

John Pallister

Chartered Surveyors, Auctioneers, Land Agents
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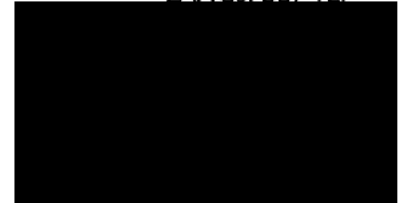
Catherine J. Pallister, MRICS, MSc, BSc (Hons)

Consultant

John Pallister

Our Ref. CJP/HC/Mitton
Your Ref. Miss C Pallister
Reply to

THE COACH HOUSE
28, DUCK STREET
CLITHEROE
LANCS. BB7 1LP



24th November 2022

Mr S Kilmartin
Ribble Valley Borough Council
Church Walk
Clitheroe
BB7 2RA

Dear Stephen,

Re: Application No. 3/2022/0722 – Mayfield, Waddington, BB7 3JJ

Further to a copy of the letter received from Ryan Derbyshire at LCC, I confirm that amendments are being made to the access plans as requested and will be submitted in due course. As will further detail on the visibility splays.

In the meantime, I have addressed below the detail required by the operation statement as follows;

1. Use of the site – the building will be utilised equally by both Ben Mitton and his brother Sam, half for the buildings being used for the storage of wood, a tree surgery tractor chipper and log splitter, the other half for the storage of building materials and associated machinery. There will only be the 2 brothers using the site as there are no other employees. There are likely to be 2 vehicles accessing the site at any one time.
2. Sam Mitton will call into the site in a morning to collect his building materials required for the day and possibly again at night to drop anything back off for overnight storage. This will be a working a 5-day week. Ben Mitton will call to site in the morning to collect his chipper and return back to the building later in the day; this is working a 5-day week with some subsequent Saturdays.
3. The vehicles used on site would currently be a transit van and a pickup.
4. The private access track leading from Slaidburn Road to Feazer Farm (and the proposed access track) is not owned by the applicants, but they retain full access rights and already contribute to the maintenance.
5. The track is currently utilised for 4 further houses, a steel fabrication business and a farm, so it is expected that 2 additional vehicles utilising the track would not be detrimental to the access provided.

John Pallister


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I trust this addresses the issues raised, but no doubt you will come back to me, on any further queries.

Yours sincerely,



CATHERINE PALLISTER MRICS, MSc, BSc(Hons)
for John Pallister Limited