

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

Phone: 0300 123 6780
Email: lhscustomerservice@lancashire.gov.uk
Your ref:
Our ref: LHS/CS/3/2017/0248
Date: 19th April 2017

For the attention of Stephen Kilmartin.

Proposal:	New dwelling to replace existing farmhouse and two barn conversions approved under planning permission 3/2016/0575.
Location:	Painley Farm Knott Lane Newsholme Gisburn BB7 4JF
Grid Ref:	384112 450024

With regard to your letter dated the 24th March 2017.

The Highway Development Control Section does not have any objections regarding the proposed new dwelling to replace existing farmhouse and two barn conversions approved under planning permission 3/2016/0575 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.

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.

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

1. 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.
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 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.

3. The annex building above the garage shall only be used as part of the accommodation of the existing dwelling and shall not be divided by way of sale or sub-letting to form separate residential accommodation. Reason: To avoid the creation of separate dwellings which may be substandard in terms of parking provision and/or vehicular manoeuvring area.

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

Yours sincerely

Stewart Gailey
Highway Development Control Engineer