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Ref No: Pre-app advice
Officer: Kelly Holt

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PRE-APPLICATION ADVICE

Location

Duke of York Inn, Brow Top - Grindleton Brow, Grindleton, BB7 4QR

Description of proposals

Proposed change of use from public house with living accommodation to public house with living accommodation and two bed and breakfast letting rooms. Construction of five, one bedroom holiday lets, double garage and parking areas.

Currently the public house is closed. There is an existing proprietor's flat at the first floor with storage on the second floor, externally a large garden and tarmac car park with existing vehicle access off Brow Top.

The proposed development will include development on part of the car park. It will also include the creation of a parking area on land which is currently beer garden. The existing car park has space for 16 cars. This served the public house and managers accommodation. The proposed development has a total of 17 off street parking spaces including two disabled spaces.

There is a new footway and amendment to the existing site access proposed.

Comments

Traffic impact

Grindleton Brow is classified C571 with 30mph speed limit. There are no collisions in the vicinity of the site in the previous 5 years.

A construction traffic management plan will be requested as a planning condition to ensure that the construction traffic disruption is minimised.

Sue Harper
Interim Director of Community Services
Cuerden Way • Bamber Bridge • Preston • PR5 6BS

Sustainability

Bus services 66, 67 and 3 pass the site and connect to Clitheroe and Nelson. This offers a certain amount of connectivity to allow guests to travel sustainably. A designated cycle way runs along Brow Top as part of the Ribble Valley northern loop. Secure, covered cycle storage would be required.

Site access and off-site highway works

There is a new footway proposed along the frontage of the development site and Grindleton Brow. The site access is to be altered and moved slightly south-westerly with a new radius kerbed arrangement. A minor amendment is requested to provide a footway around the radii on the south side of the site access to join the hardstanding at the side of parking bay 15. This allows a continuous route for pedestrians to exit the site and avoids any conflict arising between pedestrians and vehicles entering the site.

The site access on Grindleton Brow shall have visibility splays of 43m in both directions on Sawley Road/Grindleton Brow for 43m to the nearside kerb, at a distance set back from the give way of 2.4m. This should be shown on the proposed site layout drawing. These splays appear to lie within land within the control of the applicant or the adopted highway.

The boundary wall will need to be constructed below 1m height where it crosses the splay.

The external seating may need adjusting northwards to ensue that it does not lie within the splay and obscure the drivers view.

The kerb radii and road width shall be suitable for the service vehicles which require access. A swept path analysis of the largest vehicle will advise your design.

The site access alterations should be completed under a S278 agreement with Lancashire County Council.

Servicing

The beer drop on the Main Street elevation remains the same.

A swept path analysis for the refuse and largest delivery goods vehicle should be provided to demonstrate that sufficient space is provided within the car park turning area and all vehicles can enter and exit onto Grindleton Brow in forward gear.

Parking

The vehicles generated by the development should be contained within the site and an appropriate level of car parking should be provided. Over-spill onto the adjoining highways is not acceptable.

There are currently 16 spaces for the Public House and Managers accommodation, there are 17 spaces proposed for the whole development including 2 disabled bays and 2 within the double garage.

The parking standards would require 7 spaces for the five, one bedroom holidays lets and two bed and breakfast rooms. There are 7 spaces proposed to the rear of the public house plus a double garage (6.5m x 7.3m) which would be used as manager's parking.

This is acceptable with the addition of a secure, covered cycle store for guest cycles. In addition, an electric vehicle charging point should be considered.

There are 8 spaces to the side of the public house including 2 disabled parking bays. This is a reduction of 6 spaces on the existing public house provision.

The parking standards for an A3 pub would be 1 space to 8sqm floor area. The floor area appears to be approx. 200sq which is 25 spaces. The standards are maximum and cover a broad range of developments in the A3 category.

Ideally, we would have an evidence-based approach to the parking provision, as this is an existing public house. I would request that additional information is provided to support the reduction in spaces and shortfall from the maximum standard. The number of inside covers/customers arriving in vehicles during the peak period.

Advice

1. Provide additional information to support the reduction in car parking provision for the PH.
2. Cycle storage should be provided for guests.
3. Minor amendment to provide continuous footway around radii on south side of site access.
4. Swept path analysis for the refuse/delivery vehicle to show vehicles entering, turning and exiting onto Grindleton Brow in forward gear.

The Council's advice is current on the date it is given. Whilst every attempt will be made to identify reasonably foreseeable future influences the Council cannot guarantee that its advice will take these into account. This may extend to matters such as changes in planning policy or planning precedent. The advice in any event will expire 12 months after the date on which it is given.

Kelly Holt
Development Control Engineer
Lancashire County Council