

Ribble Valley Borough Council
Housing & Development Control

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Your ref: 3/2023/0452
Our ref: D3.2023.0452
Date: 10th July 2023

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

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 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 are aware of the most recent planning history at the site with it being listed below:

Lancashire County Council

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



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 for customers to the existing hotel and restaurant.

However, as part of this application, the Applicant wants to provide a new vehicular access, approximately 120m to the north of the customer access. This new vehicular access will be used to serve the proposed restaurant only.

The LHA have reviewed 3D Reid drawing number 230031-3DR-ZZ-XX-DR-A-08002 Rev P02 titled "Proposed Site Plan" and understands that the access will be 4.8m wide with a 6m kerb radii. However, for the site to comply with the LHAs guidance, the LHA require the site access to be a minimum of 6m wide for a minimum of 5m behind the highway boundary. This is to ensure that two-movements can easily be achieved at the site access.

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 proposed access and instead all deliveries and waste collections will still 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 advise the Agent that a suitable condition will be placed on the proposal ensuring 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 needed.

Furthermore, the LHA are aware that a traffic survey has been conducted between 20th-26th March 2023 within the vicinity of the site. The traffic 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 Transport Consultant in Figure 3.1 titled "Proposed New Access and Sightlines," as shown in the Transport Statement has shown that the site can achieve these visibility splays. These can be achieved by lowering the height of the existing boundary wall, removing some trees and looking in between a number of tree trunks to the south and relocating a short section of hedge out of the sightlines to the north.

However, while the LHA can accept the visibility splay to the north of the site access, the LHA require the two trees closest to the site access to the south to be removed. This is to ensure that there are no obstructions to the site's visibility splays, with these trees obstructing the view along Northcote Road. Therefore, the LHA require these trees to be removed as part of any works. As a result, these trees should be shown on an amended plan for Exterior Architecture drawing number 2261-EXA-XX-XX-DR-L-00150 Rev P02 titled "Tree Removal Plan."

The LHA also request that the provided visibility splays are shown on a scaled drawing, such as an amended site plan and the data from the traffic survey should be submitted to the LHA for validation.

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 3D Reid drawing number 230031-3DR-ZZ-XX-DR-A-08002 Rev P02 titled "Proposed Site Plan" 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 in the Joint Lancashire Structure Plan, which requires the site to provide 35 car parking spaces given the internal floor area of the site.

However, while the maximum parking standards are desirable, the LHA will request that a minimum of 23 car parking spaces are provided. The LHA request that 11 more car parking spaces are provided because the proposal will provide 45 covers. Therefore, the LHA have based the parking requirements on 2 customers travelling together in the same vehicle.

The LHA have further reviewed 3D Reid drawing number 230031-3DR-ZZ-XX-DR-A-08002 Rev P02 titled "Proposed Site Plan" and are aware that the internal carriageway will be a minimum of 4.8m wide. While the LHA would advise that the internal carriageway is 5.5m wide for the full duration of its length or as a bare minimum is widened around the curves in the internal carriageway which do not allow two-way movements to occur simultaneously, the internal carriageway will remain private.

The LHA are also aware that the site will provide a drop-off/ pickup area located outside the proposed restaurant. The area will be located just off the internal carriageway and so the operation of the carriageway will not be compromised, which the LHA welcome when the area is in use.

Conclusion

The LHA require further information before the LHA can fully assess the application.

Yours faithfully

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

