

Development Control
Ribbles Valley Borough Council

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Your ref: 3.20.0377
Our ref: D1.20.0377
Date: 15th June 2020

App no: **20.0377**

Address: **Land at Eastham House Farm Mitton**

Proposal: **Proposed change of use from existing agricultural unit (Class B8) to Industrial Unit (Class B2)**

I have viewed the plans and Design & Access statement and I would make the following comments.

The applicant states that the building is used for the storage of agricultural vehicles and will become a building for drying timber to meet the requirements of the government's ban of sale of wet wood.

They also state that, there will be no increase in traffic movement than already exists to the site. The site is used for storage of and process of wood to be sold at the client's premises in Chatburn.

In response I would comment that there are no details of the existing number of vehicle movements arriving and departing over a certain period, daily, weekly. I would expect the applicant to be able to easily provide this information because this application is retrospective.

The existing site access provides suitable visibility splays in both directions on Clitheroe Road U3220 and is suitably wide enough for large vehicles to manoeuvre.

There are no public rights of way recorded in the vicinity of the building. There is a public footpath recorded along the unnamed site access road for approx. 30m before it enters the field in a north easterly direction.

I would request that the additional information is submitted as detailed above.

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