

Ribble Valley Borough Council  
Housing & Development Control

Tel  
Email

Your ref 3/2022/0396  
Our ref D3.2022.0396  
Date 16<sup>th</sup> May 2022

FAO Kathryn Hughes

Dear Sir/Madam

Application no: **3/2022/0396**

Address: **Eaves Hall Eaves Hall Lane West Bradford BB7 3JG**

Proposal: **Variation of Condition 2 (Plans) of planning application 3/2020/0544, to reflect the updated layout and change of lodge type. Conditions 3, 4, 5, 12, 14, 15, 16, 19, 22 to be varied as additional information included within application to allow condition to be discharged. Resubmission of 3/2021/1020.**

The Local Highway Authority have viewed the plans and highway related documents and have the following comments to make:

### **Summary**

#### **No Objection**

No objection to Variation of Condition 2.

No objection to Discharge of Conditions 5, 12 and 19.

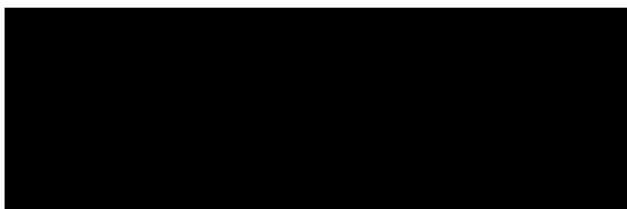
#### **No comments**

No comments to Discharge of Conditions 3, 4, 14, 15, 16 and 22.

### **Advice to Local Planning Authority**

### **Background**

The Local Highway Authority (LHA) are in receipt of a discharge of condition application for Conditions 4 (Landscaping), 5 (Refuse/ cycle storage), 12 (Landscaping within the Visibility Splays), 14 (SuDs), 15 (Surface water and pollution prevention), 16 (Surface water), 19 (Construction Method Statement) and 22 (Nesting boxes) of planning application 3/2020/0544 at the Eaves Hall, Eaves Hall Lane, West Bradford.



28<sup>th</sup> October 2021

The LHA also understands the application is for a Variation of Condition 2 (Plans) as well.

The LHA have no comments to make in regards to Conditions 4, 14, 15, 16 and 22 with the LHA not conditioning these.

It is worth noting that the application is a resubmission of 3/2021/1020, which was refused by the Local Planning Authority on 6<sup>th</sup> December 2021. The Applicants have appealed against the decision, with the appeal reference number being APP/T2350/W/22/3296866.

However, should this application be permitted the Applicant will withdraw the appeal, as stated in the Supporting Statement.

### **Condition 2**

*"Unless explicitly required by condition within this consent, the development hereby permitted shall be carried out on complete accordance with the proposal as detailed on drawing ref.*

#### *Location Plan*

*Existing Site Plan 1813/EX01 rev.A*

*Proposed Site Plan 1813/PL01 rev.B (received 28.09.2020)*

*Proposed Eco Lodge 1 Bed 1813/PL02 rev.A*

*Proposed Eco Lodge 2 Bed 1813/PL03 rev.A*

*Details 1813/PL04 rev.B (received 24.09.2020)*

*Reason: For the avoidance of doubt since the proposal was the subject of agreed design improvements/ amendments and to clarify which plans are relevant to the consent."*

### **Highway Comments:**

The LHA have reviewed the revised plans and have no objection to the Variation of Condition.

### **Condition 5**

*"Within three months of the commencement of development, the siting, details of the construction and design of external refuse recycling/ bin stores and cycle storage shall be submitted to and approved in writing by the Local Planning Authority. The duly approved facilities shall be made available for use before the development hereby approved is first occupied and retained thereafter.*

*Reason: To ensure the provision of satisfactory facilities for the storage of refuse and recycling and in the interest of visual amenity."*

**Highway Comments:**

The LHA have reviewed Stanton Andrews drawing number PL.05 Rev A titled "Refuse Store and Cycle Storage" and have no objection to the discharge of condition.

**Condition 12**

*"No development shall take place until details of landscaping and maintenance scheme or the land within the approved visibility splays have been submitted to, and approved in writing, by the local planning authority in consultation with the highway authority."*

*Reason: To ensure adequate inter-visibility between highway users at the street junction or site access, in the interests of highway safety."*

**Highway comments:**

The LHA have reviewed Stanton Andrews drawing number PL.10 Rev B titled "Site Entrance" and are satisfied the landscaping arrangements complies with the LHAs guidance and so have no objection to the discharge of condition.

**Condition 19**

*"No development shall take place, including any works of demolition, until a construction method statement has been submitted to and approved in writing by the local planning authority. The approved statement shall be adhered to throughout the construction period. It shall provide for:*

- i. The parking of vehicles of site operatives and visitors;*
- ii. Loading and unloading of plant and materials;*
- iii. Details of working hours*
- iv. Routing of delivery vehicles to/from site*

*Reason: In the interests of protecting residential amenity from noise and disturbance and to ensure the safe operation of the Highway during the construction phase of the development."*

**Highway comments:**

The LHA have reviewed the Construction Management Plan and are satisfied that the site complies with the LHAs guidance and so have no objection to the discharge of condition.

Yours faithfully

  
Assistant Engineer  
Highway Development Control

