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Your ref: 3/2025/0761  
Our ref: 3/2025/0761/HDC/KW  
Date: 07 October 2025

**Location:** Eastham House Barn Clitheroe Road Mitton BB7 9PH  
**Proposal:** Proposed stables, tack room, agricultural storage, manure storage and associated hard standing.  
**Grid Ref:** 371159 439884

Dear Maya Cullen

With regard to your consultation letter dated 3 October 2024, I have the following comments to make based on all the information provided by the applicant to date.

**No objection subject to condition**

Lancashire County Council acting as the Local Highway Authority does not raise an objection regarding the proposed development and are of the opinion that the proposed development will not have a significant impact on highway safety or capacity in the immediate vicinity of the site subject to the following condition being stated on any approval.

The Local Highway Authority (LHA) are in receipt of an application for a proposed stables, tack room, agricultural storage, manure storage and associated hard standing at Eastham House Barn, Clitheroe Road, Mitton.

The LHA understands that the site utilises an existing access from Clitheroe Road, which is a B classified road, the B6243, subject to a national speed limit.

The proposal is for an agricultural store and stables which will be used solely by the applicant and those who reside at Eastham House Barn as such, the development is unlikely to significantly increase vehicle movements to and from the site.

If the Planning Authority is minded to approve this application Lancashire County Council Highways requests the following condition be appended to the decision notice:

1. The buildings hereby permitted shall be used for, or ancillary to, the stabling of horses owned by or leased by the occupier of Ox Hey Barn Gisburn Road Sawley BB7 4LH only, and shall not be used for livery, equestrian events or any commercial purpose whatsoever at any time.

**Reason:** In the interest of highway safety.

Continued...

**Lancashire County Council**  
PO Box 100, County Hall, Preston, PR1 0LD



Yours sincerely

Kate Walsh  
Assistant Engineer  
Highway Development Control  
Highways and Transport  
Lancashire County Council  
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