

Ribble Valley Borough Council
Housing & Development Control

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Your ref: 3/2022/0052
Our ref: D3.2022.0052
Date: 9th March 2023

FAO Stephen Kilmartin

Dear Sir/Madam

Application no: **3/2022/0052**

Address: **Holden Clough Nursery Bolton by Bowland Road Bolton by Bowland
BB7 4PF**

Proposal: **Creation of additional dining space with tropical plant sales area and storage below. Bakery/deli food sales area, storage and office facilities. External terrace. Resubmission of application 3/2020/0602.**

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 to create additional dining space with tropical plant sales area and storage below, a bakery/ deli food sales area and additional terraced dining at Holden Clough Nursery, Bolton by Bowland Road, Bolton by Bowland.

The LHA are aware that the application is a resubmission of application reference 3/2020/0602 which was withdrawn by the Applicant on 7th September 2021.

Lancashire County Council

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



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

3/2019/1119-Change of use of agricultural/horticultural land to overflow car park and associated landscaping (Resubmission of application 3/2019/0588). Retrospective consent for two subterranean LPG tanks and stone gravel surface service area to the rear (north) of the existing potting shed. Retention of plant growing area in association with existing nursery. Permitted 26/06/2020.

3/2019/0588- Change of use of agricultural land to parking and landscaping. Two poly tunnels and stone service area. Refused 01/11/2019.

3/2018/0396- Demolition of an existing potting shed and covered sales area, to be replaced with a glasshouse and linking access to the existing Garden Kitchen. Construction of a two-storey demonstration unit with offices and toilets. The construction of a covered terrace area adjacent to the Kitchen Garden. Construction of a training/classroom. Covered walkways. Permitted 17/08/2018.

Site Access

The LHA understands the site will continue to use the two accesses located off Barret Hill Brow, which is an unclassified road subject to a 60mph speed limit.

The existing two accesses allow the site to have an "In" and an "Out" formation along with the internal road network of the site operating in a one-way system, which has been approved following subsequent planning applications.

Given that the access will remain unaltered following the proposal, the number of covers provided at the café remaining the same and the LHA not objecting to application reference 3/2020/0602, the LHA have no further comments to make regarding the access.

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 are aware by reviewing Holden drawing number 001 that the site can provide 68 car parking spaces for the site and its range of uses. While the LHA are unaware of the internal floor area of each use to allow the LHA to fully assess the parking requirements at the site, the LHA in the previous application 3/2020/0602 accepted any potential shortfall in parking.

As a result of this application being a similar scale to application reference 3/2020/0602, the LHA will accept any shortfall in parking given that the number of covers provided at the café remains as existing and is conditioned alike Condition 9 of planning application 3/2018/0396, which restricts the site to a maximum of 140 covers per day.



The LHA will also condition that the site provides a minimum of 6 electric vehicle charging points on the provided car park given the increase in internal floor area at the site.

Condition

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. The development hereby permitted shall not be occupied until such time as the parking and turning facilities have been implemented in accordance with Holden drawing number 001. 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).

3. Prior to completion, a minimum of 6 car parking spaces 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.

4. Unless otherwise agreed in writing with the Local Planning Authority, the C3 use (café/restaurant) of the site, including both internal and external facilities, shall be restricted to a total of 140 covers of which only 100 shall be internal covers.

REASON: To ensure that any future changes to cover numbers and the operation of the business can be fully considered by the Local Planning Authority, in consultation with the Highway Authority, and in the interest of highway safety.

Yours faithfully

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

