

Sharon Craig

From: Nolan, Chris <Chris.Nolan@lancashire.gov.uk>
Sent: 28 September 2017 12:58
To: Robert Major; planning
Cc: LHS Customer Service
Subject: D3.2017.0695 - Lower Buck Inn, Twitter Lane, Waddington

Hi Robert

Planning Application No: 3/2017/0695

Grid Ref: 372788 443797

Proposal: Change of use of existing single-storey detached store, and erection of additional single storey timber building to form two letting bedrooms for use in association with the Lower Buck Inn.

Location: Lower Buck Inn Twitter Lane Waddington BB7 3HU

With regard to the above application. I have undertaken a site check this morning to look at overnight parking within the area and this has raised concerns with this application. Parking in Waddington can generally be described as difficult at any time but overnight this situation is exaggerated. This is true for Twitter Lane Close to the buck and confirmed by signs placed on the property indicating a drop off area and No Parking signs indicating access required at all times.

I feel that I would have to object to the application to build two new bedrooms to be let as accommodation attached to the public house unless the developer can prove that there is sufficient space available to park a vehicle per room. In addition to this I would be looking for details regarding the parking for the cottage let that is on the same site, the number of guest bedrooms there are within the public house and the parking facilities for the landlord. This information is required to ensure that the site, after this development is completed is assessed as a complete unit. I would like assurance that there is, within the curtilage of the property, sufficient space available to meet parking standards. I would be looking for parking spaces of 5.6m long by 2.4m wide for each necessary parking space. Preferably the details would be supplied on scaled plans of a minimum scale of 1:200.

If details can be provided to indicate that there is sufficient parking then I would look again at the application.

Regards
Chris

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