

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

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Your ref:
Our ref: LHS/CS/3/2016/0575
Date: 11th July 2016

For the attention of Stephen Kilmartin.

Proposal:	Conversion of 2No. barns to dwelling houses and conversion of outbuilding to form car port at Painley Farm Knott Lane Newsholme Gisburn.
Location:	Painley Farm Knott Lane Newsholme Gisburn BB7 4JF
Grid Ref:	384112 - 450024

With regard to your letter dated the 29th June 2016

The Highway Development Control Section does not have any objections regarding the proposed 2 barn conversions and are 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. With potential of overspill car parking onto Bridle Way 9-22-BW11

From our mapping system "Mapzone", the proposed development will have direct access along Bridle Way 3-22-BW11 and Definitive footpath 3-22-FP12. 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 car parking recommendations in the Joint Lancashire Structure Plan and the Ribble Valley Parking Standards, the Highway Development Control Section is of the opinion that barn A should have three off road parking spaces to reduce the likelihood of parking on the Bridle Way 3-22-BW11 fronting the site.

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

1. The car park shall be surfaced or paved in accordance with a 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.
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 and car ports 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
Highway Development Control Engineer