

Ribble Valley Borough Council  
Housing & Development Control

Tel  
Email

Your ref 3/2022/0325

Our ref

Date 6<sup>th</sup> May 2022

FAO Ben Taylor

Dear Sir/Madam

Application no: **3/2022/0325**

Address: **Pendle House Clitheroe Road Chatburn BB7 4JY**

Proposal: **Proposed change of use of basement flat into consulting rooms (class E).**

The Local Highway Authority have viewed the plans and highway related documents and have the following comments to make:

### **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. Without this information the Local Highway Authority is unable to provide final highway advice on this application.

### **Advice to Local Planning Authority**

#### **Introduction**

The Local Highway Authority (LHA) are in receipt of an application for the proposed change of use of a basement flat into two consulting rooms at Pendle House, Clitheroe Road, Chatburn.

The LHA are aware of the recent planning history at the site with it being listed below:

3/2021/0615- New opening and installation of doors to terrace. Withdrawn  
23/06/2021.

3/2019/0935- Illuminated totem sign to car park entrance 3m x 1.2m x 120mm.  
Refused 29/11/2019.

3/2019/0691- Change of use of part of Pendle House from A1 to D1. Hours of opening to be 9am to 7pm Monday to Friday, 9am to 5.30pm on Saturdays and 9am to 7pm on Sundays and Bank Holidays. Resubmission of planning application 3/2019/0295. Permitted 03/09/2019.

3/2019/0295- Change of use of part of Pendle House from A1 to D1. Permitted 30/05/2019.

### **Site Access**

The LHA are aware that the site will continue to be accessed off Clitheroe Road which is an C classified road subject to a 40mph speed limit.

The access, which leads to the 13 car parking spaces at the site as shown on Avalon drawing number RIA/01 Dwg 05 titled "Proposed Site Plan" will remain unaltered following the proposal. Therefore, the LHA have no further comments to make regarding the access.

### **Internal Layout**

The LHA are aware that 13 car parking spaces will be provided for the entire site. These spaces will be used by the residential units, the Dental Practice and the proposed two consulting rooms.

However, before the LHA can establish whether the site provides the required number of car parking spaces for the mixed-use site, the LHA require an Operation Statement.

In the statement, the Agent or Applicant should state the number of residential units which will remain at the site following the proposal. The LHA also require details regarding how many consulting rooms the Dental Practice has and whether the proposal will become part of the Dental Practice or will be a separate entity.

Should the proposed two consulting rooms be a separate entity, details regarding the use of the rooms should be stated.

### **Conclusion**

Before the LHA can fully assess the application, further information is required.

Yours faithfully



Highway Development Control  
Highways and Transport

