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Your ref: 3/2025/0999
Our ref: 3/2026/0369/HDC/KW
Date: 24 July 2026

Location: 69 King Street Whalley BB7 9SW
Proposal: Proposed part change of use from retail shop to bakery with staff accommodation at first floor (sui generis). Demolition of existing single-storey rear extension and construction of new extension to rear. Installation of retractable frontage canopy, ramp/steps and handrail. Installation of replacement windows, service yard security gates and ancillary external seating.
Grid Ref: 373309 436239

Dear Lucy Walker

With regard to your consultation letter dated 8 June 2026, 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 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 a planning application for the proposed part change of use from retail shop to bakery with staff accommodation at first floor (sui generis). Demolition of existing single-storey rear extension and construction of new extension to rear. Installation of retractable frontage canopy, ramp/steps and handrail. Installation of replacement windows, service yard security gates and ancillary external seating at 69 King Street, Whalley.

Site Access

The LHA understands that the proposal will utilise the existing pedestrian access from King Street, which is a B classified road subject to a 30mph speed limit. As well as an existing vehicle access on George Street, which is an unclassified road subject to a 20mph speed limit.

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It is understood that the applicant intends to retain the existing vehicle access to provide access to a service area within the site. A 1.2m sliding gate is proposed; however, this has not been set back from the highway edge and, given its height, may obstruct visibility. Further information is required to assess the frequency of use of the access, which will assist in determining the acceptability of the design.

Proposal

The proposal seeks to reuse an existing commercial building which previously had a retail operation. The proposal will change the use of the site to an artisan bakery associated with the Northcote brand. The proposal also includes staff accommodation on the first floor, providing 6 bedrooms in total.

Parking

The application proposes no customer parking provision and no residential parking provision. The submitted Planning Statement states that the site has access to existing on-street parking within the village centre; however, there are concerns that there is not sufficient spare parking capacity on the surrounding network to accommodate demand generated for residential use.

In line with the parking standards as set out within Appendix 2 of the Joint Lancashire Structure Plan, a six bedroom property should be provided with at least 3 off street parking spaces. When considering the available space to create parking within the proposed site plan, the LHA is of the opinion that, as currently presented, there will be an under provision of parking within the site.

The LHA has recently obtained parking survey data for a number of locations across Whalley. The survey demonstrates that King Street and George Street experience high parking stress throughout the week and at weekends, with occupancy typically ranging from 80–100%.

Although the LHA would note that parking for residents is unlikely to take place on King Street or George Street due to the short stay Traffic Regulation Order in place restricting parking to 2 hours (3 hours for EV users) between 8:00am and 6:00pm which is more suitable for short-term visits to Whalley Centre. There is a concern that the lack of off-road parking for residents will increase parking pressures on nearby residential areas and often any increased demand for on-road parking is difficult to absorb without causing additional loss of amenity for existing residents.

Servicing

The LHA also has concerns regarding servicing arrangements for the site. The proposal includes a service yard accessed from George Street. George Street accommodates a mix of commercial activity, residential access and on-street parking demand as such, there is a high volume of pedestrian movement fronting the proposed access to the servicing area. A bakery operation of this nature can reasonably be expected to generate regular deliveries. The current service yard arrangements do not include any turning provisions and as such the LHA expects a level of reversing movements into the site. No Servicing and Delivery Management Plan has been submitted and the LHA would request that further information is provided to consider if these arrangements are acceptable in terms of highway safety. Information should be provided detailing:

- If deliveries and servicing will be made via a third party or are operated and controlled by Northcote/the applicant.
- Delivery frequencies.
- Vehicle sizes.
- Delivery hours.

Conclusion

The Highway Authority has concerns that the proposed bakery and residential accommodation would intensify parking demand and servicing activity within an area already experiencing significant on-street parking pressure and a high volume of pedestrian movement; as such, further supporting information is required before the application can be fully assessed.

Yours sincerely

Kate Walsh

Assistant Engineer

Highway Development Control

Highways and Transport

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