

Ribble Valley Borough Council
Planning Section
Council Offices
Church Walk
Clitheroe
BB7 2RA

Phone: 0300 123 6780
Email: developeras@lancashire.gov.uk
Your ref: 03.26.0003
Our ref: 03.26.0003
Date: 02.03.2026

For the attention of Ben Taylor

Planning Application No: 3/2026/0003

Grid Ref: 371139 452373

Proposal: Proposed change of use from residential accommodation to retail gallery and art studio.

Location: Old Post Office 3 Church Street Slaidburn BB7 3ER

The plans and information submitted have been viewed and the following comments are made.

Further to the highway concerns raised on email dated 24.2.26,

'The information on the supporting statement has been noted but what we need clarifying is how the parking for the customers is going to be communicated by the applicant especially during any arranged events, and to ensure that it can be enforced. Reason: To avoid unnecessary parking on the highway to the detriment of highway safety and to ensure that any future changes to customer numbers and the operation of the business can be fully considered by the Local Planning Authority, in consultation with the Highway Authority.'

Upon receipt of the additional information attached and your email dated 26.2.26; to alleviate any highway concerns it is requested that please the supporting document submitted 'Information for LCC Highways' be conditioned.

Subject to the comments being noted, there is no objection to the proposal.

Kind regards

Tahira

Tahira Akhtar BA (Hons)
Technician
Highway Development Control
Highways & Transport
Lancashire County Council

PLANNING APPLICATION REF: 3/2026/0003
SITE ADDRESS: 3 CHURCH STREET, SLAIDBURN, LANCASHIRE, BB7 3ER
APPLICANT NAME: KARIN PINDER
APPLICANT ADDRESS: 29 CHURCH STREET, SLAIDBURN, LANCASHIRE, BB7 3ER

SLAIDBURN FOOTWAYS

Between the Slaidburn Public Car Park located in Chapel Street, Slaidburn, BB7 3ES and 3 Church Street, Slaidburn BB7 3ER, there are numerous footways that provide pedestrian access throughout the village. The majority of these footways are made of cobbles with additional concrete footways also providing access to the entire village.

Whilst these footways within the village of Slaidburn may not be considered to be under the Lancashire County Council's responsibility to maintain; they are a public right of way and act as a unadopted highway providing an important role in village connectivity.

According to the Ribble Valley Borough Council Conservation Area Appraisal of Slaidburn, "The conservation area is notable for small remaining areas of a historic stone floorscape". The appraisal goes on to say that the cobbled pathways are a distinctive feature "in which small stones, sometimes in different colours to make patterns, are laid adjacent to the highway. Generally, the stones are laid in courses at right angles to the thoroughfare and sometimes two rows of larger stone setts, parallel to the road, mark the border between stone paving and tarmac".

The function of these cobbled pathways act as a pedestrian footway within the village and are key to the area's historic architectural interest.

COMMUNICATION OF PARKING TO CUSTOMERS

I take the safety of visitors to the proposed change of use to 3 Church Street Slaidburn seriously. This is why I aim to strenuously ask that anyone visiting our premises, use the public car park located opposite the village green on Chapel Street or use our local bus service.

On the website, I will provide parking information about the public car park by having a dedicated page for parking and public transport availability. I aim to stress the Importance of not parking on the side of the roads within the village.

As well as the communicating about the parking on the website, I aim to also convey this message on all marketing materials (leaflets and brochures) and also display this information within the premises.

EVENT PARKING

Within the village, there are various events that take place (May Queen Festival and the Slaidburn Steam Rally for example). To enforce that the visitors to these events do use the public car park or public transport, each event is responsible for ensuring that parking arrangements, additional parking provision and providing parking and traffic marshalls are sufficient. These events have in the past (and I assume will do so in the future), work with the Slaidburn and Easington Parish Council to ensure that it's visitors have access to safe and provided car parking.

I will also communicate via social media, my website and on any marketing material, to use the public car park, any additional parking provided by these event organisers and also public transport.

Whilst I will not be arranging any formal events at 3 Church Street Slaidburn, if there will be any discount sales for example, I will also reiterate that visitors must use the public car park and public transport provided to ensure safe travel to Slaidburn and not add to any congestion by parking alongside roads.

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CUSTOMER BASE

Whilst there will be visitors whose sole reason for travelling to Slaidburn is to visit the proposed gallery and studio at 3 Church Street, Slaidburn, I see the majority of visitors being people whose purpose is to visit the other businesses and locations within the village and then visit my premises as a off-shoot to their primary reason for visiting. These businesses and locations are the Riverbank Tearooms, the Slaidburn Village Hall, Village Green, St. Andrew's Church, Slaidburn Central Stores and Flowers From The Heart.

These visitors primarily use the public car park and the public transport available within the village and come to the village for a day trip and to explore the village in its entirety.

My aim for this change of use proposal is to use the website to sell and promote the items within the shop to an online customer base. This online store will also help to financially support the premises through The winter months in this small, rural village.

CONCLUSION

I aim to stress the importance of parking in the public car park provided opposite the Village Green and for visitors to use the public transport available (B11 bus service), via the website, any marketing material and providing this information on the premises itself.

My customer base is forecast to be a by-product of visitors coming to the village to visit other premises and locations. I will also aim to have half of my customer base online, which helps to cut the visitor numbers to the village, whilst also helping to provide financial security to this small, rural business.

I do not wish to add to any congestion or any unsafe parking practices within the village and my goal is to help to ensure the safety of all visitors to my proposed premises. I live [REDACTED] and I too will not be adding to any congestion as I will be walking to work.

The walking route and footways between the Slaidburn Car Park on Chapel Street and 3 Church Street is available to view in the following pages.

PHOTOGRAPHIC EVIDENCE WALKING FROM 3 CHURCH STREET, BB7 3ER LEADING TOWARDS SLAIDBURN CAR PARK ON CHAPEL STREET, BB7 3ES



3 CHURCH STREET, SLAIDBURN, BB7 3ER. COBBLED FOOTWAYS ON EITHER SIDE OF STREET.



EXISTING COBBLED PATHWAY OUTSIDE OF 3 CHURCH STREET, SLAIDBURN, BB7 3ER. FEATURING COBBLES AND SETTS TO PROVIDE DISTINCTION FROM THE TARMAC ROAD SURFACE (CARRIAGEWAY).



'PLEASE DO NOT PARK HERE' SIGN, LOCATED NEXT TO 3 CHURCH STREET, SLAIDBURN



THERE ARE TWO 'PLEASE DO NOT PARK HERE' SIGNS LOCATED BETWEEN 3 CHURCH STREET AND CHAPEL STREET, SLAIDBURN



CORNER TOWARDS CHAPEL STREET



The circled area within this OS map showcases the section of carriageway and cobbled pathway outside 3 Church Street, Slaidburn, BB7 3ER.

Please note, the 'Please Do Not Park Here' signs next to the property and the White safety line in the lead up to the corner of Church Street and Chapel Street, Slaidburn.

PHOTOGRAPHIC EVIDENCE WALKING FROM 3 CHURCH STREET, BB7 3ER LEADING TOWARDS SLAIDBURN CAR PARK ON CHAPEL STREET, BB7 3ES



NOTE THE INFORMATIONAL DIRECTIONAL ROAD SIGN, DIRECTING TRAFFIC AND PEDESTRIANS TOWARDS THE PUBLIC CAR PARK OPPOSITE THE VILLAGE GREEN.



PLEASE NOTE THE DOUBLE SIDED COBBLED FOOTWAYS AS WE HEAD DOWN TOWARDS THE VILLAGE GREEN AND THE CAR PARK



THE COBBLED FOOTWAY CEASES AT THE END OF THESE TERRACED HOUSES AND FOOTWAY STARTS AGAIN AT 7 CHAPEL STREET SLAIDBURN

The circled area within this OS map showcases the section of carriageway and cobble footway from the corner of Church Street and Chapel Street, to 24 Chapel Street Slaidburn, BB7 3ES.

Please note, the safety marking of the unbroken white line and the Informational directional sign pointing towards the public car park.



PHOTOGRAPHIC EVIDENCE WALKING FROM 3 CHURCH STREET, BB7 3ER LEADING TOWARDS SLAIDBURN CAR PARK ON CHAPEL STREET, BB7 3ES



PLEASE NOTE THE STREET LIGHTING ON THE RIGHT HAND SIDE



CONCRETE FOOTWAY STARTS IN FRONT OF 7 CHAPEL STREET SLAIDBURN



CAR PARK FOR SLAIDBURN VILLAGE HALL AND RESIDENTS ON THE RIGHT HAND SIDE.



PLEASE NOTE THE BUS STOP AT THE ENTRANCE OF THE CAR PARK AT SLAIDBURN VILLAGE HALL.



CONCRETE FOOTWAY STOPS AND THE COBBLED FOOTWAY STARTS AGAIN OUTSIDE 15 CHAPEL STREET SLAIDBURN



The circled area within this OS map showcases the section of carriageway and footways from 24 Chapel Street down to 15 Chapel Street Slaidburn, BB7 3ES.

Please note, the additional parking for Village Hall users and local residents in front of the Village Hall, and the bus stop in front of the Village Hall.



