

Development Control
Ribble Valley Borough Council

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Your ref: 22.0883
Our ref: D3.22.0883
Date: 13th October 2022

App no: 22.0883

Address: Duke of York Inn Grindleton Brow Grindleton

Proposal: Application for planning permission for change of use from public house with bar serving food and living accommodation to public house with bar serving food, cafe and B&B accommodation, associated extension and alterations to the building. Construction of three one bed holiday apartments, managers accommodation, alterations to vehicle access and landscaping.

The submitted documents and plans have been reviewed and the following comments are made.

Description of proposals

The application seeks to retain the public house with bar serving food and living accommodation and to increase the floor area to include a new café and six bed and breakfast letting rooms. Within the curtilage of the site, the construction of three one bedroom holiday lets, a double garage and a three bedroom managers dwelling.

Alterations to the existing vehicle and pedestrian access on Grindleton Brow are proposed together with internal alterations to provide 17 car parking spaces including 2 disabled parking spaces and 2 spaces within the double garage.

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.

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.

Lancashire County Council

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



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

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 and is proposed.

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 footway is provided 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 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. These splays appear to lie within land within the control of the applicant or the adopted highway. A condition is requested to protect these splays for emerging drivers and highway users.

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.

Refuse and delivery goods vehicle are anticipated to use the car park turning area to the side and rear of the site and this is anticipated to occur during off-peak periods. All vehicles should 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 9 spaces for the three, one bedroom holidays lets and six 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 and there is a secure, covered cycle store for guest cycles. In addition, an electric vehicle charging point is requested.

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.

There is expected to be some overlap with residents utilising the bar, café and restaurant facilities therefore the car parking is considered acceptable.

Conclusion

There is no objection to the proposal subject to the following conditions.

Conditions

1. No development shall take place, including any works of demolition, until a construction method statement has been submitted to and approved in writing by the Local Planning Authority. The approved statement shall be adhered to throughout the construction period. It shall provide for:
 - i) The parking of vehicles of site operatives and visitors
 - ii) The loading and unloading of plant and materials
 - iii) The storage of plant and materials used in constructing the development
 - iv) The erection and maintenance of security hoarding
 - v) Wheel washing facilities
 - vi) Measures to control the emission of dust and dirt during construction
 - vii) A scheme for recycling/disposing of waste resulting from demolition and construction works
 - viii) Details of working hours
 - ix) Routing of delivery vehicles to/from site
2. Prior to the first use of the development hereby permitted the site access alterations and new footway arrangement, as shown on the 'Proposed site plan' 5977-P20 shall be completed (see informative note).
3. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 there shall not at any time in connection with the development hereby permitted be erected or planted or allowed to remain upon the land hereinafter defined any building, wall, fence, hedge, tree, shrub or other device over 1m above road level. The visibility splay to be the subject of this condition shall be that land in front of a line drawn from a point 2.4 m measured along the centre line of the site access from the continuation of the nearer edge of the carriageway of Grindleton Brow to points measured 43m in both directions along the nearer edge of the carriageway of Grindleton Brow, from the centre line of the access. Reason: To ensure adequate visibility at the street junction or site access.
4. Prior to the first use of the development hereby permitted, the parking and turning areas shall be constructed in a bound porous material, marked out and made available for use and maintained for that purpose for as long as the development is occupied.



5. Prior to first occupation of the development hereby permitted, there should be a secure, covered cycle store and an Electric vehicle charging point.

Informative note

The grant of planning permission will require the applicant to enter into an agreement, with the County Council as Highway Authority. The applicant should be advised to contact Lancashire County Council for further information by emailing the Highway Development Control Section at developeras@lancashire.gov.uk . For the avoidance of doubt the off-site highway works are minor tie into the adopted highway.

Kelly Holt
Highway Development Control Engineer
Highways and Transport
Lancashire County Council
www.lancashire.gov.uk

