

Ribble Valley Borough Council  
Housing & Development Control

Phone:   
Email: [developeras@lancashire.gov.uk](mailto:developeras@lancashire.gov.uk)

Your ref: 3/2022/1034  
Our ref: D3.2022.1034  
Date: 6<sup>th</sup> March 2023

FAO Stephen Kilmartin

Dear Sir/Madam

Application no: **3/2022/1034**

Address: **Woodfield Farm Longsight Road Clayton le Dale BB2 7JA**

Proposal: **Additional usage to commercial property from E usage to E(d).**

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

### **Summary**

#### **No objection subject to conditions**

Lancashire County Council acting as the Local Highway Authority 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, capacity or amenity 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 a re-consultation for the change of use from class E usage to E(d) at Woodfield Farm, Longsight Road, Clayton le Dale.

The LHA previously responded to the application on 24th January 2023 requesting further information regarding the parking and access arrangements at the site. Since then, the Agent has supplied the LHA with the amended GHA drawing number Wade/133/2970/01 titled "Existing Kennel Building Plan and Elevations; Proposed Commercial Building Plans and Elevations; Existing and Proposed Site Plans; Location Plan," submitted on 17/02/2023 and SPA drawing number 5866-DH1 titled "Plans, Section and Elevation." These will be reviewed below.

#### **Lancashire County Council**

  
Director of Highways and Transport  
PO Box 100, County Hall, Preston, PR1 0LD

It is also worth noting that the LHA are aware of the most recent planning history at the site with it being listed below:

3/2021/0594- Proposed demolition of a small storage building and erection of a new commercial building. Permitted 21/07/2021.

3/2019/0827- Use of land as a storage compound and construction of building for vehicle servicing area, workshop, tool store, offices and ancillary accommodation to create a depot for a civil engineering company. Permitted 06/12/2019.

3/2014/0101- Retrospective application for change of use from agriculture to domestic curtilage. Permitted 20/03/2014.

3/2013/0442- Proposed change of use of approved garage, store and office accommodation to reinstate original dwelling. Refused 15/07/2014.

Appeal lodged for application reference 3/2013/0442. Appeal reference APP/T2350/A/14/2228213. Dismissed 11/02/2015.

### **Site Access**

The LHA are aware that the commercial unit which is proposed to become a gym will continue to be accessed off Longsight Road which is a A classified road subject to a 60mph speed limit.

The LHA have reviewed amended GHA drawing number Wade/133/2970/01 titled "Existing Kennel Building Plan and Elevations; Proposed Commercial Building Plans and Elevations; Existing and Proposed Site Plans; Location Plan" submitted on 17/02/2023 and are aware that the proposal will use only the existing access which serves the Recycling centre and the commercial building titled "Wade Site Office."

The LHA have no objection to the use of the access with it being established and approved to serve the commercial building under application reference 3/2021/0594.

The LHA also welcome, by reviewing the amended drawing provided by GHA drawing number Wade/133/2970/01, the erection of a "No entry" sign adjacent to the proposed parking spaces. The "No entry" sign will be located to inform users of the parking area to not use the access down the side of the existing commercial building which is occupied by the "Energy Centre" and instead use the same access in which they entered the site.

### **Internal Layout**

The LHA have reviewed the amended drawing GHA drawing number Wade/133/2970/01 titled "Existing Kennel Building Plan and Elevations; Proposed Commercial Building Plans and Elevations; Existing and Proposed Site Plans; Location Plan" submitted on 17/02/2023 and are aware that the proposed gym will provide 12 car parking spaces. This complies with the LHAs parking guidance given the internal floor area of the building.

However, the LHA will condition that a new parking plan is submitted with the dimensions of the parallel parking spaces not complying with the LHAs guidance. This is because the LHA require the dimensions of the spaces to be 2m wide and 6m in length to comply with the LHAs guidance.

The LHA will also condition that a minimum of one car parking space has access to an electric vehicle charging point and there is access to a secure and covered cycle storage area for staff members and customers.

### **Conditions**

1. No part of the development hereby permitted shall be occupied until such time as the access arrangements shown on amended GHA drawing number Wade/133/2970/01 dated 17/02/2023 have been implemented in full.

REASON: To ensure that vehicles entering and leaving the site may pass each other clear of the highway, in a slow and controlled manner, in the interests of general highway safety and in accordance with the National Planning Policy Framework (2021).

2. Prior to the first use of the proposed gym hereby approved the agreed on-site highways works including traffic signs for the "No entry" access submitted on amended GHA drawing number Wade/133/2970/01 dated 17/02/2023 have been constructed and completed in accordance with scheme to be submitted to and approved in writing by the Local Planning Authority. The works shall thereafter be implemented in strict accordance with the approved detailed prior to decking area and tepee first being brought into use.

REASON: In order that the traffic generated by the development does not exacerbate unsatisfactory highway conditions prior to the completion of the highway scheme/works.

3. The development hereby permitted shall not be occupied until such time as a parking plan for the site has been submitted to the Local Planning Authority, in consultation with the Local Highway Authority. The parking facilities shall thereafter be kept free of obstruction and available for the parking of vehicles at all times.

REASON: To ensure that adequate off-street parking provision is made to reduce the possibility of the proposed development leading to on-street parking problems locally and to enable vehicles to enter and leave the site in a forward direction in the interests of highway safety and in accordance with the National Planning Policy Framework (2021).

4. Prior to the first occupation the commercial unit shall have a minimum of one electric vehicle charging point. Charge points must have a minimum power rating output of 7kW, be fitted with a universal socket that can charge all types of electric vehicle currently.

REASON: In the interests of supporting sustainable travel.

5. No building or use hereby permitted shall be occupied or the use commenced until a cycle storage plan for the commercial unit has been submitted to the Local Planning Authority, in consultation with the Local Highway Authority. These cycle facilities shall

thereafter be kept free of obstruction and available for the parking of bicycles only at all times.

**REASON:** To allow for the effective use of the parking areas and to promote sustainable transport as a travel option, encourage healthy communities and reduce carbon emissions.

Yours faithfully

[Redacted Signature]

Assistant Engineer  
Highway Development Control  
Highways and Transport  
Lancashire County Council