

Ribble Valley Borough Council  
Housing & Development Control

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Your ref: 3/2022/0637  
Our ref: D3.2022.0637  
Date: 20<sup>th</sup> September 2022

FAO Ben Taylor

Dear Sir/Madam

Application no: **3/2022/0637**

Address: **Keepers Cottage Northcote Road Langho BB6 8BD**

Proposal: **Proposed alterations and extensions to existing B&B premises to create an 8 bed boutique hotel with on-site parking and improved 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 an application for the proposed alterations and extensions to an existing Bed and Breakfast premises to create an 8-bed boutique hotel with on-site parking and landscaping at Keepers Cottage, Northcote Road, Langho.

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

#### **Lancashire County Council**

Phil Durnell  
Director of Highways and Transport  
PO Box 100, County Hall, Preston, PR1 0LD



3/2020/0234- Proposed landscaping and management plan for future maintenance. Condition 4 of Outline consent 3/2016/1204 (Reserved Matters application) Permitted 23/07/2020.

3/2017/0662- Removal of condition 14 (restriction of business to Keepers Cottage) from planning permission 3/2016/1204. Permitted 04/09/2017.

3/2017/0598- Removal of conditions 12 (letting restrictions and register) 13 (restriction to holiday use) and 14 (restriction of business to Keepers Cottage) from planning permission 3/2016/1204. Withdrawn 13/07/2017.

3/2016/1204- Outline consent for erection of three holiday chalets on land adj Keepers Cottage. (Approval is sought for access, appearance, layout and scale). Permitted 27/03/2017.

3/2008/0034- Proposed construction of a single storey building forming three holiday let chalets. Permitted 04/03/2008.

### **Site Access**

The LHA are aware that the site will continue to be accessed off Old Langho Road which is an unclassified road subject to a 60mph speed limit.

The LHA have reviewed Peter Hitchen drawing number A1.2 titled "Proposed Site Plan," and are aware that the access to the proposed 8 bed boutique will remain as existing. The LHA have reviewed the site access and have no objection to the use of the access. This is because the access already served the previous Bed and Breakfast use, and the proposal is only adding an additional bedroom to the site. Therefore, there is only a minor intensification of use which allows the LHA to have no objection to the use of the access.

It is worth noting that the site will also provide a secondary access along Northcote Road which will serve the 3 holiday chalets approved under application reference 3/2016/1204 and the subsequent discharge of condition applications.

Given that the access has already been approved under application reference 3/2016/1204 and will only serve the 3 chalets, the LHA have no further comments to make.

### **Internal Layout**

The LHA have reviewed Peter Hitchen drawing number A1.2 titled "Proposed Site Plan" and are aware that the site will provide 12 car parking space for the 8-bed hotel. This complies with the LHAs parking guidance as defined in the Joint Lancashire Structure Plan and so the LHA have no further comments to make.

The LHA will however request that some type of cycle storage facility is provided on site and a minimum of one car parking space has an electric vehicle charging port to promote sustainable transport.



## **Conditions**

1. No part of the development hereby permitted shall be occupied until such time as the access arrangements shown on Peter Hitchen drawing number A1.2 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).

2. 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 5 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).

3. The development hereby permitted shall not be occupied until such time as the parking and turning facilities have been implemented in accordance with Peter Hitchen drawing number A1.2. 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).

4. Prior to the first occupation a minimum of one car parking space implemented in accordance with Peter Hitchen drawing number A1.2 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.

5. No building or use hereby permitted shall be occupied or the use commenced until a cycle storage plan for the commercial use has been submitted to the Local Planning Authority, in consultation with the Local Highway Authority. These cycle facilities shall thereafter be kept free of obstruction and available for the parking of bicycles only at all times.

REASON: To allow for the effective use of the parking areas and to promote sustainable transport as a travel option, encourage healthy communities and reduce carbon emissions.

Yours faithfully

Ryan Derbyshire  
Assistant Engineer



Highway Development Control  
Highways and Transport  
Lancashire County Council

