

Ribble Valley Borough Council
Housing & Development Control

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Your ref 3/2021/0810
Our ref D3.2021.0810
Date 2nd September 2021

FAO Adam Birkett

Dear Sir/Madam

Application no: **3/2021/0810**

Address: **Wellsprings Hotel Clitheroe Road Sabden BB7 9HN**

Proposal: **Proposed construction of two single storey one bedroom holiday let units with parking. Resubmission of 3/2021/0254.**

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 an application for the proposed construction of two single storey one bed holiday let units at Wellsprings Hotel, Clitheroe Road, Sabden.

The LHA are aware that the application is a resubmission of application reference 3/2021/0254, which was for a similar scheme at the site but was later refused by the Local Planning Authority (LPA) on 18th May 2021.

Phil Durnell

Director of highways and Transport
Lancashire County Council
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The LHA are also aware of application reference 3/2021/0809, which is for the retention of an unauthorised timber canopy over an existing outdoor seating area at the restaurant. This application, as of writing, is still ongoing.

Site Access

The proposal will utilise an existing access which serves the existing car park for the restaurant. The car park is accessed off Clitheroe Road which is a C classified road subject to a 60mph speed limit.

The access will remain unaltered following the proposal and so the LHA have no further comments to make regarding the site 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 SPA drawing number 6218-P01 Rev D titled "Proposed Site Plan" and understands that the site will provide 63 car parking spaces to serve the existing restaurant and the 2 one bed holiday units.

While the LHA have no concerns associated with the car parking spaces with almost all of them being existing, the LHA would advise that the car parking space located on the paving area on one of the holiday units, as shown on SPA drawing number 6218-P03 Rev A titled "Proposed Plans and Elevation," is removed. This is because a complex manoeuvre would be required to exit the site in a forward gear, should the row of car parking spaces to the right of the space be full to capacity. Therefore to prevent this site concern, the LHA advise that the space is removed and the holiday let instead uses the closest car parking space.

Conditions

1. 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 6278-4. 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).

Yours faithfully

Ryan Derbyshire

Assistant Engineer
Highway Development Control
Highways and Transport
Lancashire County Council