gov.uk