



JUDITH DOUGLAS TOWN PLANNING LIMITED

Wellsprings, Clitheroe Road, Sabden, Clitheroe BB7 9HN.



Retrospective application for the proposed retention of a timber canopy over an existing outdoor seating area.

[Business Statement JDTPLO295](#)

Judith Douglas BSc (Hons), Dip TP, MRTPI



8 Southfield Drive, West Bradford, Clitheroe,  
Lancashire, BB7 4TU  
Telephone: 01200 425051  
Mobile: 07729 302644

Email: [enquiries@jdouglastownplanning.co.uk](mailto:enquiries@jdouglastownplanning.co.uk)  
Website: [www.jdouglastownplanning.co.uk](http://www.jdouglastownplanning.co.uk)

**BUSINESS STATEMENT IN SUPPORT OF A PLANNING APPLICATION IN RETROSPECT FOR THE RETENTION OF A TIMBER CANOPY OVER AN EXISTING OUTDOOR SEATING AREA WELLSPRINGS, CLITHEROE ROAD, SABDEN CLITHEROE BB7 9HN.**

1 The applicants Catherine and Zak Marhraouri run the Spanish and Mexican Restaurant at the Wellsprings. This is a long established business of 22 years. The need for the canopy/pergola is explained by the applicants in relation to the recent covid restrictions. The benefits to this existing business of retaining the canopy/pergola going forwards is also set out.

2 *“The pergola on the terrace was built in order to allow us to serve food outside. We could open the restaurant on the 19th April but outside only. The British weather plays a big part in this. Many restaurants put up marquees, but the sides must remain open as 50% of cover had to open. Should we have chosen to do this then the wind would certainly have taken the marquee up and would have caused damage to the building not to mention the people in it. The weather on the hill is a climate of its own and we have wind every day. We used a reputable local builder and joiner and the workmanship is admired by all.*

*As the government decided to open restaurants very quickly, and we were desperate to open like all other hospitality venues, who have been closed for 5 months and in need of income. The pergola was our option. The pergola is not attached to the building and obviously is sturdy to withstand the Pendle hill climate. It is erected on a patio that has been there for 30+ years.*

*On the 20th April, we had a covid inspection by Mr Jason Middleton, who came on to the terrace and said that there was adequate ventilation and can be used under the covid restrictions. This made us very popular with diners who came prepared with blankets and hot water bottles. It is ideal for us to serve food here as it is near the bar and kitchen so customers and staff do not have to go up and down the garden stairs.*

*In order to build the pergola, we used our grant money and some savings. We have used the grant money to help the business survive in very difficult times.*

*On the 18th May, we were allowed inside again with restrictions on masks and spacing between tables and again plenty of fresh air flowing through the building. We found that the*

*pergola was in as much of a demand as people were still nervous preferring to sit outside. We are proud and pleased to say that we have had many customers dining with us and not 1 case of covid with staff or customers. The Pendle hill fresh air must have helped with this as outdoor seating is very limited with other restaurants.*

*The view from the terrace is the best view in Lancashire. It has a 50 mile panoramic view seeing Blackpool, Preston, Ribble valley, Forest of Bowland and beyond. We do eventually want to install a viewing telescope and we already have a map outlining the hills and places of interest. Plenty of our customers are now tourists as people are holidaying in England with many saying they never knew Lancashire was so green and beautiful. They link Lancashire with mill towns.*

*We have hung plants from the roof and grown wisteria and buddleia attracting bees and butterflies. It is a wildlife garden. Even though it has a roof it allows light through to keep the area sunny and warm. This is important as there are windows from the view room to this area and it would otherwise make the view room dark.*

*Even when it rains, it is still ideal for people who want to still sit outside and at least they are dry, especially as the temperature at the moment is still in the high teens. I am sure it will be as popular when it snows. The views are equally as spectacular in the snow. Not to mention the sunsets which are different every night and the sky is lit up various shades of oranges and reds. People often book a sunset table. This view is also eye-catching on Bonfire night when you watch all the fireworks in the valley.*

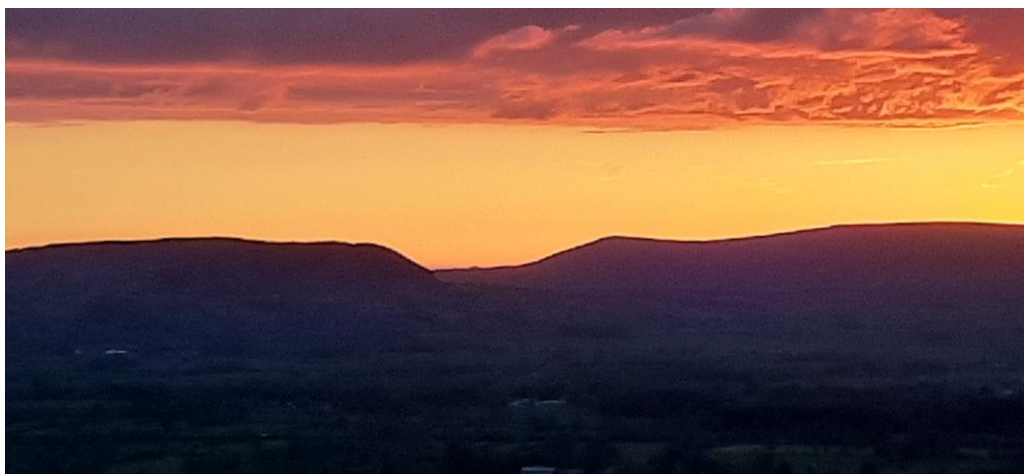
*The Wellsprings has been here since 1650 and is the gateway to the Ribble Valley. For this reason it needs to be kept open and tidy and not become an eyesore as was the Moorcock Inn outside Waddington. The pergola has made the Wellsprings more fashionable and in demand so the business can flourish. Many people say that it was not inviting before and the outside never reflected the inside which was always nicely decorated because you could not see in. Now many people who say they have driven past over the last 10 years are stopping and enjoying the view with a drink and bite to eat.*

*Due to our location, we attract couples and families and have a very nice clientele. We have never had problems with customers and the police who visit us very rarely. The restaurant is family run and we pride ourselves on the food and drink we serve. Our chefs and manager*

*have been with us for 10+ years. We have a lot of regular customers who all love the new addition of the pergola.”*



- 3 This description by the applicants demonstrated how the canopy/pergola helped the business to survive during the difficulties brought on by the Covid pandemic. The outdoor dining space remains attractive to those still concerned about the spread of the virus. Looking to the future, the use of the covered terrace has proved popular, and it will continue to draw customers seeking to experience the spectacular views and sunsets.





Sunsets and Winter views from the Wellsprings.

- 4 This successful family run business already contributes positively to the economy of the Ribble Valley and supports tourism. The retention of the canopy/pergola complements the existing restaurant business at the Wellsprings and it has drawn in new customers by providing a pleasant outdoor dining area. The retention of the pergola/canopy will secure this increase in business which has made the existing business more robust by creating an additional income stream.
- 5 The location of the dining terrace with canopy/pergola is quite unique with spectacular views and close to excellent walking areas. It may also appeal to people visiting or accompanying visitors to the neighbouring ski slope seeking refreshments.
- 6 The retention of the pergola/canopy will benefit the local economy by drawing in visitors and tourist as well as local clientele. This will add to the breadth of visitor attractions in the Borough.