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RH

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

Martin Nugent
01254 828060
D3/11/1033

Drafted 22 March 2012

Dear Sir

**Planning Applications, Ribble Valley District
3/11/1033 6 Lincoln Way, Clitheroe**

I refer to your letter of 13 January 2012 concerning the above application.

In my email reply of 17 February I highlighted my highway safety concerns regarding this application. Most notably, that the proposed parking compound is not presently marked out as a parking area and there are a number of items stored here that would have to be relocated. If it is to be used as a parking area, bays must be clearly marked out and storage items removed or managed in a safe manner. Given the loose surface material in the compound, it is not immediately apparent how the bays would be identified.

I also noted that this is a secure compound, with CCTV cameras in operation, locked gates and no general access. This highlighted concerns over the management of access for the proposed gym members.

However, I have subsequently discussed this matter with the applicant, Mr Jones and he is confident that an agreement can be reached with the landowner, James Alpe concerning an agreed access to the proposed parking compound.

Therefore, if the applicant can provide suitable written evidence that an agreement is in place with the landowner that allows the necessary car parking to be available throughout the working day of the development in perpetuity, I would have no objection to the proposal.

Martin Nugent

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