

Ribble Valley Borough Council
Housing & Development Control

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Your ref: 3/2023/0190
Our ref: D3.2023.0190
Date: 25th 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

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 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 and 19th May 2023 requesting that a parking survey is conducted at the Public Houses car park to identify whether there is adequate spare capacity to cope with the increase in covers at the restaurant and net increase of 5 Bed and Breakfast rooms at the site.

The Agent, Stanton Andrews, has provided a document titled "Parking Report," which 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. Therefore, the site has a total of 40 car parking spaces.



To ensure that there is adequate spare capacity at the site to cater for the increased number of covers at the restaurant and the net increase of 5 Bed and Breakfast rooms, the Agent has conducted a parking survey at the site on Friday 19th May 2023 between 6pm and 10pm.

The parking study found that the maximum number of vehicles parked at the site was 26 and this was at 8pm. Therefore, the site had 14 car parking spaces free, before the car park reached full capacity.

The LHA are aware that Friday nights at any Public House and restaurant are likely to be one of the busiest days of the week and so the parking study provides a fair reflection of the existing car parking demand at the site. Therefore, while the LHA require an additional 17 car parking spaces for the proposal to comply with the LHAs parking guidance, as defined in the Joint Lancashire Structure Plan, the LHA are satisfied that the car park has adequate capacity to cater for the greater demand for car parking spaces at the site, given the amount of spare capacity found at the site during the study.

As a result, the LHA have no objection to the proposal but will request that the car park is adequately surfaced and marked out into parking bays to maximise the space available.

Conditions

1. Prior to completion, the car parking area is required to be adequately surfaced or paved in accordance with a scheme to be approved by the Local Planning Authority and the car parking spaces and manoeuvring areas marked out in accordance with Stanton Andrews drawing number PL.00 Rev A. The car parking area shall thereafter be always kept free of obstruction and available for the parking of cars.

REASON: To allow for the effective use of the parking areas.

Yours faithfully

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

