



Ribble Valley Borough Council
Development Control

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

Your ref 3/2020/0602
Our ref
Date 28th October 2020

Dear Sir / Madam

Application no: 3/2020/0602

Address: Holden Clough Nursery,

Proposal: Creation of additional dining space

The proposal is to increase the size of the dining area and provide a deli sales area together with increased storage facilities. The proposal will increase its current café floor area from 426 sqm to 780 sqm. The parking provision for the site is currently 71 spaces, however the proposal will see the loss of 3 spaces leaving 68 spaces available. 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.

The Statement accompanying the application states that there will not be an increase in the number of covers with the aim of the proposed extension being to provide a less congested dining area. Whilst this may be a consideration for the duration of the current Covid led restrictions the concern is that if and when there is a return to normality there will be a commercial incentive to increase the number of covers and customers visiting the site.

Enquiries with the LPA suggest that a planning condition restricting the number of covers to the existing level could not be reasonably enforced. This potential uncontrolled increase in the number of covers together with the inadequate parking provision for the proposed development as submitted would place an additional burden on the local highway network in terms of additional vehicles visiting the site and increase the likelihood of vehicles parking on the adjacent highway to the detriment of highway safety and residential amenity. In view of these concerns and unless there is a reasonable and enforceable limit to the number of dining

Phil Durnell

Director of Highways and Transport

Lancashire County Council

Cuerden Mill • Cuerden Way • Bamber Bridge • Preston • PR5 6BS

covers that can be placed on the café element of the proposed development restricting it to the current levels I would have to recommend that the application be refused.

Yours faithfully

Dave Bloomer
Highways & Transport
Lancashire County Council