

Ribble Valley Borough Council
Housing & Development Control

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Your ref 3/2019/0554
Our ref
Date 24th July 2019

Dear Adrian

Application no: **3/2019/0554**

Address: **Three Millstones Inn Waddington Road West Bradford BB7 4SX**

Proposal: **Proposed new single storey building at the rear of the public house to create an additional guest bedroom**

I have viewed the plans and submitted documentation and I have the following comments to make:

Summary

Objection

Lancashire County Council acting as the Local Highway Authority would raise an objection to the proposed development and are of the opinion that the proposed development would have an unacceptable impact upon highway safety.

Introduction

The application site has been the subject of a number of previous planning applications in which the Local Highway Authority has raised concerns.

In relation to planning application 3/2014/0614. On 02 October 2014, a consultation from the Local Highway Authority stated that there was an outstanding issue with the width of the access at the application site and there was a request for the width of the access to be reduced. It was also stated that although the developer had altered the access to a width of around 9m, with a sweeping curve onto Waddington Road formed by bollards. This was still considered too wide and the geometry of the access together with the line of bollards was inappropriate.

It was further stated that that the request for a reduction in the width of the access was reasonable and proportionate to the development and that an objection would be

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raised towards the development on highway safety grounds if the access width was not reduced further than the 9m in which the access was previously reduced to.

On 16th October 2014 planning permission was granted for the erection of a 2 storey holiday let/hotel accommodation block comprising 5 ensuite bedrooms. The planning permission was subject to conditions, one of which being condition number 9, which related to the access point;

Condition number 9 of planning application 3/2014/0614

- No part of the development hereby approved shall commence until a scheme for the construction of the site access has been submitted to, and approved by the local planning authority in consultation with the highway authority. For the avoidance of doubt, the scheme shall include the provision for the reduction in width of the existing access and all associated works. The scheme shall be implemented, constructed and completed in full in accordance with the approved details prior to the development being first brought into use.

Reason: 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 interests of highway safety and compliance with current highway legislation in accordance with Policies G1 and T7 of the Ribble Valley Districtwide Local Plan and Policies DMG3 and DM12 of the draft Ribble Valley Core Strategy (post submission version including proposed main changes).

On 12th march 2015 planning application 3/2015/0145 was for the discharge of conditions, condition number 7 was for the discharge of condition 9 with regards to access.

Condition Number 7 of planning application 3/2015/0145

- Condition 09 is partially discharged insofar that the submitted details are agreed by the Local Planning Authority. The condition cannot be fully discharged as it requires that the development be carried out in accordance with the approved details. Full discharge of this condition would be premature given the development is not complete.

On 2nd October 2014, the Local Highway Authority stated that an objection would be raised towards the development on highway safety grounds if the access width was not reduced. However, the access has never been reduced.

Planning application 3/2018/0956 required a combined total of 24 parking spaces to be readily available for the staff and any customers visiting the Three Millstones Inn and indicated that there was a shortfall of seven parking spaces to that of the required parking provision which also helped to demonstrate that the existing car parking was already oversubscribed and that on street parking was readily being used by staff.

In a statement forwarded by the applicant:

"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 Local Highway Authority has previously concluded that the existing parking arrangements at the Three Millstones Inn are not sufficient to support the demand for the existing uses.

Parking

As a result of the planning application, a further 1 parking space will be required to be provided within the curtilage of the application site, to which simply cannot be accommodated for.

Furthermore,

In accordance with the submitted site plan, A200. Project number PHA/328. The plans demonstrate 13 parking spaces as opposed to the 17 parking spaces as stated within the submitted application form.

Conclusion

In accordance with the submitted plans and documentation;

The Local Highway Authority would raise objection towards the proposal to the detriment of highway safety and would recommend that the application be refused on the grounds of a failed reduction in width to the existing access arrangements and insufficient parking provision which would lead to a reliance for on-street parking to the detriment of highway safety and residential amenity.

Should you wish to discuss the matter further, please do not hesitate to contact me by email or by telephone on 01282 470840.

Yours faithfully

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