

Ribble Valley Borough Council  
Housing & Development Control

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Your ref: 3/2023/1008  
Our ref: D3.2023.1008  
Date: 30<sup>th</sup> 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**

#### **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 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 May 2024 requesting further information advising that the access improvements to the secondary access are removed and that a short Operation Statement is submitted detailing the existing and proposed



covers on the first floor of the restaurant. Since then, the Agent has provided the following information:

- Operation Statement: Additional Information provided by Durkin Architectural dated 21<sup>st</sup> February 2024.
- Durkin drawing number PCDOO154/V3a titled "Proposed Site Layout."

Before beginning, it is worth listing the most recent planning history associated with the site:

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 up to 10 car parking spaces for employees, 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 advised in the previous highway comments dated 9th May 2024, the lower parking area will remain as existing following the proposal, which is welcomed, with the LHA unwilling to formalise the use of the area. The LHA will also continue to advise all employees and servicing vehicles to use the main car park when accessing the site for highway safety reasons but note that the area is likely to have an existing lawful use.

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 surfacing improvements are made to the area as shown on Durkin drawing number PCDOO154/V3a titled "Proposed Site Layout," which are 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 the length of the largest vehicle which will service the site, the LHA will accept the proposed access arrangements with it being an improvement on the existing arrangements. These works will again be subject to a Section 278 Agreement.



## **Parking Arrangements**

The LHA have reviewed the Operation Statement and are aware that the existing site can provide 155 covers. Following the proposal, the number of covers will reduce by 40 to 115. Therefore, given the number of covers has reduced quite substantially following the partial conversion to holiday let apartments, the LHA are satisfied with the existing parking arrangements.

## **Conclusion**

The LHA have no objection to the proposal subject to conditions.

## **Conditions**

1. No part of the development hereby approved shall commence until a scheme for the construction of the site access (including surfacing improvements) 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.

2. The development hereby permitted shall not be occupied until such time as the parking and turning facilities have been implemented in accordance with • Durkin drawing number PCDOO154/V3a. Thereafter the onsite parking provision shall be so maintained in perpetuity.

REASON: To ensure that adequate off-street parking provision is made to reduce the possibility of the proposed development leading to on-street parking problems locally and to enable vehicles to enter and leave the site in a forward direction in the interests of highway safety and in accordance with the National Planning Policy Framework (2023).

## **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](mailto: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

