

Ribble Valley Borough Council  
Housing & Development Control

Phone: 0300 123 6780  
Email: [developeras@lancashire.gov.uk](mailto:developeras@lancashire.gov.uk)

Your ref: 3/2022/0942  
Our ref: D3.2022.0942  
Date: 1<sup>st</sup> February 2023

FAO Mark Waleczek

Dear Sir/Madam

Application no: **3/2022/0942**

Address: **Thorneyholme Hall Newton Road Dunsop Bridge BB7 3BB**

Proposal: **Change of use from private dwelling (C3) to Hotel/Holiday Let (C1).**

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 change of use of a private dwelling to an 8 bed bed and breakfast hotel at Thorneyholme Hall, Newton Road, Dunsop Bridge.

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

3/2021/1084- Change of use from private dwelling (C3) to Cookery School with accommodation (C2). Permitted 28/01/2022.

#### **Lancashire County Council**

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



3/2021/0676- Regularisation of unauthorised outbuilding ancillary to dwelling. Refused- 02/09/2021.

3/2020/0797- Variation of conditions 2 (Access), 3 (Materials, 4 (Arboricultural method statement), 5 (Lighting) and 9 (Replacement Drawing) from planning permission 3/2017/0408 to allow revised plans showing new access arrangements and alterations to wording of conditions. Withdrawn- 27/11/2020.

3/2019/0288- Change of use from private dwelling (C3) to mixed use of function venue (D2) with ancillary accommodation (C1) including single storey rear extension, and change of use of detached garage to cookery school (C2) including single storey extension. Withdrawn- 17/05/2019.

3/2017/0408- Change of use of site from residential use (C3) to a cookery school with associated accommodation (C2), including an extension to the existing detached garage building. Permitted- 22/08/2017.

3/2015/0914- Outline planning application for six holiday cottages with all matters reserved except for access. Refused- 06/05/2016.

3/1997/0427- Change of use of former Health Spa and Day Nursery with Living Accommodation to residential. Permitted- 21/08/1997.

It is also worth noting that the structure for the Cookery School and the car park which was approved under application reference 3/2017/0408 have been constructed. However, the structure for the Cookery School and the car park did not comply with the approved plans and so the application has had to be resubmitted.

### **Site Access**

The LHA understands that the site will be accessed via an existing unadopted, private track directly from Newton Road which is a C classified road subject to a 60mph speed limit.

The existing, unadopted private track which currently serves the site, neighbouring dwellings and Thorneyholme Farm, also serves two Public Footpaths (Path references 3-8-FP20 and 3-9-FP2).

The LHA have reviewed the supporting documents and understands that the site access will remain unaltered following the proposal. Given that the site access was approved under application reference 3/2021/1084, 3/2017/0408 and the LHA had no objection to the variation of condition application under application reference 3/2020/0797, regarding the site access, the LHA have no objection.

### **Highway Safety**

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



## **Internal Layout**

The LHA have reviewed PWL drawing number 1178-PL-22G titled "Proposed Site Layout" and understands that the site will provide 10 parking spaces. This complies with the parking standards as defined in the Joint Lancashire Structure Plan, which requires one car parking space for each hotel room. Therefore, the LHA have no further comments to make regarding parking.

The LHA will however condition that a minimum of one car parking space has access to an electric vehicle charging point and some form of secure cycle storage is provided for the guests and staff members.

## **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 PWL drawing number 1178-PL-22G. 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).

2. Prior to the first occupation a minimum of one car parking space 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.

3. No building or use hereby permitted shall be occupied or the use commenced until a cycle storage plan for the hotel 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

