

Ribble Valley Borough Council
Council Offices
Church Walk,
Clitheroe
Lancashire
BB7 2RA

Phone: 0300 123 6780

Email: [REDACTED]

Your ref: 3/2025/0260

Our ref: 3/2025/0260/HDC/KW

Date: 28 April 2025

Location: Northcote Hotel Northcote Road Langho BB6 8BE

Proposal: Proposed single storey extension to provide additional function room.

Grid Ref: 370624 434874

Dear Stephen Kilmartin

With regard to your consultation letter dated 7 April 2025, I have the following comments to make based on all the information provided by the applicant to date.

Summary

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.

Advice to Local Planning Authority

Introduction

The Local Highway Authority (LHA) are in receipt of an application for the proposed single storey extension to provide additional function room at Northcote Hotel Northcote Road Langho BB6 8BE.

The LHA are aware of the planning history at the site which is listed below:

3/2023/0452 - 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. Permitted

3/2018/0795- Proposed extension to provide additional function room, with associated patio areas. Permitted.

3/2014/0382- 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. Permitted.

3/2014/0154-Proposed construction of a new bedroom lodge building with guest

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bedrooms and access track and car parking. Permitted.

3/2012/0332- Application for the renewal of planning permission 3/2009/0133P for proposed development to improve the hotel and restaurant facilities including bay window extension to private lounge, increase number bedrooms with a new bedroom block, new spa building and site landscaping and parking. Permitted.

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.

Condition

1. 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:
 - 24 Hour emergency contact number.
 - Details of the parking of vehicles of site operatives and visitors.
 - Details of loading and unloading of plant and materials.
 - Measures to protect vulnerable road users (pedestrians and cyclists).
 - The erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate.
 - Measures to deal with dirt, debris, mud, or loose material deposited on the highway because of construction.
 - Measures to control the emission of dust and dirt during construction.
 - Details of a scheme for recycling/disposing of waste resulting from demolition and construction works.
 - Construction vehicle routing.
 - 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.

Informative note:

- There must be no storage of materials in the public highway at any time.
- There must be no standing or waiting of machinery or vehicles in the public highway at any time.
- A licence to erect hoardings adjacent to the highway (should they be proposed) may be required. If necessary, this can be obtained via the County Council (as the Highway Authority) by contacting the Council by telephoning 01772 533433 or e-mailing lhsstreetworks@lancashire.gov.uk
- All references to public highway include footway, carriageway, and verge.

Yours sincerely

Kate Walsh

Assistant Engineer

Highway Development Control

Highways and Transport

Lancashire County Council

W: <http://www.lancashire.gov.uk>