

Ribble Valley Borough Council
Housing & Development Control

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Your ref: 3/2022/0911
Our ref: D3.2022.0911
Date: 20th December 2022

FAO Stephen Kilmartin

Dear Sir/Madam

Application no: **3/2022/0911**

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

Proposal: **Application for planning permission for a proposed extension to the existing accommodation annex to create an additional guest bedroom.**

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 extension to the existing accommodation annex to create an additional guest bedroom at Three Millstones Inn, Waddington Road, West Bradford.

The LHA are aware of the most recent planning history at the site with it being listed below:

3/2022/0912- Application for Listed Building Consent for a proposed extension to the existing accommodation annex to create an additional guest bedroom. Ongoing.

3/2021/0575- Proposed Shepherd Hut to the rear of the public house to create an additional guest bedroom. Changes following planning application 3/2020/0329. Refused 17/12/2021.

Lancashire County Council

Phil Durnell
Director of Highways and Transport
PO Box 100, County Hall, Preston, PR1 0LD



3/2021/0576- Listed Building Consent for proposed shepherd hut to the rear of the public house to create an additional guest bedroom. Withdrawn 19/11/2021.

3/2020/0329- Proposed single storey building at the rear of the public house to create an additional guest bedroom. Resubmission of application 3/2019/0554. Refused 24/08/2020.

APP/T2350/W/20/3258767- Following Application reference 3/2020/0329. Dismissed 18/02/2021.

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.

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

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 accommodation block will have one additional bedroom following the proposal. For the site to comply with the parking standards as defined 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 additional guest room 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

