

Ribble Valley Borough Council

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Your ref: 26.0305

Our ref: D3.26.0305

Date: 6th August 2026

App no: 26.0305

Address: Units 1A 1B & 1C Mill Lane Industrial Estate Mill Lane Gisburn

Proposal: Retrospective application for proposed change of use of Units 1A, (Class B8) 1B (Class B8) and 1C (Class B2) to car servicing and maintenance with ancillary car sales (Class B2).

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

Proposal

The application seeks to change the use of the units 1A to car sales and 1B and 1C to car service and maintenance.

The units have been used previously for B8 and B2 uses.

Unit 1d is part of the complex of 4 units which share the access and parking on Mill Lane but is not part of this application and is occupied by garden machinery supplier.

The number of employees is not stated.

Access

Mill Lane which is a C classified road subject to a 60mph speed limit.

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

Parking and servicing

The parking standards require 1 space per 50sqm therefore with each unit measuring approximately 185sqm this equates to 11 spaces. This is for staff and customers and doesn't include cars for sale.

The existing B2/B8 uses would require 1:45sqm and 1:200 respectively.

There appears to be 12 spaces within the car park to the east side of the units and car parking to the front of the units.

A drawing showing the car parking and turning areas is requested to be submitted.

Any external car sales pitches should be clearly shown. If all cars for sale are stored inside the building this should be clearly shown.

Unit 1D appears to have parking and service provision separately to the front, side and rear of Unit 1D.

Conclusion

Lancashire County Council acting as the Highway Authority does not raise an objection regarding the proposed development and requests a drawing to show the car parking, turning and car sales pitches.

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