


Report to be read in conjunction with the Decision Notice.

Signed:	Officer:	SK	Date:	15.5.25	Manager:	LH	Date:	16/5/25
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Application Ref:	2025/0260			 <div>Ribble Valley Borough Council</div> <hr/> <div>www.ribblevalley.gov.uk</div>
Date Inspected:	N/A	Site Notice:	N/A	
Officer:	Stephen Kilmartin			
DELEGATED ITEM FILE REPORT:				
				APPROVAL

Development Description:	Proposed single storey extension to provide additional function room.
Site Address/Location:	Northcote Hotel Northcote Road Langho BB6 8BE

CONSULTATIONS:	Parish/Town Council
No representations received in respect of the proposed development.	

CONSULTATIONS:	Highways/Water Authority/Other Bodies
LCC Highways:	

The Local Highways Authority have raised no objection to the proposal offering the following observations:

Lancashire County Council acting as the Local Highway Authority (LHA) 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 or capacity in the immediate vicinity of the site.

Site Access:

The LHA are aware that the site will continue to be accessed from Northcote Road, which is a C classified road, the C546, subject to a 30mph speed limit.

Proposal:

A similar applicant under reference 3/2018/0795 was approved in 2018 and has now lapsed without any work being undertaken as such the applicant has resubmitted the proposal. The proposal will be sited over an existing courtyard, providing an additional 71.3sqm multifunctional space to the existing Louis Roderer Room which provides two interlinked private dining rooms with a separate bar/reception area. The proposal will not increase the number of covers at the restaurant instead it will provide additional space to hold functions of up to circa 60 guests seated.

The Louis Roderer Room already can accommodate up to 60 seated guests as such the proposal is not increasing the capacity, therefore it is unlikely that the proposal will have a significant impact on vehicle trips to and from the site as well as being unlikely to increase the demand for off street parking and there are no alternations intended to take place to the existing off street parking provisions. As such the LHA would not raise any concerns regarding the proposal at this time.

The Local Highways Authority have further requested, that should consent be granted, the following condition be imposed:

No development shall take place, including any works of demolition or site clearance, until a Construction Management Plan (CMP) or Construction Method Statement (CMS) has been submitted to, and approved in writing by the local planning authority. The approved plan / statement shall provide:

01. 24 Hour emergency contact number.

02. Details of the parking of vehicles of site operatives and visitors.
03. Details of loading and unloading of plant and materials.
04. Measures to protect vulnerable road users (pedestrians and cyclists).
05. The erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate.
06. Measures to deal with dirt, debris, mud, or loose material deposited on the highway because of construction.
07. Measures to control the emission of dust and dirt during construction.
08. Details of a scheme for recycling/disposing of waste resulting from demolition and construction works.
09. Construction vehicle routing.
10. Delivery, demolition, and construction working hours.

The approved Construction Management Plan or Construction Method Statement shall be adhered to throughout the construction period for the development.

Reason: In the interests of the safe operation of the adopted highway during the demolition and construction phases.

CONSULTATIONS:	Additional Representations.
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No representations have been received in respect of the proposal.

RELEVANT POLICIES AND SITE PLANNING HISTORY:

Ribble Valley Core Strategy:

Key Statement DS1: Development Strategy
 Key Statement DS2: Sustainable Development
 Key Statement EN3: Sustainable Development and Climate Change
 Key Statement EC1: Business and Employment Development
 Key Statement EC2: Development of Retail, Shops and Community Facilities
 Key Statement EC3: Visitor Economy
 Key Statement DM12: Transport Considerations

Policy DMG1: General Considerations
 Policy DMG2: Strategic Considerations
 Policy DMG3: Transport & Mobility
 Policy DME5: Renewable Energy
 Policy DME6: Water Management
 Policy DMB1: Supporting Business Growth and the Local Economy
 Policy DMB3: Recreation and Tourism Development

National Planning Policy Framework (NPPF)

Relevant Planning History:

2023/0452:

Proposed construction of single storey pavilion restaurant. Change of use of grazing land to hotel grounds and to facilitate new vehicular access, parking and landscaping. (Approved)

2018/0795:

Proposed extension to provide additional function room, with associated patio areas. (Approved)

2014/0402:

Discharge of condition 4 of planning consent 3/2014/0154. (Approved)

2014/0382:

Non-material amendment to planning permission 3/2014/0154/P. Reduction of building from 3 storey to 2 storey. amendment of finished ground level from +76.00m to +77.0m resulting in a reduced ridge height of +87.65m. Overall number of bedroom suites reduced from 10 No. to 8 No. (Approved)

2014/0154:

Proposed construction of a new bedroom lodge building with guest bedrooms and access track and car parking. (Approved)

ASSESSMENT OF PROPOSED DEVELOPMENT:

Site Description and Surrounding Area:

The application relates to Northcote Hotel, Langho. The application relates to an area of land adjoining the south-western extents of the main hotel building which currently accommodates an outdoor terraced area accessed from the main bar/reception area of the building.

The site lies within the designated open countryside, being located outside of any defined settlement limits, being bounded to the west by Northcote Road, with land associated with Northcote Stud bounding the site to the north and 'Langho Roundabout' bounding the wider site to the east. The area, save that for the hotel complex, is largely rural in character with a number of equestrian buildings/agricultural buildings being within the vicinity and a newly constructed residential development (Northcote Park) being located on the southern side of Longisght Road (A59) to the south.

Proposed Development for which consent is sought:

The application seeks consent for a single storey extension to be constructed on the south-west facing (front) elevation of the building. The elevation upon which the proposed extension would be constructed is stepped and has an existing single storey extension. The proposal seeks to extend out 3.5m from the existing single storey extension and have a length of 13m, thus infilling this section of the building and building out over an existing terrace area.

In terms of design the extension would have a lean-to roof which then turns into a flat roof, and be constructed in red brick with quoins to match the existing building. A decorative arched feature would be installed on the south facing elevation of the extension and this would be the entrance.

With regard to use the extension would be used to provide a multi-function room which would be connected to the main bar, and a vestibule entrance. Externally a new terrace area would be provided to the east of the proposed extension over a section of land that is currently grassed with some paving. A 1m high frameless glass balustrade would enclose the new terrace area.

Principle of Development:

The proposed development represents the extension of an existing well-established and well-renowned commercial enterprise/visitor attraction within the defined open countryside, as such Key Statements EC1 and EC3 and Policies DMG2, DMB1 and DMB3 are primarily, but not solely, engaged in respect of assessing the acceptability of the principle of the development and its alignment or potential conflict with the aims and objectives inherent to the Ribble Valley Core Strategy.

In this respect Key Statement EC1 is broadly supportive of the expansion of existing business/commercial enterprises stating that *'the expansion of existing businesses will, wherever appropriate, be considered favourably'*.

With Key Statement EC3 further endorsing the aims of EC1 stating that *'proposals that contribute to and strengthen the visitor economy of Ribble Valley will be encouraged, including the creation of new accommodation and tourism facilities through the conversion of existing buildings or associated with existing attractions. Significant new attractions will be supported, in circumstances where they would deliver overall improvements to the environment and benefits to local communities and employment opportunities'*.

Policy DMG2 seeks to protect the countryside character by limiting development to that which is considered appropriate in a rural location. The development is proposed to build on the success of the existing business which includes Michelin starred restaurant and is a valuable tourism asset to the Borough. As such it is considered to satisfy policy DMG2, being essential to the local economy.

Policy DMB1 is engaged, affording general Development Management considerations in respect of such development stating that:

Proposals that are intended to support business growth and the local economy will be supported in principle. development proposals will be determined in accord with the core strategy and detailed policies of the LDF as appropriate. the borough council may request the submission of supporting information for farm diversification where appropriate.

The expansion of existing firms within settlements will be permitted on land within or adjacent to their existing sites, provided no significant environmental problems are caused and the extension conforms to the other plan policies of the LDF.

The expansion of established firms on land outside settlements will be allowed provided it is essential to maintain the existing source of employment and can be assimilated within the local landscape. There may be occasions where due to the scale of the proposal relocation to an alternative site is preferable.

Proposals for the development, redevelopment or conversion of sites with employment generating potential in the plan area for alternative uses will be assessed with regard to the following criteria:

- 1. The provisions of Policy DMG1, and*
- 2. The compatibility of the proposal with other plan policies of the LDF, and*
- 3. The environmental benefits to be gained by the community, and*
- 4. The economic and social impact caused by loss of employment opportunities to the borough, and*
- 5. Any attempts that have been made to secure an alternative employment generating use for the site (must be supported by evidence (such as property agents details including periods of marketing and response) that the property/ business has been marketed for business use for a minimum period of six months or information that demonstrates to the council's satisfaction that the current use is not viable for employment purposes.)*

The council in accord with its vision and key statements wishes to create the right environment for business growth whilst ensuring development is sustainable.

With Policy DMB3, in respect of tourism and visitor facilities/attractions, stating the following:

Planning permission will be granted for development proposals that extend the range of tourism and visitor facilities in the borough. This is subject to the following criteria being met:

- 1. The proposal must not conflict with other policies of this plan;*

2. *The proposal must be physically well related to an existing main settlement or village or to an existing group of buildings, except where the proposed facilities are required in conjunction with a particular countryside attraction and there are no suitable existing buildings or developed sites available;*
3. *The development should not undermine the character, quality or visual amenities of the plan area by virtue of its scale, siting, materials or design;*
4. *The proposals should be well related to the existing highway network. It should not generate additional traffic movements of a scale and type likely to cause undue problems or disturbance. where possible the proposals should be well related to the public transport network;*
5. *The site should be large enough to accommodate the necessary car parking, service areas and appropriate landscaped areas; and*
6. *The proposal must take into account any nature conservation impacts using suitable survey information and where possible seek to incorporate any important existing associations within the development. failing this then adequate mitigation will be sought.*

Taking account of the above, the adopted development plan is broadly supporting of sustainable economic growth and development proposals that result in the enhancement/expansion of existing businesses within the Borough. With in principle support also afforded to proposals that result in widening the spectrum and range of tourism and visitor facilities in the borough.

Given the proposal would result in increasing facilities associated with a well-established commercial enterprise within the plan -area, it is not considered that the principle of the development will result in any direct strategic conflicts with the adopted development plan. In this respect, notwithstanding other development management considerations, the principle of the extension of the current facilities on-site raises no significant measurable nor quantifiable direct conflict with Key Statements EC1 and EC3 nor Policies DMB1 or DMB3 of the Ribble Valley Core Strategy.

Impact Upon Residential Amenity:

The application site lies within the grounds of Northcote Hotel, being devoid of any direct relationship with any nearby residential receptors. As such it is not considered that the proposed development will result in any measurable adverse impacts upon existing residential amenities that would warrant the refusal to grant planning permission on these grounds.

Taking the above into account the proposal raises no measurable conflict with Policy DMG1 of the Ribble Valley Core Strategy which seeks to protect existing residential amenity and ensure adequate levels of residential amenity for future occupiers of proposed residential development(s).

Visual Amenity/External Appearance:

The application site lies within the designated open countryside, albeit within the grounds of the existing Northcote Hotel complex. With the submitted details proposing an increase in the existing floorspace associated with the main Northcote building - through the construction of an extension at its south-western extents to provide additional 'function room' floor space.

As such, given the application sites location within the defined open countryside, consideration must be given in regard of the proposal visual compatibility with the inherent character of the area and the wider landscape setting, with Policy DMG2 requiring that *'development within the open countryside development will be required to be in keeping with the character of the landscape and acknowledge the special qualities of the area by virtue of its size, design, use of materials, landscaping and siting'*.

With Policy DMG1 being engaged in parallel with Policy DMG2, With Policy DMG1 aiming to ensure and secure good design that is appropriate to and results in the enhancement of the character of the area. In this respect the policy states:

In determining planning applications, all development must:

DESIGN

- 1. Be of a high standard of building design which considers the 8 building in context principles (from the CABE/English Heritage building on context toolkit).*
- 2. Be sympathetic to existing and proposed land uses in terms of its size, intensity and nature as well as scale, massing, style, features and building materials.*
- 3. Consider the density, layout and relationship between buildings, which is of major importance. particular emphasis will be placed on visual appearance and the relationship to surroundings, including impact on landscape character, as well as the effects of development on existing amenities.*
- 4. Use sustainable construction techniques where possible and provide evidence that energy efficiency, as described within policy DME5, has been incorporated into schemes where possible.*
- 5. the code for sustainable homes and lifetime homes, or any subsequent nationally recognised equivalent standards, should be incorporated into schemes.*

ACCESS

- 1. Consider the potential traffic and car parking implications.*
- 2. Ensure safe access can be provided which is suitable to accommodate the scale and type of traffic likely to be generated.*
- 3. Consider the protection and enhancement of public rights of way and access.*

AMENITY

- 1. Not adversely affect the amenities of the surrounding area.*
- 2. Provide adequate day lighting and privacy distances.*
- 3. Have regard to public safety and secured by design principles.*
- 4. Consider air quality and mitigate adverse impacts where possible.*

The proposed single storey extension would be located at the south-western extents of the building. Being read in conjunction with the primary elevations of the building which is afforded the highest level of visibility from both Northcote Road and the A59. The main building has benefitted from a number of historic additions and alteration with the resultant footprint and elevational configuration resulted in a stepped and staggered built-form.

The proposed single storey extension would infill a recessed section of the existing building and would not extend out beyond the existing footprint of the building in this respect, at the south, the proposed extension will be flush with the existing primary elevational building line. With the western extents of the extension being set back from the existing building line providing for a staggered appearance. In this respect, given the proposed extension largely infills and existing recessed area, the extension would still remain visually subservient to the main building.

In respect of the external appearance and design of the extension, the extension would have a lean-to roof which then transitions to a flat roof in order to ensure that the ridge remains below that of the first-floor windows of the existing building, assisting with its sensitive integration into the existing building. The extension will benefit from windows detailing and be faced in materials matching those on the existing building, with an existing small-grassed area being turned into a hard-surfaced terrace area to compensate for the terraced area which will be lost through the construction of the extension.

Taking into account the scale, configuration and external design of the proposal, the proposed extension is unlikely to result in any adverse impacts upon the character or visual amenities of the existing building

nor any measurable adverse impacts upon the character and visual amenities of the defined open countryside.

As such and taking account of the above matters, the proposal raises no measurable conflict with Policies DMG1 or DMG2 of the Ribble Valley Core Strategy which seek to protect against development that will result in adverse impacts upon the character or visual amenities of the immediate or wider area and the character of the defined open countryside.

Highways and Parking:

The Local Highways authority have raised no objection to the proposal stating that it is not considered that the proposed development will result in any significant impact(s) on highway safety, capacity or amenity in the immediate vicinity of the site. As such, and in the absence of any objection being raised by the Local Highways Authority, the proposed development raises no significant direct conflict(s) with Key Statement DMI2 or Policy DMG3 which seeks to ensure the continued safe operation of the immediate highway network and to ensure that adequate highway/pedestrian infrastructure is brought forward to adequately serve the development proposed.

Landscape/Ecology:

The application relates to an existing hard-surfaced outdoor terraced area, with no impacts upon existing trees or hedgerow of high landscape amenity values being resultant. It is noted that some area of the existing terrace accommodates small areas of topiary and shrubbery planting, however these are minor in scale and given their well-tended nature and location, are unlikely to play host to species of conservation concern.

In respect of the mandatory requirements in relation to Biodiversity Net gain, pursuant to Schedule 7A of the Town and Country Planning Act 1990 (inserted by the Environment Act 2021). The proposal would meet the 'de-minimis' exception insofar that it would not impact upon an area of or above 25 square metres of on-site habitat.

As such and taking account of the above matters the proposal raises no direct conflict with the aims and objectives of Key Statement EN4 and Policies DME1, DME2 and DME3 of the Ribble Valley Core Strategy which seek, amongst other matters, to ensure there are no adverse impacts upon habitats/protected species resultant from development.

Observations/Consideration of Matters Raised/Conclusion:

As such, for the above reasons and having regard to all material considerations and matters raised that the application is recommended for approval.

RECOMMENDATION:

That planning consent be granted subject to the imposition of conditions.