

Ribble Valley Borough Council
Housing & Development Control

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Your ref: 3/2023/0190
Our ref: D3.2023.0190
Date: 19th May 2023

FAO Ben Taylor

Dear Sir/Madam

Application no: **3/2023/0190**

Address: **Waddington Arms Clitheroe Road Waddington BB7 3HP and 58 West View Clitheroe Road Waddington BB7 3HP**

Proposal: **Demolition of existing rear outriggers and replacement with new two storey rear extension to provide new kitchen, cellar, additional dining space, refuse storage and additional first floor bedrooms. Insertion of five new rooflights to front elevation.**

The Local Highway Authority have viewed the plans and highway related documents and have the following comments to make:

Summary

Further Information

Lancashire County Council acting as the Local Highway Authority does not consider that the application as submitted fully assesses the highway impact of the proposed development and further information is required as set out in this response. Without this information the Local Highway Authority is unable to provide final highway advice on this application.

Advice to Local Planning Authority

Introduction

The Local Highway Authority (LHA) are in receipt of a re-consultation for the proposed demolition of the existing rear outriggers and replacement with a new two storey rear extension to provide a new kitchen, cellar, additional dining space, refuse storage and additional first floor bedrooms at Waddington Arms and 58 West View, Clitheroe Road, Waddington.

Lancashire County Council

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



The LHA previously responded to the application on 20th April 2023 requesting further information regarding the current access and parking arrangements at the site, along with an Operation Statement detailing the number of covers and number of bedrooms the site will provide as part of the application.

Since then, the Agent has provided the LHA with Stanton Andrews drawing number PL.00 Rev A titled "Site Plan with Parking" and an Operation Statement sent to the Local Planning Authority on 15th May 2023. This new information will be reviewed below.

Before then, the LHA are aware of the most recent planning history at Waddington Arms with it being listed below:

3/2017/0319- Demolition of existing kitchen outrigger and replacement with new two storey extension to side and rear to include six new bedrooms on first floor. New extension to continue over existing first floor terrace. Insertion of four new rooflights to front elevation. Permitted 13/07/2017.

The LHA are also aware of the most recent planning history at 58 West View with it being listed below:

3/2014/0207- Change of use from dwellinghouse to bed and breakfast accommodation. Permitted 01/05/2014.

It is worth noting, as part of the application, the existing dwelling, 58 West View, will be incorporated into the Public House providing bed and breakfast accommodation as well as providing living quarters for the landlord of the Public House.

Site Access

The LHA are aware that the Public House will continue to be accessed off Branch Road which is a C classified road subject to a 30mph speed limit.

The LHA have reviewed Stanton Andrews drawing number PL.00 Rev A titled "Site Plan with Parking" and are aware that the site has access to two accesses. One of the accesses is located off Branch Road while the other is located off Clitheroe Road, a B classified road subject to a 30mph speed limit.

The LHA are aware that the Public House tries to encourage that both accesses are utilised in, an "in, out" formation. With the access located off Branch Road being the "in" access while the access located off Clitheroe Road being the "out."

The LHA have reviewed the current access arrangements and have no comments to make given that they are existing and have been established for numerous years.

Internal Layout

The LHA have reviewed Stanton Andrews drawing number PL.00 Rev A titled "Site Plan with Parking" and are aware that the main car park can provide 34 car parking spaces should the area become formalised and 6 informal parallel bays are provided around the access track into the car park to serve the proposal.



However, to ensure that there is adequate spare capacity at the site to cope with the greater demand for car parking spaces following the proposal, with there being 18 additional covers following the extension to the dining area and 5 additional Bed and Breakfast bedrooms, the LHA will request that a parking survey is conducted.

The parking survey should be conducted during peak times, with the LHA requesting the survey to be conducted on a Friday and Saturday evening between 18:00 to 22:00 when it is considered to be the busiest times for the Public House.

The LHA remind the Agent that a Public House is required to provide 1 space per 8 square meters of internal floor area, while a Bed and Breakfast establishment is required to provide one car parking space per bedroom to comply with the LHAs parking guidance as defined in the Joint Lancashire Structure Plan. Therefore, the extension to the Public House should provide an additional 17 car parking spaces following the proposal.

Conclusion

The LHA require a parking survey to be conducted in the car park for the Public House on a Friday and Saturday evening to assess whether the car park has adequate spare capacity to cope with the greater demand for car parking spaces following the proposal. The LHA remind the Agent that an additional 17 car parking spaces should be provided for the proposal to comply with the LHAs guidance.

Yours faithfully

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

