

Ribble Valley Borough Council
Housing & Development Control

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Your ref 3/2021/0725
Our ref D3.2021.0725
Date 9th September 2021

FAO Adrian Dowd

Dear Sir/Madam

Application no: **3/2021/0725**

Address: **Buck Inn Sawley Road Grindleton Lancashire BB7 4QS**

Proposal: **Proposed replacement two-storey side and single-storey extensions to rear, external and internal alterations including first floor conversion from manager's accommodation to four toilet ensuite bedrooms.**

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 proposed extension of a vacant Public House at the Buck Inn, Sawley Road, Grindleton.

The LHA previously responded to the application on 9th August 2021 requesting the Applicant to submit further information.

Phil Durnell

Director of highways and Transport
Lancashire County Council
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Following the LHAs comments, the Applicant has submitted SPA drawing number 6239-P01 Rev B titled "Proposed Site Plan" and have also removed the hotel element from the application.

The first floor instead, as shown on SPA drawing number 6239-P03 Rev B titled "Proposed Floor Plans" will remain as existing as the landlords/managers flat.

Site Access

The LHA are aware that the site will utilise an existing access directly off Sawley Road, which is a C classified road subject to a 30mph speed limit.

The LHA have reviewed SPA drawing number 6239-P01 Rev B titled "Proposed Site Plan" and understands that the site access will remain as existing. Therefore, with there being no change to the site access which has been established for a number of years and the site returning to its existing use as a Public House, the LHA have no objection to the use of the access.

Highway Safety

There have been no Personal Injury Collisions recorded within 500m 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 building from 201.2sqm to 246.5sqm.

For an A3 development as stated in the Joint Lancashire Structure Plan, the development is required to provide 31 car parking spaces for the Public House and Restaurant.

However, the LHA have reviewed SPA drawing number 6239-P01 Rev B titled "Proposed Site Plan" and understands that the site can only provide 7 car parking spaces for the proposal. Therefore, the site has a shortfall in 24 car parking spaces.

Notwithstanding this the LHA will accept the shortfall in parking at the site. This is because the shortfall in parking is a pre-existing situation with 6 car parking spaces as stated on the Application Form being existing. Therefore, even without the proposed extension the site would have a considerable shortfall in parking and the Applicant would not require planning permission to make the site operational again. As a result of these reasons and the size of the extension being relatively marginal in terms of the size of the existing building, the LHA will accept the shortfall in parking.

Conditions

1. No part of the development hereby permitted shall be occupied until such time as the access arrangements shown on SPA drawing number 6239-P01 Rev B 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. The development hereby permitted shall not be occupied until such time as the parking and turning facilities have been implemented in accordance with SPA drawing number 6239-P01 Rev B. 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 (2021).

3. No building or use hereby permitted shall be occupied or the use commenced until the car parking area has been surfaced or paved in accordance with a scheme to be approved by the Local Planning Authority and the car parking spaces and manoeuvring areas marked out in accordance with the approved plan. The car parking area shall thereafter be kept free of obstruction and available for the parking cars at all times.

REASON: To allow for the effective use of the parking areas.

Yours faithfully

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