

Ribble Valley Borough Council  
Development Control

Tel 0300 123 6780  
Email [developeras@lancashire.gov.uk](mailto:developeras@lancashire.gov.uk)

Your ref 3/2020/0091  
Our ref  
Date 6<sup>th</sup> March 2020

Dear Sir / Madam

Application no: 3/2020/0091  
Address: Land adj 5 Beech Close Clitheroe  
Proposal: Erection of 2 dwellings

The proposal is for 2 semi-detached dwellings on land adjacent to 5 Beech Close and internal alterations to existing properties 4 and 5. Beech Close is privately maintained although the application form does not provide any information regarding any maintenance agreements etc.

As proposed the development raises no highway concerns and no objection would be raised, however there are a number of issues which would need clarification.

1 The existing unit no. 5 only has 1 allocated parking space. For a 2 bed property this should be increased to 2 spaces

2 The proposed development will result in an increase in the traffic generation from this cul-de-sac and consideration should be given to safeguarding the safety of pedestrians. I would therefore suggest that consideration be given to providing a footway on at least one side of Beech Close from its junction with Henthorn Road.

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**Phil Durnell**

Director of Highways and Transport  
Lancashire County Council  
Cuerden Mill • Cuerden Way • Bamber Bridge • Preston • PR5 6BS

Yours faithfully

**Dave Bloomer**  
**Development Support**  
**Lancashire County Council**