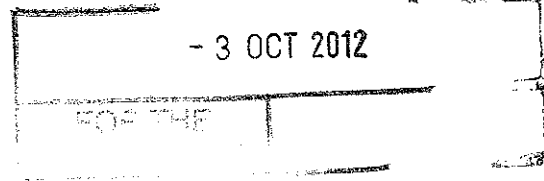


7295 CB

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

Martin Nugent  
01254 828060  
D3/12/0813



Drafted 2 October 2012

Dear Sir

**Planning Applications, Ribble Valley District**  
**3/12/0813 Higher Flass Farm Settle Road, Bolton by Bowland**

I refer to your letter of 24 September 2012 concerning the above application.

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

The proposed development utilises an existing access and will have minimal impact on the adjacent local highway network.

The applicant identifies off street parking in the supporting documentation. However, the site plan does not show in adequate detail the available provision of driveway parking and manoeuvring to secure safe movement to/from Settle Road in a forward gear.

I would be grateful therefore if an amended site plan was provided that showed the location of all proposed off street parking for this development.

In order to retain the intended use of the garage in perpetuity, I would recommend that the following Condition should apply to this application:-

1. A Condition to be attached to any successful application that seeks to retain the use of the garage for its intended purpose in perpetuity and to prohibit any future conversion to residential living space.

*Martin Nugent*

Public Realm, Ribble Valley  
LCC Environmental Services East  
01254 828060