

Development Control
Ribbles Valley Borough Council

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Your ref: 21.0748
Our ref: D3.21.0748
Date: 19th August 2021

App no: 21.0748

Address: Pendle View Fisheries, Whalley Clitheroe Bypass, Wiswell

Proposal: Proposed creation of 16 base plots for holiday lodges and provision of sales office and site manager's accommodation within existing building on site (pursuant to previously approved development under 3/2015/0426 amended by 3/2017/0775)

I have viewed the documents on the web portal and I would make the following comments.

History

Planning permission has previously been granted on site in October 2015 for the change of use of the former fishery to a leisure park with 19 lodges, 11 woodland lodges, 10 cabins, warden's lodge, conversion, extension and amenity building to form one bedroom holiday cottage, conversion of storage buildings to form one 2 bed holiday cottage, conversion and extension of existing manager's house and café to form restaurant, public house and manager's accommodation, 100 car parking space, ground work, re-contouring and creation of ecological wetland and ancillary landscaping. The layout of the scheme was further amended under application 3/2017/0775, approved in 2017.

Most recently an application to vary the highway conditions was submitted under reference 2021-0431 and subsequently approved.

This application seeks to replace the approved public house, associated car park and 10 glamping pods with 16 base plots and retain the existing property as Site Manager's accommodation and sales office.

Traffic Impact

The application will increase the overall number of lodges by 6 and remove the Pub/restaurant. An on-site eating facility for the holiday makers would support the sustainability of the site therefore we would support the provision of a facility in an alternative form.

Phil Durnell

Director of Highways and Transport
Lancashire County Council · PO Box 100 · County Hall · Preston · PR1 0LD

There is no objection to the proposal subject to the highway related conditions from the 2021.0431 approval being stated on any approval granted.

Kelly Holt
Highway Development Control Engineer
Highways and Transport
Lancashire County Council
www.lancashire.gov.uk