

JM

## Jane Tucker

**From:** John Macholc  
**Sent:** 15 November 2012 11:35  
**To:** Jane Tucker  
**Subject:** FW: Consultation on planning application 3/2012/0962 Talbot Hotel, Talbot Street, Chipping, PR3 2QE

**From:** Hornby, Mark [mailto:Mark.Hornby@lancashire.gov.uk]  
**Sent:** 15 November 2012 11:27  
**To:** John Macholc  
**Subject:** FW: Consultation on planning application 3/2012/0962 Talbot Hotel, Talbot Street, Chipping, PR3 2QE

John

I have no further highway related observations to make on this resubmission and would refer you to my comments on the previous application for the site (Ref No. 03/2011/0822), as follows:

*Having studied the Transport Assessment supporting this application I am satisfied that the levels of parking provision proposed are appropriate for a development of this size, and that should demand for parking occasionally exceed supply there are suitable alternatives within easy walking distance. I would however request that the parking space nearest to the car park entrance on the highway frontage of the main building is removed in order to maximise the waiting / manoeuvring space at the entrance to the main car park. Provided that appropriate signage is provided for priority working at the entrance as indicated in the TA I am satisfied that safe operation is achievable.*

*I had some concerns about how coaches would be dealt with at the development, however I am satisfied that the highway frontage area of the site can be used for short term drop off and pick up without causing any specific safety issues, and given the options indicated in the TA for longer term parking / layover I am sure that a workable arrangement can be achieved. I would expect service vehicles to utilise the highway frontage area for deliveries and refuse collection etc. as was the case when the hotel was open previously. Furthermore the frontage parking spaces could always be coned out of use for the majority of such operations.*

*I am satisfied that the levels of traffic generated by this development, whilst inevitably higher than for the site's previous use, would not cause any additional traffic issues within the village or on the surrounding highway network.*

*I therefore have no objection to this proposal.*

Regards

Mark Hornby BEng MSc MCIHT  
Principal Engineer (Developer Support)  
Environmental Services East

19/11/2012

Lancashire County Council  
T: 01254 828052  
M: 07891 238303  
[www.lancashire.gov.uk](http://www.lancashire.gov.uk)

---

**From:** Jane Tucker [mailto:Jane.Tucker@ribblevalley.gov.uk]  
**Sent:** 01 November 2012 13:11  
**To:** ENV EPP Customer Service Area East  
**Subject:** Consultation on planning application 3/2012/0962 Talbot Hotel, Talbot Street, Chipping, PR3 2QE

Please can we have your comments on the above planning application? It is for refurbishment and extension to existing hotel to create 9no. ensuite bedrooms, function suite, bistro restaurant and bar area with ancillary hotel, kitchen and staff facilities; change of use of the existing barn to form 11no. ensuite bedrooms ancillary to the hotel accommodation; extension and refurbishment of existing car parking facilities to create 46no. parking spaces including the repair and refurbishment of the existing cobbled forecourt (Re-submission of 3/2011/0822P).

I have attached the formal consultation letter and here is a link to view the application documents on our website  
<http://www.ribblevalley.gov.uk/planningApplication?appNumber=3%2F2012%2F0962&submit=Go>

<<12 0962 consult highways.pdf>>

**Jane Tucker| Planning Reception|**  
**Ribble Valley Borough Council, Council Offices, Church Walk, Clitheroe, Lancashire BB7 2RA**  
**T: 01200 414499| F: 01200 414487| E: [jane.tucker@ribblevalley.gov.uk](mailto:jane.tucker@ribblevalley.gov.uk) | W: [www.ribblevalley.gov.uk](http://www.ribblevalley.gov.uk)**

\*\*\*\*\*

This e-mail contains information intended for the addressee only.

It may be confidential and may be the subject of legal and/or professional privilege.

If you are not the addressee you are not authorised to disseminate, distribute, copy or use this e-mail or any attachment to it

The content may be personal or contain personal opinions and unless specifically stated or followed up in writing, the content cannot be taken to form a contract or to be an expression of the County Council's position.

Lancashire County Council reserves the right to monitor all incoming and outgoing email

Lancashire County Council has taken reasonable steps to ensure that outgoing communications do not contain malicious software and it is your responsibility to carry out any checks on this email before accepting the email and opening attachments.

19/11/2012