

Ribble Valley Borough Council
Housing & Development Control

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Your ref: 3/2023/1008
Our ref: D3.2023.1008
Date: 9th May 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 re-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 previously responded to the application on 9th February 2024 requesting further information regarding the parking arrangements at the site and requested that an



Operation Statement was submitted. Since then, the Agent has provided the following information:

- Operation Statement provided by Durkin Architectural dated 1st February 2024.
- Durkin drawing number PCDOO154/V2a titled "Proposed Site Layout."

The LHA are also aware of the most recent planning history associated with the site and the applications are 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

The site has two car parks which are provided off Clitheroe Road, a C classified road subject to a 60mph speed limit. The main car park is used for the customers of the Wellsprings Restaurant and the two existing holiday lets providing 48 car parking spaces. While the other car park provides upto 10 car parking spaces, with 5 being provided by the roadside and the other 5 via a separate access leading to the lower parking area, as shown on Durkin drawing number PCD00154 titled "Existing Site Layout".

As part of the proposal, the Applicant is proposing to alter the access which serves the main car park as well as the access serving the lower parking area, as shown on Durkin drawing number PCDOO154/V2a titled "Proposed Site Layout."

The LHA have firstly reviewed the alterations to the access which serves the lower parking area. The area is currently used as a car park for employees and servicing vehicles. Following the proposal, the access to the car park will be widened. However, the LHA are unable to support any additional widening of this area which could potentially lead to the formalisation of this car parking area. This is because there is a lack of internal space for vehicles and in particular servicing vehicles to turn and exit the site in a forward gear. This is in a location which has limited visibility in both directions and is located off a high speed classified road. Therefore, the LHA require these improvements to be removed from the proposal and strongly advise that employees and servicing vehicles use the main car park for highway safety reasons.

Adjacent to the lower parking area, as already mentioned, there is an area of roadside parking which is used by employees. While this roadside parking is not ideal with there again being limited visibility and turning areas to exit the area in a forward gear, the area is likely to be considered lawful with it being in use for a considerable amount of time. Therefore, to ensure that the area is adequately surfaced, the LHA will request that a surfacing improvement scheme is provided subject to a Section 278 Agreement.

As part of the proposal, the access which serves the customer car park will also be altered. Works will include widening the access and setting back the gate 5m behind the highway boundary. While the LHA would normally request that visibility splays are provided and that the gate is setback at a minimum distance of the largest servicing vehicle entering



and exiting the site, the LHA will accept the proposed access arrangements with it being an improvement on the existing access. These works will be subject to a Section 278 Agreement.

Parking Arrangements

The LHA have reviewed the Operation Statement and are aware that the first floor can currently provide 50 covers for the restaurant. Following the proposal, with one apartment being located on the first floor, the number of covers in this location will reduce. However, within the statement, the Agent has not stated by how many. Therefore, the LHA require a short statement to be provided detailing the expected number of covers on the first floor following the proposal. This is to ensure that there is adequate spare capacity on the main car park following the increase in the number of holiday lets at the site.

The LHA have also reviewed Durkin drawing number PCDOO154/V2a titled "Proposed Site Layout" and are aware that 6 designated car parking spaces will be provided for the existing and proposed holiday lets situated at the site. This will allow each existing and proposed holiday let/apartment to have one designated car parking space which complies with the LHAs parking guidance and each space will have access to an electric vehicle charging point.

Conclusion

The LHA require the following information before the LHA can fully assess the application:

- Revised Operation Statement detailing the expected number of covers on the first floor of the restaurant following the proposal.
- Revised site plan drawing showing that surfacing improvements are made to the existing roadside parking area and any improvements to the access serving the existing lower parking area are removed.

Yours faithfully

Ryan Derbyshire
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Highway Development Control
Highways and Transport
Lancashire County Council

