

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

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Your ref:
Our ref: LHS/CS/3/2016/0938
Date: 1st November 2016

For the attention of Adam Birkett.

Proposal:	Proposed replacement dwelling
Location:	Robin Hill Talbot Bridge Bashall Eaves Clitheroe Lancashire BB7 3NA
Grid Ref:	369914 - 443862

With regard to your letter dated the 13th October 2016

The Highway Development Control Section does not have any objections regarding the proposed replacement dwelling 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.

The approach roads to the development are a private road and is not subject to any future adoption agreement. The applicant should check with their solicitor that they have rights over this road to access the site.

The sightlines from the drive onto the rear of the approach road edge of carriageway to be 3.0x3.0m, measured from the centre of the drive, to provide better protection for pedestrian and neighbouring vehicles passing the access.

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

1. Before the access is used for vehicular purposes, 45° visibility splays shall be provided between the highway boundary and points on either side of the drive measured 3m back from the nearside edge of the carriageway. Reason: To permit vehicles to pull clear of the carriageway when entering the site and to assist visibility.
2. 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.

3. 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. Reason: To allow for the effective use of the parking areas.

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

Yours sincerely

Stewart Gailey
Highway Development Control Engineer