

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

Phone: 0300 123 6780  
Email: lhscustomerservice@lancashire.gov.uk  
Your ref:  
Our ref: LHS/CS/3/2016/1203  
Date: 2<sup>nd</sup> February 2017

For the attention of Rebecca Halliwell.

<b>Proposal:</b>	Replacement of bay window, roof repair, replacement windows and door, creation of parking space to front.
<b>Location:</b>	85 Regent Street Waddington
<b>Grid Ref:</b>	372807 - 443932

With regard to your letter dated the 10<sup>th</sup> January 2017

The Highway Development Control Section does not have any objections in principle to the proposed replacement of bay window, roof repair, replacement windows and door, creation of parking space to front, providing the sight lines fronting the parking area can be protected under condition.

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

1. Before the car parking area hereby permitted becomes operative, the land within 2m of the back edge of the carriageway shall be maintained thereafter, free from obstructions such as walls, fences, trees, hedges, shrubs, ground growth or other structures within the splays in excess of 1.0 metre in height above the height at the centre line of the adjacent carriageway. Reason: To ensure adequate visibility at the street junction or site access in the interest of highway safety in accordance with Quality of Development Policy and Transport Policy in the Local Plan.

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

Yours sincerely

Stewart Gailey  
Highway Development Control Engineer