

Ribble Valley Borough Council
Housing & Development Control

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Your ref 3/2020/0329
Our ref Robert Gregg
Date 26th May 2020

Dear Adrian

Application no: **3/2020/0329**

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

Proposal: **Proposed single storey building at the rear of the public house to create an additional guest bedroom. Resubmission of application 3/2019/0554**

I have viewed the plans and submitted documents 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.

The proposal

The proposal is a resubmission of the previously refused planning application 3/2019/0554 which was also dismissed upon appeal, the application site has also been the subject of a number of previous planning applications in which the Local Highway Authority have raised concerns.

These concerns date as far back as 2014 and have still not been addressed, subsequently these concerns still remain to which the applicant refuses to address.

Initially the proposed car park area retained 17 parking spaces inclusive of 2 disabled parking spaces to support the erection of a 2 storey holiday let/hotel accommodation block comprising 5 ensuite bedrooms. The proposal was approved subject to conditions where one of the conditions related to the width of the access to the carpark, the condition was not discharged and the issue is still outstanding.

Phil Durnell

Director of highways and Transport
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A further proposal for the retention of unauthorised alterations at first floor to create five guest bedrooms was submitted to which the Local Highway Authority raised objection based on 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, especially given the applicant confirmed in a statement that *"any staff who drive to work park on either nearby streets or at the farm just down the road"* which would conclude there is an existing shortfall in parking provision.

The application site has continued to retain an outstanding issue regarding the width of the existing access to the car park along with a shortfall in parking provision. The current proposal also goes as far as even reducing the existing number of parking spaces from 17 to 13 parking spaces with no disabled parking provision.

The applicant is said to have contested the Local Highway Authorities concerns after obtaining planning approval for the retention of unauthorised alterations at first floor to create five guest bedrooms which were unanimously approved by the committee members at RVBC and therefore suggests that the addition of this proposal will not compromise highway safety. However, despite the Local Highway Authority's concerns the proposal is a resubmission of a previously refused planning application where no highway concerns have been taken into consideration.

Conclusion

In accordance with the submitted plans and documentation;

The Local Highway Authority would raise an 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

Robert Gregg

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