

Ribble Valley Borough Council
Housing & Development Control

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Your ref: 3/2023/1008
Our ref: D3.2023.1008
Date: 9th February 2024

FAO Kathryn Hughes

Dear Sir/Madam

Application no: **3/2023/1008**

Address: **Wellsprings Hotel Clitheroe Road Sabden BB7 9HN**

Proposal: **Proposed refurbishment of existing ground-floor caretaker apartment and creation of four new holiday let apartments, three on the ground floor and one on the first floor.**

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) have been consulted on an application for the proposed refurbishment of existing ground-floor caretaker apartment and creation of four new holiday let apartments, three on the ground floor and one on the first floor at Wellsprings Hotel, Clitheroe Road, Sabden.

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



3/2021/0809- Retention of unauthorised timber canopy over an existing outdoor seating area. Permitted 22/10/2021.

3/2021/0810- Proposed construction of two single storey one bedroom holiday let units with parking. Resubmission of 3/2021/0254. Permitted 28/10/2021.

Site Access/ Internal Layout

The site has two accesses which are located off Clitheroe Road, a C classified road subject to a 60mph speed limit. One of the accesses is used as a car park for the Wellsprings Restaurant and the three existing holiday lets providing 48 car parking spaces. While the other access provides upto 10 car parking spaces, as shown on Durkin drawing number PCD00154 titled "Existing Site Layout."

The LHA have reviewed the supporting information and are aware that the site is aiming to convert the existing ground- floor caretaker apartment into three holiday lets, while the proposed holiday let provided on the first floor will use the existing restaurant area. This will mean that the restaurant will operate at a reduced capacity.

Given that the restaurant will operate at a reduced capacity following the proposal, the LHA require further information in the guise of an Operation Statement stating the existing and proposed covers the site can provide following the proposal. As well as the existing and proposed floor area of the restaurant. The LHA require this information because the site is aiming to use the car parking area, adjacent to the ski slope, which provides 10 spaces as a formal parking area for the proposed 4 holiday lets.

However, the LHA have reviewed Durkin drawing number PCD00154 and are unable to formalise this car parking area. This is because the area is quite narrow and does not provide any internal turning facilities to ensure that vehicles can exit the site in a forward gear. Therefore, the LHA are concerned that vehicles, following the formalisation of the area, will reverse out onto the high speed adopted highway which also has poor vehicular visibility due to the curvature of the road and the existing restaurant building obstructing visibility to the east.

Therefore, should the restaurant operate on a reduced capacity following the proposal and it constitutes that the restaurant will have adequate spare capacity on the existing car parking area for 4 holiday lets, the LHA will have no objection to the proposal. But the LHA will require that a parking plan showing 4 spaces designated for the 4 holiday lets are shown on the existing car park and the spaces should be lined.

Yours faithfully

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

