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CS

Director of Development Services
Ribble Valley Borough Council
Council Offices
Church Walk
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Martin Nugent
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D3/12/0241

Drafted 10 April 2012

Dear Sir

**Planning Application, Ribble Valley District
D3-12-0241 Chatburn Village Motor Co., Sawley Road, Chatburn**

I refer to your letter of 29 March 2012 concerning the above application.

I have no objection in principle to this application on highway safety grounds.

The revised plans identify an access from Sawley Road of 4.5m and off street parking for two vehicles at each unit. For three of the units, 2, 3 and 4, this includes one within an integrated garage and the other from the driveway. The garage dimensions are shown as 5.8m by 2.9m and the driveway provides a space of 5.0m by 2.5m. Both of these dimensions are satisfactory for the safe movement of vehicles.

In addition, as Unit 1 does not have an integral garage, there is a driveway and access to additional parking within the site.

I would recommend that a Condition be attached to any successful application that seeks to retain the use of the garages for their intended purpose and to prohibit their future conversion to residential living space.

Martin Nugent

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