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West Bradford  
Clitheroe  
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30 November 2021

Ribble Valley Borough Council  
Planning Department  
Council Offices  
Church Walk  
Clitheroe  
Lancashire  
BB7 2RA  
FAO Adrian Dowd

BY EMAIL:  
[planning@ribblevalley.gov.uk](mailto:planning@ribblevalley.gov.uk)

Dear Adrian

**Re: Planning / Listed Building Application numbers: 3/2021/0575 and 3/2021/0576 - Three  
Millstones Inn, Waddington Road, West Bradford BB7 4SX**

I write in my capacity as Clerk to West Bradford Parish Council. As a statutory consultee, the Parish Council always seeks to balance the need for any development (especially in an agricultural or employment context) against the residential amenity of the village. The above applications have been circulated around the Parish Council members, and also discussed in detail at the Parish Council meeting on 24 November 2021. As a result, I have been asked to submit the following observations on the Parish Council's behalf.

The Parish Council is aware that the proposed location for the development is a listed building, as well as having a prominent and sensitive location within the village. The Parish Council is also aware of previous application relating to this site which have been the subject of appeal to the Planning Inspectorate. As such, members are keen to ensure that any application which may ultimately lead to increased commercial occupancy is subject to appropriate scrutiny.

Members have considered the nature and design of the proposed shepherd's hut, and have no objection to the applications on these grounds. The design is generally felt to be in keeping with the appearance of the 3 Millstones and its environment.

However, members are conscious that they have previously raised concerns about the extent to which on-site parking is provided; it is already the case that the car park can become full with the vehicles of restaurant customers and users of the guest bedrooms, with a resulting overflow of vehicles onto Waddington Road. The highway is particularly narrow at this location and the premises is in close proximity to the difficult bend at the foot of Eaves Hall Lane. The use of an additional guest bedroom can only exacerbate this situation.

In conclusion, I have been asked to point out that the 3 Millstones is a considerable asset to the village and members most definitely want the business to succeed. Hence, they are comfortable with the proposed design for the shepherd's hut, but would ask that the Local Planning Authority bear in mind their ongoing reservations about highways safety.

I note that the last date for submission of comments is around 3 December 2021. I would be grateful if the above comments could be considered when applications 3/2021/0575 and 3/2021/0576 are determined.

Yours sincerely

A Glover  
Clerk