

Ribble Valley Borough Council  
Church Walk,  
Clitheroe,  
BB7 2RA

Phone: 0300 123 6780  
Email: lhscustomerservice@lancashire.gov.uk  
Your ref: 3/2015/0409  
Our ref: LHS/CS/3/2015/0409  
Date: 26<sup>th</sup> June 2015

For the attention of Adam Birkett.

<b>Proposal:</b>	Detached garage (Resubmission) of application number 3/2015/0152
<b>Location:</b>	4 The Croft Sawley Road Chatburn BB7 4BG
<b>Grid Ref:</b>	374276 - 442552

With regard to your letter dated the 8<sup>th</sup> June 2015.

The Highway Development Control Section does not have any objections regarding the proposed new garage and is of the opinion that the proposed development should have a negligible impact on highway safety and highway capacity in the immediate vicinity of the site.

The Highway Development Control Section recommends the following conditions as part of the formal planning decision: -

1. The car parking and manoeuvring scheme to be marked out in accordance with the approved plan, before the use of the premises hereby permitted becomes operative and permanently maintained thereafter. Reason: To allow for the effective use of the parking areas.
2. Notwithstanding the provisions of the Town and Country Planning (General Development Procedure) Order 1995 and the Town and Country Planning (General Permitted Development) (Amendment) (No 2) (England) Order 2008, or any subsequent Orders or statutory provision re-enacting the provisions of these Orders, all garages shown on the approved plan shall be maintained as such and shall not be converted to or used for living accommodation without the prior written approval of the Local Planning Authority in consultation with the Highway Authority.

If you have any questions please do not hesitate to contact me.

Yours sincerely

Stewart Gailey

**Phil Barrett**  
Director of Community Services  
Cuerden Way • Bamber Bridge • Preston • PR5 6BS

Highway Development Control Engineer