

Ribble Valley Borough Council
Housing & Development Control

Tel 0300 123 6780
Email developeras@lancashire.gov.uk

Your ref 3/2021/0575
Our ref D3.2021.0575
Date 2nd December 2021

FAO Adrian Dowd

Dear Sir/Madam

Application no: **3/2021/0575**

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

Proposal: **Proposed Shepherd Hut to the rear of the public house to create an additional guest bedroom. Changes following planning application 3/2020/0329.**

The Local Highway Authority have viewed the plans and highway related documents and have the following comments to make:

Summary

No objection

Lancashire County Council acting as the Local Highway Authority does not raise an objection regarding the proposed development and are of the opinion that the proposed development will not have a significant impact on highway safety, capacity or amenity in the immediate vicinity of the site.

Advice to Local Planning Authority

The Local Highway Authority (LHA) are in receipt of an application for the proposed Shepherd Hut to the rear of the public house at Three Millstones Inn, Waddington Road, West Bradford.

The LHA are aware that the application is a resubmission of application reference 3/2020/0329 which was refused by the Local Planning Authority on 24th August 2020. The application was also later dismissed at appeal (Application reference APP/T2350/W/20/3258767) on 18th February 2021.

The LHA are also aware of the other relevant planning history at the site, which will be listed below:

Phil Durnell

Director of highways and Transport
Lancashire County Council
PO Box 100 • County Hall • Preston • PR1 0LD
www.lancashire.gov.uk

APP/T2350/W/19/3239000- Following Application reference 3/2019/0554. Dismissed 24/03/2020.

3/2019/0554- Proposed new single storey building at the rear of the public house to create an additional guest bedroom. Refused- 27/09/2019.

3/2018/0956- Application for retention of unauthorised alterations at first floor to create five guest bedrooms. Permitted- 15/03/2019.

3/2014/0614- Erection of 2 Storey holiday let/hotel accommodation block comprising 5 ensuite bedrooms to the rear. Permitted- 16/10/2014.

The LHA have reviewed the application and understands that the site access will remain unaltered following the proposal. Given that the site access is existing, and that the application will not intensify the use of the access, the LHA have no comments to make.

The LHA are aware that the Shepherds Hut will have one bedroom. For the site to comply with the parking standards as found in the Joint Lancashire Structure Plan, the LHA require one car parking space to be provided. However, the Applicant has failed to provide the LHA with a parking plan for the proposal.

Notwithstanding this, the LHA are aware that Three Millstones Inn have access to a car park. Therefore, any occupants of the Shepherds Hut are able to park their vehicle on the existing car park and so the LHA have no objection to the proposal.

Yours faithfully

Ryan Derbyshire
Assistant Engineer
Highway Development Control
Highways and Transport
Lancashire County Council