



Ribble Valley Borough Council
Housing & Development Control

Tel 0300 123 6780
Email developeras@lancashire.gov.uk

Your ref 3/2020/0602
Our ref D3.2020.0602
Date 11th May 2021

FAO Stephen Kilmartin

Dear Sir/Madam

Application no: **3/2020/0602**

Address: **Holden Clough Nursery Bolton by Bowland Road Bolton by Bowland BB7 4PF**

Proposal: **Creation of additional dining space, a bakery deli food sales area with storage and office facilities. Additional terrace dining with storage below.**

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 of application reference 3/2020/0602 which is for the creation of additional dining space, a bakery deli food sales area and additional terrace dining at Holden Clough Nursery, Bolton by Bowland Road, Bolton by Bowland.

The LHA previously responded to the application on 28th October 2020, advising refusal due to highway safety concerns associated with a shortfall in parking at the site, potentially leading to vehicles overspilling onto the public highway.

Phil Durnell

Director of highways and Transport
Lancashire County Council
PO Box 100 • County Hall • Preston • PR1 0LD
www.lancashire.gov.uk

The Applicant has now submitted two additional supporting documents, which the LHA have reviewed below:

- Holden drawing number 20-01 Rev E titled "Proposed Plan."
- Supporting Information titled "Supporting information in respect of amended plans" dated 28th April 2021.

Before a review of the documents, the LHA are aware of the following relevant planning history located at the site:

3/2019/1119-Change of use of agricultural/horticultural land to overflow car park and associated landscaping (Resubmission of application 3/2019/0588). Retrospective consent for two subterranean LPG tanks and stone gravel surface service area to the rear (north) of the existing potting shed. Retention of plant growing area in association with existing nursery. Permitted 26/06/2020.

3/2019/0588- Change of use of agricultural land to parking and landscaping. Two poly tunnels and stone service area. Refused 01/11/2019.

3/2018/0396- Demolition of an existing potting shed and covered sales area, to be replaced with a glasshouse and linking access to the existing Garden Kitchen. Construction of a two storey demonstration unit with offices and toilets. The construction of a covered terrace area adjacent to the Kitchen Garden. Construction of a training/classroom. Covered walkways. Permitted 17/08/2018.

Site Access

The LHA understands the site will utilise the existing accesses directly off Barret Hill Brow, which is an unclassified road subject to a 60mph speed limit.

The site currently has two accesses which are used as an "In" and an "Out" for the existing café. Following previous planning applications, the site also operates a one-way internal road layout system within the site. Therefore, with the site access and the internal road layout of the site already being established and being unaltered following the proposal, the LHA have no comments to make regarding the site access.

Highway Safety

There have been no Personal Injury Collisions recorded within 200m of the site and therefore the LHA have no pre-existing highway safety concerns.

Internal Layout

The LHA have reviewed the Application Form, which can be viewed on the LPAs website and understands that the proposal will increase the internal floor area of the current café from 426 sqm to 780 sqm.

Currently, as stated on the Application Form, the site provides 71 car parking spaces but following the proposal there will be a loss of 3 spaces leading to the site

providing 68 spaces. Notwithstanding the existing uses on the site and the proposed deli retail element, the proposed increase in the floor area will require a parking provision of 98 parking spaces. Therefore, there is a shortfall in 30 parking spaces at the site.

Despite not complying with the guidance contained in the Joint Lancashire Structure Plan, the LHA will accept the shortfall in parking at the site. This is because the site has been placed under Condition 9 of planning application 3/2018/0396, which has restricted the maximum number of covers the site can undertake per day. Currently the site provides a maximum of 140 covers per day.

The Applicant has stated in the Design and Access Statement, that the site following the proposal will not increase the number of covers the café undertakes per day. Therefore, to make sure this is the case, the LHA will request a similar condition to Condition 9 of planning application 3/2018/0396 is placed on the application, should it be permitted.

As a result of the proposal not increasing the number of covers the café undertakes per day, the LHA will accept the shortfall in parking and so have no objections to the proposal.

Condition

1. The development hereby permitted shall not be occupied until such time as the parking and turning facilities have been implemented in accordance with Holden drawing number 001. Thereafter the onsite parking provision shall be so maintained in perpetuity.

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 (2019).

2. Unless otherwise agreed in writing with the Local Planning Authority, the C3 use (café/restaurant) of the site, including both internal and external facilities, shall be restricted to a total of 140 covers of which only 100 shall be internal covers.

REASON: To ensure that any future changes to cover numbers and the operation of the business can be fully considered by the Local Planning Authority, in consultation with the Highway Authority, and in the interest of highway safety.

Yours faithfully

Ryan Derbyshire
Assistant Engineer
Highway Development Control
Highways and Transport
Lancashire County Council