

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

Phone: 0300 123 6780  
Email: lhscustomerservice@lancashire.gov.uk  
Your ref: 3/2015/0453  
Our ref: LHS/CS/3/2015/0453  
Date: 1<sup>st</sup> July 2015

For the attention of Stephen Kilmartin.

|                  |                                                                  |
|------------------|------------------------------------------------------------------|
| <b>Proposal:</b> | Conversion of Brook Wood Barn into a single residential property |
| <b>Location:</b> | Cherry Tree Farm Chipping Road Chaigley Clitheroe BB7 3LX        |
| <b>Grid Ref:</b> | 365451 - 442474                                                  |

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 barn conversion 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.

From our mapping system "Mapzone", the proposed development will have direct access along definitive footpath 3-3-FP 35. I have forwarded details of this planning application to Lancashire County Councils Public Rights of Way Section and asked them to contact you directly regarding any comments they may like to make.

Based on the Joint Lancashire Structure Plan the Highway Development Control Section is of the opinion that the applicant should provide three off road parking spaces for a 4 bedroom property. The applicant has not shown actual details for the parking but the Highway Development Control Section is of the opinion that this can be provided on site. The applicant should provide details of the required parking provision and ensure they do not obstruct definitive footpath 3-3-FP 35.

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

1. A car park and manoeuvring scheme to be approved by the Local Planning Authority and the car parking spaces and manoeuvring areas 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.

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

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

Yours sincerely

Stewart Gailey  
Highway Development Control Engineer