

Ribble Valley Borough Council
Housing & Development Control



Your ref 3/2022/0622
Our ref D3.2022.0622
Date 20th July 2022

FAO Kathryn Hughes

Dear Sir/Madam

Application no: **3/2022/0622**

Address: **The Old Corn Mill Warwick Street Longridge PR3 3EB**

Proposal: **Proposed change of use of part of the ground floor to bar and restaurant with access from Stanley Street and alterations to Stanley Street elevation.**

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

Summary

Further Information

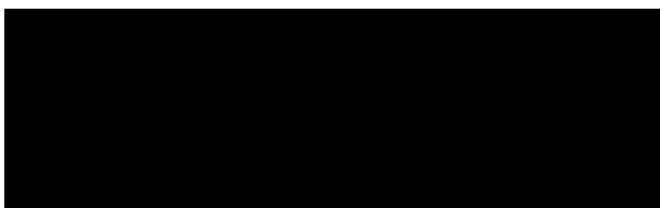
Lancashire County Council acting as the Local Highway Authority does not consider that the application as submitted fully assesses the highway impact of the proposed development and further information is required as set out in this response. Without this information the Local Highway Authority is unable 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 part of the ground floor from storage to a bar at The Old Corn Mill, Warwick Street, Longridge.

The LHA are aware that the bar will be accessed from Stanley Street for pedestrians and vehicles servicing the proposal.



Site Access

The LHA are aware that the building, The Old Corn Mill, has a few accesses with them being located off two streets, Stanley Street and Warwick Street. Both streets are unclassified roads subject to a 20mph speed limit.

The LHA are aware that the proposed bar will be located off Stanley Street, as stated in the Planning Statement. However, the LHA require further information in the guise of an Operation Statement stating where the existing business will be accessed from. This is because the LHA understands that the building is used to serve two business, Vertigo Solutions and Vertigo Sound, with the Applicant being the Managing Director of both companies. The companies use the building for the operation and to store sound equipment which is rented out by customers for music events. Therefore, the LHA require further information as to where the business will be accessed from and where deliveries will be based. Information should also be forthcoming regarding whether the business delivers the hired music equipment to the customers or whether customers can pick up the equipment.

Regarding the proposal, the LHA require further information regarding the type of delivery vehicles which will service the bar. This is because the LHA are unlikely to support large delivery vehicles accessing the building from Stanley Street due to there being inadequate turning facilities on the road as well as there being limited space with on-street parking for the residential dwellings occurring on the street.

The LHA would advise that all servicing to the proposal and to the existing use all occurs on Warwick Street where there is more space available for deliveries. Artists being employed by the bar should also use Warwick Street, especially when they are using their equipment for their sets.

It is worth noting however, that the LHA have no concerns regarding pedestrians using the access on Stanley Street. This is because the door to the proposal is served by existing pedestrian facilities.

Internal Layout

The LHA have reviewed the supporting documents and are aware that no off-street parking facilities will be provided for the proposal. While the LHA would require 10 parking spaces to comply with the LHAs parking guidance as defined in the Joint Lancashire Structure Plan, the LHA will accept the shortfall. This is because the site is located in a sustainable location in the centre of Longridge.

The LHA acknowledge that the majority of customers to the bar are unlikely to drive when accessing the site. Instead, they are likely to walk to the bar from other establishments within the centre of Longridge, with there being a number of drinking establishments along Berry Lane as well as Stanley Street being home to a wine bar.

Should customers and staff members need car parking spaces, the LHA are aware that there is a public car park within walking distance of the site, and they can also

park along Berry Lane for upto a few hours with Berry Lane being well served by Traffic Regulation Orders to prevent inappropriate parking.

The LHA have further reviewed the Planning Statement and are aware that the site is proposing to erect a sign for the proposal. However, this is not shown on any supporting drawings and so the LHA require a plan to be submitted showing the sign. This is to ensure that the sign complies with the LHAs guidance.

Conclusion

The LHA require further information before the LHA can fully assess the application.

Yours faithfully

