

Development Control
Ribble Valley Borough Council

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Your ref: 24.0245
Our ref: D3.24.0245
Date: 8th May 2024

App no: 24.0245

Address: Keepers Cottage Northcote Road Langho

Proposal: Proposed alterations and extensions to existing B&B premises to create an 8 bed boutique hotel with on-site parking and improved landscaping (pursuant to variation of condition 21 (extent of demolition and rebuilding allowed) of planning permission 3/2022/0637.)

The submitted documents and plans have been reviewed and the following comments are made.

History

3/2022/0637 – Proposed alterations and extensions to existing B&B premises to create an 8-bed boutique hotel with on-site parking and improved landscaping. Approved with condition.

Proposal

This application seeks to vary condition 21 of application 3/2022/0637 following a partial collapse of the building and associated demolition to make the building safe.

Condition 21

No works of demolition or construction shall be carried out beyond the works indicated within the following plans:

- " *Existing Ground Floor Demolition Plan Drawing No: A1.7*
- " *Existing First Floor Demolition Plan Drawing No: A1.8*

REASON: To define the scope of the permission hereby approved and to safeguard the visual amenities of the locality against over-intensive development.

Comments

Within the Planning Statement it is stated that a land drain has collapsed under the footway on Northcote Road adjacent to the building and that a full report is to be

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carried out. We would request that this report is forwarded to the Highway Authority for assessment to ensure that we can advise according of the processes where necessary.

Conclusion

Lancashire County Council acting as the 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.

Kelly Holt
Highway Development Control Engineer
Highways and Transport
Lancashire County Council
www.lancashire.gov.uk

