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Director of Development Services
Ribble Valley Borough Council
Council Offices
Church Walk
Clitheroe BB7 2RA

Martin Nugent
01254 828060
D3/11/0140

Drafted 22 November 2011

Dear Sir

Planning Applications, Ribble Valley District
D3-11-0140 land adjacent to High Gill Barn, Tosside

3/2011/0559

I refer to my previous comments and to subsequent correspondence identifying practical problems regarding the ability of the applicant to satisfy highway conditions on the access road.

The proposed improvements to the access road identified on Dwg-05 and dated 18 April 2011, identified significant highway safety benefits to bring this track up to a standard consistent with a route suitable for the general public. The three passing places shown provided a safe means of access for the public travelling to the site.

It is apparent that two of these passing places are sited on land that is not under the control of the applicant. Furthermore, the owner of this land has indicated that they will not permit the construction of the passing places as previously agreed.

As there is no prospect of providing an alternative location for the passing places on the applicant's land, I am recommending refusal of this application on highway safety grounds.

Martin Nugent

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Public Realm Ribble Valley
LCC Environmental Services East

22 NOV 2011