

Ribble Valley Borough Council
Housing & Development Control

Tel 0300 123 6780
Email developeras@lancashire.gov.uk

Your ref 3/2022/0279
Our ref D3.2022.0279
Date 6th May 2022

FAO Kathryn Hughes

Dear Sir/Madam

Application no: **3/2022/0279**

Address: **Talbot Hotel 5 Talbot Street Chipping PR3 2QE**

Proposal: **Partial demolition of a Grade II listed building. Conversion of public house into one new dwelling and one holiday let. Construction of a single storey rear extension. Limited external alterations to Talbot Hotel. Conversion of adjacent barn into three new dwellings with associated works. Formation of parking and manoeuvring areas to rear. Hard and soft landscaping.**

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 partial demolition of a Grade II listed building. Conversion of public house into one new dwelling and one holiday let. Construction of a single storey rear extension. Limited external alterations to Talbot Hotel. Conversion of adjacent barn into three new dwellings with associated works. Formation of parking and

Phil Durnell

Director of highways and Transport
Lancashire County Council
PO Box 100 • County Hall • Preston • PR1 0LD
www.lancashire.gov.uk

manoeuvring areas to rear. Hard and soft landscaping at Talbot Hotel, 5 Talbot Street, Chipping.

The LHA previously responded to the application on 13th April 2022, requesting further information regarding the site access and the parking arrangements at the site. Since then, the Agent has submitted SPA drawing number 6521- P04 Rev B titled "Proposed Site Plan," which will be reviewed below.

The LHA are aware of the recent planning history at the site with it being listed below:

3/2012/0963- Refurbishment and extension to existing hotel to create 9no. ensuite bedrooms, function suite, bistro restaurant and bar area with ancillary hotel, kitchen and staff facilities; change of use of the existing barn to form 11no. ensuite bedrooms ancillary to the hotel accommodation; extension and refurbishment of existing car parking facilities to create 46no. parking spaces including the repair and refurbishment of the existing cobbled forecourt (Re-submission of 3/2011/0821P) (Listed Building Consent). Permitted 24/01/2013.

3/2012/0962- Refurbishment and extension to existing hotel to create 9no. ensuite bedrooms, function suite, bistro restaurant and bar area with ancillary hotel, kitchen and staff facilities; change of use of the existing barn to form 11no. ensuite bedrooms ancillary to the hotel accommodation; extension and refurbishment of existing car parking facilities to create 46no. parking spaces including the repair and refurbishment of the existing cobbled forecourt (Re-submission of 3/2011/0822P). Permitted 24/01/2013.

3/2011/0822- Demolition of existing single storey rear extension and removal of render to front elevation, repair and repointing of stonework; refurbishment and extension to existing hotel to create 9no. en-suite bedrooms, function suite, bistro restaurant and bar area with ancillary hotel, kitchen and staff facilities; change of use of the existing barn to form 11no. en-suite bedrooms ancillary to the hotel accommodation; extension and refurbishment of existing car parking facilities to create 50no. ca car parking spaces including the repair and refurbishment of the existing cobbled forecourt. Refused 16/03/2012.

3/2011/0821- Demolition of existing single storey rear extension and removal of render to front elevation, repair and repointing of stonework; refurbishment and extension to existing hotel to create 9no. en-suite bedrooms, function suite, bistro restaurant and bar area with ancillary hotel, kitchen and staff facilities; change of use of the existing barn to form 11no. en-suite bedrooms ancillary to the hotel accommodation; extension and refurbishment of existing car parking facilities to create 50no. ca car parking spaces including the repair and refurbishment of the existing cobbled forecourt. Refused 16/03/2012.

It is worth noting that the site has remained vacant since the public house ceased operation on 2nd January 2005, as stated on the Application Form.

Site Access

The LHA are aware that the site will continue to be accessed off Talbot Street which is a C classified road subject to a 30mph speed limit.

The LHA have reviewed SPA drawing number 6521- P04 Rev B titled "Proposed Site Plan" and are aware that the access will be a minimum of 4.25m wide for a distance of approximately 8m from the adopted highway.

While this does not strictly comply with the LHAs guidance for an access serving 2 or more dwellings, which requires the access width of the access track to be 4.25m for the duration of its length, the LHA will accept the shortfall. This is because of the site being existing and the use of the access not being to intensify like the previous use as well as the previous approval, under application reference 3/2012/0962 which was the refurbishment of the existing hotel and bar area among other amendments.

Highway Safety

There have been no Personal Injury Collisions recorded within 200m of the site and therefore the LHA have no pre-existing highway safety concerns.

Internal Layout

The LHA have reviewed SPA drawing number 6521- P04 Rev B titled "Proposed Site Plan" and are aware that the proposed parking arrangements complies with the LHAs parking guidance found in the Joint Lancashire Structure Plan for the scale of development. Therefore, the LHA have no further comments to make regarding the site.

Conditions

1. No development shall commence on the site until such time as a construction traffic management plan, including as a minimum details of the routing of construction traffic, wheel cleansing facilities, vehicle parking facilities, and a timetable for their provision, has been submitted to and approved in writing by the Local Planning Authority. The construction of the development shall thereafter be carried out in accordance with the approved details and timetable.

REASON: To reduce the possibility of deleterious material (mud, stones etc.) being deposited in the highway and becoming a hazard for road users, to ensure that construction traffic does not use unsatisfactory roads and lead to on-street parking problems in the area.

2. No part of the development hereby permitted shall be occupied until such time as the access arrangements shown on SPA drawing number 6521- P04 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).

3. The development hereby permitted shall not be occupied until such time as the access drive (and any turning space) has been surfaced with tarmacadam, or similar hard bound material (not loose aggregate) for a distance of at least 8 metres behind the highway boundary and, once provided, shall be so maintained in perpetuity.

REASON: To reduce the possibility of deleterious material being deposited in the highway (loose stones etc.) in the interests of highway safety and in accordance with the National Planning Policy Framework (2021).

4. 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 6521- P04 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).

5. Prior to the first occupation each dwelling shall have an electric vehicle charging point. Charge points must have a minimum power rating output of 7kW, be fitted with a universal socket that can charge all types of electric vehicle currently.

REASON: In the interests of supporting sustainable travel.

Informative

The grant of planning permission will require the developer to obtain the appropriate permits to work on, or immediately adjacent to, the adopted highway network. The applicant should be advised to contact Lancashire County Council's Highways Regulation Team, who would need a minimum of 12 weeks' notice to arrange the necessary permits. They can be contacted on lhsstreetworks@lancashire.gov.uk or on 01772 533433.

Yours faithfully

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