

Jane Tucker

From: Nolan, Chris <Chris.Nolan@lancashire.gov.uk>
Sent: 09 October 2017 13:57
To: Robert Major; planning
Subject: FW: D3.2017.0695 - Lower Buck Inn, Twitter Lane, Waddington
Attachments: 492-001 B.PDF

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, thank you for the revised proposed plans indicating the provision of two additional parking places as would be required for the additional accommodation in the former store and the additional wood cabin. As these plans indicate that the space has been made available I would now remove my objection to the development but I would ask for the following notes and conditions to be added to any permissions that your council is minded to grant.

Conditions.

1. The agreed parking spaces as indicated on the revised plan should be made available for use by paying guests prior to either of the new rooms being let and the additional parking should be retained for such period that the additional accommodation is available to let. Reason: The parking places are required as paying parking for any guests using the rooms
2. The additional accommodation should only be used as letting bedrooms for use in conjunction with Lower Buck Inn for use by paying guests and should not be used as permanent residence. Reason : The assessment with regard to the parking needs is for this use alone.
3. No building materials, vehicles etc. associated with the development hereby approved shall be stored or placed on the adopted highway network to the rear of the development site prior to, during and following completion of construction of the proposed works. Reason: In the interest of highway safety.

Notes

1. This consent does not give approval to a connection being made to the County Council's highway drainage system.

Chris Nolan
Development Support
Community Services
Lancashire County Council
Tel 01772 531141
www.lancashire.gov.uk

From: Robert Major [mailto:Robert.Major@ribblevalley.gov.uk]
Sent: 09 October 2017 12:20
To: Nolan, Chris <Chris.Nolan@lancashire.gov.uk>
Subject: FW: D3.2017.0695 - Lower Buck Inn, Twitter Lane, Waddington

Thanks Chris

Robert Major
Principal Planning Officer
Ribble Valley Borough Council

Tel: 01200 414516
e-mail: robert.major@ribblevalley.gov.uk

From: Robert Major
Sent: 09 October 2017 11:24
To: 'Nolan, Chris'
Subject: RE: D3.2017.0695 - Lower Buck Inn, Twitter Lane, Waddington

Morning Chris,

Please find attached the applicant's/agent's revised plan in response to your concerns.

Regards

Robert Major
Principal Planning Officer
Ribble Valley Borough Council

Tel: 01200 414516
e-mail: robert.major@ribblevalley.gov.uk

From: Nolan, Chris [<mailto: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

Chris Nolan
Development Support
Community Services
Lancashire County Council
Tel 01772 531141
Call Centre 0300 123 6780
www.lancashire.gov.uk

This e-mail contains information intended for the addressee only.

It may be confidential and may be the subject of legal and/or professional privilege.

If you are not the addressee you are not authorised to disseminate, distribute, copy or use this e-mail or any attachment to it.

The content may be personal or contain personal opinions and unless specifically stated or followed up in writing, the content cannot be taken to form a contract or to be an expression of the County Council's position.

Lancashire County Council reserves the right to monitor all incoming and outgoing email.

Lancashire County Council has taken reasonable steps to ensure that outgoing communications do not contain malicious software and it is your responsibility to carry out any checks on this email before accepting the email and opening attachments.

This e-mail contains information intended for the addressee only.

It may be confidential and may be the subject of legal and/or professional privilege.

If you are not the addressee you are not authorised to disseminate, distribute, copy or use this e-mail or any attachment to it.

The content may be personal or contain personal opinions and unless specifically stated or followed up in writing, the content cannot be taken to form a contract or to be an expression of the County Council's position.

Lancashire County Council reserves the right to monitor all incoming and outgoing email.

Lancashire County Council has taken reasonable steps to ensure that outgoing communications do not contain malicious software and it is your responsibility to carry out any checks on this email before accepting the email and opening attachments.

