

Ribble Valley Borough Council
Housing & Development Control

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Your ref: 3/2023/0452
Our ref: D3.2023.0452
Date: 24th January 2024

FAO Stephen Kilmartin

Dear Sir/Madam

Application no: **3/2023/0452**

Address: **Northcote Hotel Northcote Road Langho BB6 8BE**

Proposal: **Proposed construction of single storey pavilion restaurant. Change of use of grazing land to hotel grounds and to facilitate new vehicular access, parking and landscaping.**

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) have been re-consulted on an application for the proposed construction of a single storey pavilion restaurant and creation of a new vehicular access at Northcote Hotel, Northcote Road, Langho.

The LHA previously responded to the application on 12th January 2024 requesting further information regarding the access and parking arrangements at the site. Since then, the following amended drawings and further information have been submitted:



- A document titled "Northcote Manor Development – Outline Parking Management Plan" prepared by SLR.
- Vectos drawing number VN222320-D102 Rev B titled "Site Access Arrangements."

The LHA are also aware of the most recent planning history at the site with the applications being listed below:

3/2018/0795- Proposed extension to provide additional function room, with associated patio areas. Permitted 02/11/2018.

3/2014/0382- Non-material amendment to planning permission 3/2014/0154/P. Reduction of building from 3 storey to 2 storey. amendment of finished ground level from +76.00m to +77.0m resulting in a reduced ridge height of +87.65m. Overall number of bedroom suites reduced from 10 No. to 8 No. Permitted 16/05/2014.

3/2014/0154-Proposed construction of a new bedroom lodge building with guest bedrooms and access track and car parking. Permitted 14/04/2014.

3/2012/0332- Application for the renewal of planning permission 3/2009/0133P for proposed development to improve the hotel and restaurant facilities including bay window extension to private lounge, increase number bedrooms with a new bedroom block, new spa building and site landscaping and parking. Permitted 31/05/2012.

Site Access

The LHA are aware that the site currently has two accesses which are both located off Northcote Road which is a C classified road subject to a 60mph speed limit. The access closest to Northcote Road is used for servicing and for staff parking only, while the secondary access is used by customers to the existing hotel and restaurant. As part of this application, the Applicant wants to provide a new vehicular access, approximately 120m to the south of the customer access. This new vehicular access will be used to serve the proposed restaurant only.

The LHA have reviewed Vectos drawing number VN222320-D102 Rev B titled "Site Access Arrangements" and understands that the access will be a minimum of 5.5m wide. Usually when a new access is being proposed, the LHA would request that a swept path drawing of a refuse vehicle is submitted showing that the access and internal carriageway is suitable for servicing movements. However, as documented in the Transport Statement, the proposed restaurant will not be serviced by the access and instead all deliveries and waste collections will occur at the existing servicing access for the site. Deliveries for the proposed restaurant will then be transported internally via a 3m wide access route, which will remain separate from the proposed internal carriageway, linking the proposed restaurant to the main site. Refuse will also be transported in this way to the existing sites bin collection point.

The LHA have no concerns regarding this arrangement but will condition that the proposed restaurant remains auxiliary to the existing site and should the restaurant be sold or sub-let, access and internal carriageway improvements will be required. Therefore, currently as presented, the LHA are satisfied with the access width.



The LHA have also validated the traffic survey which was conducted along Northcote Road between 20th-26th March 2023. The survey found that 85th percentile speeds were between 33mph and 34mph in both directions. Therefore, for the site to comply with the LHAs guidance, the LHA require visibility splays of 2.4m x 50m to the north and 2.4m x 51m to the south of the proposed access.

The Agent has provided Vectos drawing number VN222320-D102 Rev B titled "Site Access Arrangements" which shows that the access can provide adequate visibility. The access can achieve the required visibility to the north by removing tree 7B, as shown on 3D Reid drawing number 2261-EXA-XX-XX-DR-L-00150 Rev P03 titled "Tree Removal Plan" and by setting back the retaining wall feature from the adopted highway.

The LHA have no objection to the removal of the tree or setting back the retaining wall further into the site for a short distance but will condition that a landscaping plan is submitted prior to commencement. This is to ensure that suitable vegetation such as slow growing shrubs are planted in between the adopted highway and the retaining wall.

The LHA advise the Agent that setting back the retaining wall and the creation of the proposed access will be subject to a Section 278 agreement.

Highway Safety

There have been four recorded Personal Injury Collisions (PICs) within 500m of the application site in the last five years. Notwithstanding this, the LHA do not have any concerns that the proposal would exacerbate the existing highway safety situation as there are no significant trends among the PICs.

Internal Layout

The LHA have reviewed Vectos drawing number VN222320-D102 Rev B titled "Site Access Arrangements" and are aware that 12 car parking spaces will be provided for the proposed restaurant. This does not comply with the LHAs parking guidance as defined within the Joint Lancashire Structure Plan, which requires the site to provide 35 car parking spaces given the internal floor area of the site.

However, the LHA will accept the shortfall in parking. This is because as demonstrated within the Transport Statement and the Northcote Manor Development – Outline Parking Management Plan, the LHA are satisfied that should the proposed car park be full to capacity, there is adequate spare capacity either on the customer or staff car park. Therefore, given that the proposal will remain ancillary to the existing site and the proposal will operate by reservations only which will allow a parking strategy to be formulated every day as stated within the Outline Parking Management Plan, the LHA are satisfied that vehicles are unlikely to park on the adopted highway.

Each existing car park will also provide an internal pedestrian link to the proposed restaurant which is welcomed.

Furthermore, the LHA have reviewed the drawing and are satisfied with the internal carriageway widths. However, the LHA will condition that the car parking area is



adequately surfaced in a bound material to prevent any loose material or mud being left on the adopted highway.

Conditions

1.No development shall take place, including any works of demolition or site clearance, until a Construction Management Plan (CMP) or Construction Method Statement (CMS) has been submitted to, and approved in writing by the local planning authority. The approved plan / statement shall provide:

- 24 Hour emergency contact number;
- Details of the parking of vehicles of site operatives and visitors;
- Details of loading and unloading of plant and materials;
- Arrangements for turning of vehicles within the site;
- Swept path analysis showing access for the largest vehicles regularly accessing the site and measures to ensure adequate space is available and maintained, including any necessary temporary traffic management measures;
- Measures to protect vulnerable road users (pedestrians and cyclists);
- The erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate;
- Wheel washing facilities;
- Measures to deal with dirt, debris, mud or loose material deposited on the highway as a result of construction;
- Measures to control the emission of dust and dirt during construction;
- Details of a scheme for recycling/disposing of waste resulting from demolition and construction works;
- Construction vehicle routing;
- Delivery, demolition and construction working hours.

The approved Construction Management Plan or Construction Method Statement shall be adhered to throughout the construction period for the development.

REASON: In the interests of the safe operation of the adopted highway during the demolition and construction phases.

Note: Construction Management Plan.

- There must be no reversing into or from the live highway at any time – all vehicles entering the site must do so in a forward gear, and turn around in the site before exiting in a forward gear onto the operational public highway.
- There must be no storage of materials in the public highway at any time.
- There must be no standing or waiting of machinery or vehicles in the public highway at any time.
- Vehicles must only access the site using a designated vehicular access point.
- There must be no machinery operating over the highway at any time, this includes reference to loading/unloading operations – all of which must be managed within the confines of the site.
- A licence to erect hoardings adjacent to the highway (should they be proposed) may be required. If necessary this can be obtained via the County Council (as the Highway



Authority) by contacting the Council by telephoning 01772 533433 or e-mailing lhsstreetworks@lancashire.gov.uk

- All references to public highway include footway, carriageway and verge.

2. No part of the development hereby approved shall commence until a scheme for the construction of the site access and the off-site works of highway mitigation which includes setting back the retaining wall along Northcote Road further into the site, has been submitted to, and approved by, the Local Planning Authority in consultation with the Highway Authority.

REASON: In order to satisfy the Local Planning Authority and Highway Authority that the final details of the highway scheme/works are acceptable before work commences on site.

3. No part of the development hereby permitted shall be occupied until such time as the access arrangements shown on Vectos drawing number VN222320-D102 Rev B have been implemented in full.

REASON: To ensure that vehicles entering and leaving the site may pass each other clear of the highway, in a slow and controlled manner, in the interests of general highway safety and in accordance with the National Planning Policy Framework (2021).

4. No part of the development hereby permitted shall be occupied until such time as vehicular visibility splays of 2.4 metres by 50 metres to the north and 2.4 metres by 51 metres to the south have been provided at the site access. These shall thereafter be permanently maintained with nothing within those splays higher than 1 metres above the level of the adjacent footway/verge/highway.

REASON: To afford adequate visibility at the access to cater for the expected volume of traffic joining the existing highway network, in the interests of general highway safety, and in accordance with the National Planning Policy Framework (2023).

5. No development shall take place until details of a landscaping and maintenance scheme of the land within the approved visibility splays have been submitted to, and approved in writing by, the local planning authority in consultation with the highway authority.

REASON: To ensure adequate inter-visibility between highway users at the street junction or site access, in the interests of highway safety.

6. No part of the development hereby approved shall commence until a scheme for the retaining structure adjacent to the highway has been submitted to, and approved by, the Local Planning Authority in consultation with the Highway Authority.

REASON: In order to satisfy the Local Planning Authority and Highway Authority that the final details of the retaining structure are acceptable before work commences on site.

7. The provisions of the Outline Parking Management Plan shall be implemented and operated in accordance with the submitted document unless otherwise agreed in writing with the Local Planning Authority.

REASON: To ensure that the development provides adequate car parking facilities.



8. No building or use hereby permitted shall be occupied or the use commenced until the car parking area and the internal carriageway has been 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 Vectos drawing number VN222320-D102 Rev B. The car parking area shall thereafter be kept free of obstruction and available for the parking cars at all times.

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

9. The proposed restaurant hereby approved shall only be used ancillary to the existing Northcote Manor site and shall not be used by way of sale or sub-letting to form a separate commercial entity.

REASON: To avoid the creation of a separate commercial entity which may be substandard in terms of parking provision and/or vehicular manoeuvring area.

Informatives

The grant of planning permission will require the applicant to enter into an appropriate legal agreement (Section 278), with Lancashire County Council as Highway Authority prior to the start of any development. The applicant should be advised to contact the county council for further information by telephoning the Development Support Section on 0300 123 6780 or email developeras@lancashire.gov.uk, in the first instance to ascertain the details of such an agreement and the information to be provided, quoting the location, district and relevant planning application reference number.

Please be aware that the demand to enter into section 278 agreements with Lancashire County Council as the highway authority is extremely high. Enquiries are being dealt with on a first come first served basis. As such all developers are advised to seek to enter into Section 278 agreements at a very early stage.

Yours faithfully

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

