

RIBBLE VALLEY BOROUGH COUNCIL

Department of Development

Council Offices, Church Walk, Clitheroe, Lancashire, BB7 2RA

Telephone: 01200 425111 www.ribblevalley.gov.uk planning@ribblevalley.gov.uk

Town and Country Planning Act 1990

PLANNING PERMISSION

APPLICATION NO: 3/2024/1014

DECISION DATE: 12 March 2025

DATE RECEIVED: 14/01/2025

APPLICANT:

Fortis Hospitality Solutions (Global) Ltd

Keepers Cottage

Northcote Road

Langho

Blackburn

BB6 8BD

AGENT:

Mr Peter Hitchen

Peter Hitchen Architects

Marathon House

The Sidings Business Park

Whalley

Clitheroe

BB7 9SE

DEVELOPMENT PROPOSED: Variation of Condition 1 (Approved Plans), Condition 3 (Landscaping), Condition 4 (Access arrangements), Condition 6 (Parking and turning facilities), Condition 7 (Electric vehicle charging) and Condition 19 (HVAC) of previous application 3/2022/0637 as varied by application 3/2024/0245.

AT: Keepers Cottage, Northcote Road, Langho, BB6 8BD.

Ribble Valley Borough Council hereby give notice that **permission has been granted** for the carrying out of the above development in accordance with the application plans and documents submitted subject to the following condition(s):

1. Unless explicitly required by condition within this consent, the development hereby permitted shall be carried out in complete accordance with the proposals as detailed on drawings:
 - Location Plan Drawing No: A1.0 (06/07/22)
 - Proposed Site Plan Drawing No: A1.2 (14/01/25)
 - Landscaping Plan Drawing No: 7000D 6 January 2025
 - Proposed Ground Floor Plan Drawing No: A1.4 (24/06/2022)
 - Proposed First Floor Plan Drawing No: A1.5 (24/06/2022)
 - Proposed Elevations Drawing No: A1.6 (24/06/2022)

Reason: For the avoidance of doubt and to clarify which plans are relevant to the consent.

2. Notwithstanding the submitted details, details or specifications of all materials to be used on the external surfaces of the development hereby approved shall have been submitted to and approved in writing by the Local Planning Authority before their use in the proposed development. The approved materials shall be implemented within the development in strict accordance with the approved details.

Reason: In order that the Local Planning Authority may ensure that the materials to be used are appropriate to the locality and respond positively to the inherent character of the area.

3. Hard and soft landscaping for the development hereby approved shall be implemented in accordance with Landscaping Plan Drawing No: 7000D 6 January 2025. For the avoidance of doubt the landscaped area to the rear of the hotel shall be landscaped as a communal area of open space and shall not be split into individual 'garden' areas.

The landscaping scheme shall be implemented in the first planting season following first use of the development, whether in whole or part and shall be maintained thereafter for a period of not less than 10 years to the satisfaction of the Local Planning Authority. This maintenance shall include the replacement of any tree or shrub which is removed, or dies, or is seriously damaged, or becomes seriously diseased, by a species of similar size to those originally planted.

All tree protection/management recommendations shall be carried out in strict accordance with the details of the submitted Arboricultural Impact Assessment Overview dated November 2022 and Landscaping Plan Drawing No: 7000D 6 January 2025. The specified tree protection measures shall remain in place throughout the construction phase of the development and the methodology hereby approved shall be adhered to during all site preparation/construction works.

Reason: To ensure the proposal is satisfactorily landscaped and trees / hedgerow of landscape / visual amenity value are retained as part of the development and that adequate protection of trees/hedging of landscape and visual amenity value on and adjacent to the site or those likely to be affected by the proposed development.

4. No part of the development hereby permitted shall be occupied until such time as the access arrangements shown on Proposed Site Plan Drawing No: A1.2 (14/01/25) have been implemented in full.

Reason: To ensure that vehicles entering and leaving the site may pass each other clear of the highway, in a slow and controlled manner, in the interests of general highway safety.

5. The development hereby permitted shall not be occupied until such time as the access drive (and any turning space) has been surfaced with tarmacadam, or similar hard bound material (not loose aggregate) for a distance of at least 5 metres behind the highway boundary and, once provided, shall be so maintained in perpetuity.

Reason: To reduce the possibility of deleterious material being deposited in the highway (loose stones etc.) in the interests of highway safety.

6. The development hereby permitted shall not be occupied until such time as the parking and turning facilities have been implemented in accordance with Proposed Site Plan Drawing No: A1.2 (14/01/25).

Any part of the parking area located within the root protection areas of the existing trees shall be constructed using no-dig construction techniques.

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.

7. Prior to the first occupation/use of the development, a minimum of one car parking space implemented in accordance with Proposed Site Plan Drawing No: A1.2 (14/01/25) shall have an electric vehicle charging point. Charge points must have a minimum power rating output of 7kW, be fitted with a universal socket that can charge all types of electric vehicle currently. The charging point shall be retained in perpetuity thereafter.

Reason: In the interests of supporting sustainable travel.

8. The hotel hereby approved shall not be used until a cycle storage plan for the commercial use has been submitted to and approved in writing by the Local Planning Authority. These cycle facilities shall be provided in accordance with the approved details prior to the first use of the hotel hereby approved and shall thereafter be kept free of obstruction and available for the parking of bicycles only at all times.

Reason: To allow for the effective use of the parking areas and to promote sustainable transport as a travel option, encourage healthy communities and reduce carbon emissions.

9. The construction phase(s) of the development hereby approved shall be carried out in accordance with the details as specified within the approved Construction Management Plan Drawing No: 6000 5 June 23 and Construction Method Statement 5 June 2023.

Reason: In the interests of safeguarding neighbouring residential amenity and for the safe operation of the adopted highway during the demolition and construction phases.

10. Notwithstanding the provisions The Town and Country Planning (Use Classes) (Amendment) (England) Order 2015, or any equivalent Order following the revocation and re-enactment thereof (with or without modification), the development hereby approved shall only be used as hotel accommodation and for no other purpose, including any other purpose outside of Use Class C1.

Reason: For the avoidance of doubt, and to avoid an over-intensive use and to ensure that the development remains compatible with the character of the area and the intensity and frequency of usage remains proportionate to the use hereby approved.

11. The hotel accommodation hereby approved shall not be let to or occupied by any one person or group of persons for a combined total period exceeding 90 days in any one calendar year and in any event shall not be used as a unit of permanent accommodation or any individual(s) sole place of residence. A register of all occupants of the accommodation hereby approved shall be maintained at all times and shall be made available for inspection by the Local Planning Authority on request. For the avoidance of doubt the register shall contain the name and address of the principal occupier together with dates of occupation.

Reason: To ensure that the development remains compatible with the character of the area and the intensity and frequency of usage remains proportionate to the use hereby approved.

12. The premises shall not be open for sales of alcohol before the hours of 12:00 nor after 23:00 Monday to Friday, before 11:00 or after 23:00 on Saturdays, on Sundays and public holidays before the hours of 12 or after 22:00.

Use of the bar / lounge area as shown in Proposed Ground Floor Plan Drawing No: A1.4 24/06/2022 shall solely be restricted to patrons of the hotel and shall not be used by any visiting members of the public or any other person(s) not registered as a guest at the premises.

Reason: To protect the amenities of nearby residents.

13. No amplified or other music shall be played on the premises between the following times: 22:00-08:00 Monday to Sunday.

Reason: To protect the amenity of the locality, especially for people living and / or working nearby.

14. The outdoor terrace area as shown in Proposed Ground Floor Plan Drawing No: A1.4 must not be used by customers consuming food or drink, prior to 08:00 and after the hours of 22.00.

Reason: To safeguard the living conditions of nearby residents, particularly with regard to the effects of noise.

15. Before the development hereby permitted is first occupied, provision for refuse storage shall be provided within the site.

Notwithstanding the submitted details, elevational details at a scale of not less than 1:20 and details of the precise location of all proposed refuse storage provision shall have been submitted to and approved in writing by the Local Planning Authority prior to their installation.

The development shall be carried out in strict accordance with the approved details and the approved details shall be retained and made available for use at all times thereafter.

Reason: In order that the Local Planning Authority may ensure that the development provides adequate dedicated provision for the storage of domestic waste.

16. Foul and surface water drainage shall be implemented in accordance with the approved drainage details, namely Drainage Strategy Plan Drawing No: 5000 REV A 23 May 2023 prior to first occupation or completion of the development, whichever is the sooner. Thereafter the drainage system shall be retained, managed and maintained in accordance with the approved details.

Reasons: To ensure that the proposed development can be adequately drained; to ensure that there is no flood risk on or off the site resulting from the proposed development; to ensure water quality is not detrimentally impacted by the development proposal; and to ensure appropriate maintenance mechanisms are put in place for the lifetime of the development.

17. The biodiversity mitigation measures as detailed in the ecology report dated 30th June 2022 shall be implemented in accordance with any specified details and timetable. Thereafter, the biodiversity measures shall be permanently maintained and retained in accordance with the approved details.

Reason: In the interests of biodiversity and to minimise / mitigate potential impacts from non-native invasive species resultant from the development.

18. Details of external lighting to be installed on any structure, or elsewhere within the site, shall be submitted to and approved in writing by the Local Planning Authority prior to any such lighting being installed.

Reason: In order to ensure a satisfactory appearance in the interests of visual amenity and to prevent nuisance arising.

19. Heating, ventilation, and air conditioning infrastructure to serve the development hereby approved shall be implemented in accordance with the following details:

- VRF Technical Data Book DVM S Eco AM060BXMDER/EU

- VRF Technical Data Book DVM S2 AM080AXVGGR/EU

- Jakoustic Absorptive 1.8 metre high fencing (details received 17.02.2025)

The air conditioning units and barrier enclosure shall be maintained in good condition for the lifespan of the development.

Reasons: In order that the Local Planning Authority may ensure that the detailed design of the proposal is appropriate to the locality and that any externally mounted equipment is not of detriment to the residential amenities of nearby occupiers or visual amenities of the area.

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

(Amended) Demolitions (as carried out) Drawing No: 100 / 2 REV A (received 06.06.2024)

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

Note(s)

1. For rights of appeal in respect of any condition(s)/or reason(s) attached to the permission see the attached notes.
2. The applicant is advised that should there be any deviation from the approved plan the Local Planning Authority must be informed. It is therefore vital that any future Building Regulation application must comply with the approved planning application.
3. The Local Planning Authority has endeavoured to work proactively and positively to resolve issues and considered the imposition of appropriate conditions and amendments to the application to deliver a sustainable form of development.
4. This Decision Notice should be read in conjunction with the officer's report which is available to view on the website.

Nicola Hopkins

**NICOLA HOPKINS
DIRECTOR OF ECONOMIC DEVELOPMENT AND PLANNING**

Notes

Right of Appeal

If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990.

· If you want to appeal against your local planning authority's decision then you must do so within 6 months of the date of this notice.

· If this is a decision to refuse planning permission, or approve with conditions, a householder application, if you want to appeal against your local planning authority's decision then you must do so within 12 weeks of the date of this notice.

· If this is a decision to refuse planning permission, or approve with conditions, a minor commercial application, if you want to appeal against your local planning authority's decision then you must do so within 12 weeks of the date of this notice.

Appeals can be made online at: <https://www.gov.uk/appeal-planning-decision> . If it is a householder appeal it can be made online at: <https://www.gov.uk/appeal-householder-planning-decision> . If you are unable to access the online appeal form, please contact the Planning Inspectorate to obtain a paper copy of the appeal form on tel: 0303 444 5000. The Secretary of State can allow a longer period for giving notice of an appeal but will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal. The Secretary of State need not consider an appeal if it seems to the Secretary of State that the local planning authority could not have granted planning permission for the proposed development or could not have granted it

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without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order. If an enforcement notice is served relating to the same or substantially the same land and development as in your application and if you want to appeal against your local planning authority's decision on your application, then you must do so within: 28 days of the date of service of the enforcement notice, or within 6 months [12 weeks in the case of a householder appeal] of the date of this notice, whichever period expires earlier. In certain circumstances, a claim may be made against the local planning authority for compensation, where permission is refused or granted subject to conditions by the Secretary of State on appeal or on a reference of the application to him. The circumstances in which such compensation is payable are set out in section 114 of the Town and Country Planning Act 1990.

Purchase Notices

If permission to develop land is refused or granted subject to conditions, whether by the local planning authority or by the Secretary of State for the Environment and the owner of the land claims that the land has become incapable of reasonably beneficial use in its existing state and cannot be rendered capable of reasonably beneficial use by the carrying out of any development which has been or would be permitted, they may serve on the Council of the county borough or county district in which the land is situated a purchase notice requiring that Council to purchase their interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990.