

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

Phone: 0300 123 6780
Email: lhscustomerservice@lancashire.gov.uk
Your ref:
Our ref: LHS/CS/3/2017/0245
Date: 19th April 2017

For the attention of Victoria Walmsley.

Proposal:	Proposed single storey extension to rear, shed, entrance gates, walling, landscaping and minor alterations to buildings.
Location:	Barnsteads Barn Waddington Road West Bradford BB7 4SX
Grid Ref:	374131 - 444382

With regard to your letter dated the 22nd March 2017.

The Highway Development Control Section does not have any objections in principle to the proposed alterations, providing the sight lines at the site access can be protected. This will require the new stone wall to be no more than 1m high at the site access for a distance of 2m into the site.

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

1. The land within 2m of the back edge of the channel line of the carriageway of Waddington Road shall be reduced to and be permanently maintained henceforth at a height not greater than 1m above the crown level of the carriageway of Waddington Road and 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