

Ribble Valley Borough Council
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Your ref: 3/2026/0601
Our ref: 3/2026/0601/HDC/KW
Date: 09 October 2026

Location: Unit 1 The Old Co-Op Building Henthorn Road Clitheroe BB7 2LD
Proposal: Change of use of Unit 1 to a mixed-use commercial premises comprising a small-scale ironing and garment care business and a community health and wellbeing studio.
Grid Ref: 373721 441454

Dear Lucy Walker

With regard to your consultation letter dated 18 September 2026, 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 (LHA) 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 or capacity 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 of Unit 1 to a mixed-use commercial premises comprising a small-scale ironing and garment care business and a community health and wellbeing studio at Unit 1 The Old Co-Op Building Henthorn Road Clitheroe BB7 2LD

Site Access

The site has an existing access from Faraday Avenue, which is an unclassified road subject to a 20mph speed limit.

Proposal

The LHA has reviewed the submitted planning statement, Reference PP-15124880 Version: 1. It is understood that the site is proposed to operate as two separate businesses. Perfect Press Co. will operate as a collection-and-delivery ironing service with ancillary washing facilities. Laundry will be collected from and returned to customers' homes and businesses, meaning customer visits to the site will be minimal. The business

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is not proposed as a laundrette and as such is expected to generate mostly staffing and delivery vehicle movements.

The Community Fitness Studio will operate on an appointment-only basis for personal training, exercise rehabilitation, mobility sessions and small group fitness classes. As such, attendance will be controlled through pre-booked sessions and classes limited to a maximum of four participants at one time. The LHA will condition that classes shall be staggered with a 15-minute interval between sessions to prevent overlap in attendance and ensure that customer parking demand does not exceed four vehicles at any one time.

Internal Layout

The LHA have reviewed drawing titled existing and proposed off road parking and note that no parking bays or turning area has been shown within the plan. The LHA has undertaken an assessment of the area and given the internal space available, it is unlikely to provide parking for 4 cars without restricting movement to enter and leave independently; however, the area should be retained as a service area to ensure servicing and deliveries for both the proposed commercial units do not take place from the adjacent highway network.

It is understood that the site previously operated as an IT training facility and, as such, would have generated a degree of parking demand associated with staff, trainees and visitors.

Sustainability

Bus stops in both directions are within close proximity to the site on Henthorn Road and Edisford Road, as well as public cars located within walking distance on Edisford Road and Mitchell Street, which could be utilised for staff and visitors. There are also unrestricted on-street parking on the surrounding roads close to the site.

The site shall enhance its sustainable transport options to actively encourage and support sustainable transport use. The development must include covered and secure cycle storage to ensure adequate parking provisions and to promote cycling as a sustainable mode of transport.

Conditions

If the Planning Authority is minded to approve this application Lancashire County Council Highways requests the following conditions and informative notes are appended to the decision notice:

1. The car parking area shall thereafter be always kept free of obstruction and available for servicing and deliveries at all times.
Reason: To allow for the effective use of the parking areas.
2. Prior to first occupation, a separate secure cycle storage facility, suitable for four bicycles shall be provided within the site.
Reason: to promote sustainable transport as a travel option, encourage healthy communities and reduce carbon emissions.

3. The development shall be carried out and thereafter operated in full accordance with the submitted Planning Statement (Ref: PP-15124880, Version 1), unless otherwise agreed in writing by the Local Planning Authority.

Reason: For the avoidance of doubt, to define the permission and to ensure the development operates in accordance with the details assessed by the Local Planning Authority and in the interests of highway safety.

4. No more than four customers shall attend the fitness studio at any one time. A minimum of 15-minute interval shall be maintained between all classes to prevent overlap between users and to ensure that customer parking demand does not exceed four vehicles at any one time.

Reason: In the interests of highway safety and to ensure the development operates in accordance with the parking provision and traffic generation assumptions assessed as part of this application.

Yours sincerely

Kate Walsh

Assistant Engineer

Highway Development Control

Highways and Transport

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