

## Nicola Gunn

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**From:** Gregg, Robert <Robert.Gregg@lancashire.gov.uk>  
**Sent:** 21 November 2018 09:20  
**To:** Adrian Dowd  
**Cc:** planning; LHS Customer Service  
**Subject:** APP. 3/2018/0956 - THREE MILLSTONES INN, WADDINGTON ROAD, WEST BRADFORD

**Follow Up Flag:** Follow up  
**Flag Status:** Completed

**Categories:** Yellow Category

### **The application is for the retention of unauthorised alterations at first floor to create five guest bedrooms.**

Good morning Adrian

After having recent light shed on the parking provisions at the Three Millstones Inn my attention must be drawn towards the concerns with the access and parking arrangements.

The existing parking arrangements are not sufficient to support the demand for existing uses. The pub plus the existing 5 spaces allocated to the existing guestrooms would amount to 19 parking spaces. As the existing car parking is already oversubscribed the proposed development will; require 5 further parking spaces.

The applicant has suggested that on street parking is readily being used by staff in a statement with regards to the prior parking arrangements and that alternative staff parking is available on a nearby farm;

"we would like to clarify that any staff who drive to work park on either nearby streets or at the farm just down the road" further to this, it was confirmed that there was 17 existing parking spaces including 1 disabled and that they could not be an increase the number of parking spaces due to the site area available.

The highway authority would not support on street parking on narrow streets within a village environment.

Furthermore,

In the previous application 3/2014/0614 it was noted on 2<sup>nd</sup> October 2014 that there was an outstanding issue with the width of the access and although the developer had altered the access to a width of about 9m, with a sweeping curve onto Waddington Road formed by bollards. the access shown on the site layout was considered too wide and the geometry of the access together with the line of bollards was considered inappropriate and there was a requirement to reduce the width of the access proportionate to the development. It was further noted that an objection would be raised to this development on highway safety grounds if the access width was not reduced.

Full planning permission was granted for planning application number 3/2014/0614 on 16<sup>th</sup> October 2014 for the erection of 2 a Storey holiday let/hotel accommodation block comprising of 5 bedrooms.

The granting of planning permission was subject to conditions, one of which being access. Condition 9 of the decision notice included the provision for the reduction in width of the existing access and all associated works. The reasoning was in order to satisfy the local planning authority and highway authority that the development would not be of detriment to the safe operation of the immediate highway in the interest of highway safety and compliance with current highway legislation.

However, alterations was made to reduce the width of the access to a width of about 9m which was formed by the use of bollards, although the highway authority considered the access shown on the site layout too wide and the geometry of the access together with the line of bollards was considered inappropriate.

In light of the above concern I would object to the proposal and I would recommend that the application be refused on the grounds of insufficient parking provisions which would lead to a reliance for on-street parking to the detriment of highway safety and residential amenity.

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