

Ribble Valley Borough Council
Housing & Development Control

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Your ref: 3/2024/0134
Our ref: D3.2024.0134
Date: 26th March 2024

FAO Kathryn Hughes

Dear Sir/Madam

Application no: **3/2024/0134**

Address: **Black Bull Inn Old Langho Road Old Langho BB6 8AW**

Proposal: **Proposed change of use of adjacent agricultural field to car park and change of use of existing rooms to three guest bedrooms.**

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 consulted on an application for the proposed change of use of an adjacent agricultural field to a car park and change of use of existing rooms to three guest bedrooms at Black Bull Inn, Old Langho Road, Old Langho.

The LHA are aware of the most recent planning history associated with the site and so the application is listed below:

3/2022/0849- Demolition of existing extensions and temporary structures to rear and formation of single-storey kitchen extension. Permitted 12/02/2024.



Site Access/ Internal Layout

The site will continue to utilise the existing access which serves the existing car park located at the rear of the Public House. The access is located off Old Langho Road which is a C classified road subject to a 40mph speed limit.

The LHA have reviewed Peter Hitchen drawing number A1.2 titled "Proposed Site Plan" and welcome the extension to the car park which will create an additional 43 car parking spaces. Given that the extension to the car park will continue to use the existing site access which already serves the existing car parking area, the LHA have no objection to the change of the use of the adjacent agricultural field.

The LHA also have no objection to the provision of three guest bedrooms at the site following the conversion of the first floor. This is because following the extension to the car park, there will be adequate space for guests to park.

Conclusion

The LHA have no objection subject to conditions.

Conditions

1. The development hereby permitted shall not be occupied until such time as the parking and turning facilities have been implemented in accordance with Peter Hitchen drawing number A1.2. 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).

Yours faithfully

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

