



RIBBLE VALLEY
BOROUGH COUNCIL

6

For office use only

Application No

Date received

Fee paid £

Receipt No:

320110898P

Council Offices, Church Walk, Clitheroe, Lancashire, BB7 2RA Tel: 01200 425111 www.ribblevalley.gov.uk

Application for approval of details reserved by condition.
Town and Country Planning Act 1990
Planning (Listed Buildings and Conservation Areas) Act 1990

Publication of applications on planning authority websites.

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website.
If you require any further clarification, please contact the Authority's planning department

1. Applicant Name, Address and Contact Details

Title:	Mr & Mrs	First name:		Surname:	Hutchinson
Company name:					
Street address:	Prospect House		Telephone number:	Country Code	National Number
	Sawley Road				Extension Number
			Mobile number:		
Town/City:	Grindleton		Fax number:		
County:	Lancashire		Email address:		
Country:					
Postcode:	BB7 4QS				
Are you an agent acting on behalf of the applicant? ☒ Yes ☐ No					

2. Agent Name, Address and Contact Details

Title:	Mr	First Name:	charles	Surname:	stanton
Company name:	stanton andrews				
Street address:	44 York Street		Telephone number:	Country Code	National Number
					Extension Number
			Mobile number:		
Town/City:	Clitheroe		Fax number:		
County:	Lancashire		Email address:		
Country:	United Kingdom				
Postcode:	BB7 2DL				
				mail@stantonandrews.co.uk	

3. Site Address Details - see attached e-mail

Full postal address of the site (including full postcode where available)

Description:

House:		Suffix:	
House name:			
Street address:			
	GRINDLETON		
Town/City:			
County:			
Postcode:	BB7 4QS		

Description of location or a grid reference
(must be completed if postcode is not known):

Easting:	376865
Northing:	446342

4. Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

☐ Yes ☒ No

5. Description of Proposal

Please provide a description of the approved development as shown on the decision letter:

Renewal of planning consent to build a new 4 bedroom detached house with garage.

Application reference number:

Date of decision:

Please state the condition number(s) to which this application relates:

Condition number(s):

Has the development already started?

☐ Yes ☒ No

6. Discharge of Condition(s)

Please provide a full description and/or list of the materials/details that are being submitted for approval:

The following physical samples are to be provided:

Black slate tile.

Details of walling, roofing, floor levels and landscaping are included within the report, additional physical samples can be provided.

7. Part Discharge of Condition(s)

Are you seeking to discharge only part of a condition?

☐ Yes ☒ No

8. Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

☒ Yes ☐ No

If the planning authority needs to make an appointment to carry out a site visit whom should they contact? (Please select only one)

☒ The agent ☐ The applicant ☐ Other person

9. Declaration

I/we hereby apply for planning permission/consent as described in this form and the accompanying plans/drawings and additional information.



Date:

Louise Blatchford

320110898 P

From: charles stanton [charles@stantonandrews.co.uk]
Sent: 28 October 2011 14:04
To: Louise Blatchford
Subject: Re: Application to discharge conditions - Land at Sawley Road, Grindleton
Follow Up Flag: Follow up
Flag Status: Red

Hi Louise

I can confirm that the address should read as land at Sawley road, Grindleton.

Charles

On 28/10/2011 14:01, "Louise Blatchford"
<Louise.Blatchford@ribblevalley.gov.uk> wrote:

Dear Charles

RE: Application to discharge conditions 2, 3, 4, 6 and 8 from planning consent 3/2009/0683P
AT: Land at Sawley Road, Grindleton

Thank you for your application which we received on Wednesday 26th October 2011.

- The site address details on question 3 of the application form have not been fully completed. Please can you confirm by e-mail reply that the address should read as follows: 'Land at Sawley Road, Grindleton'. Once I receive your reply I will attach it to the application form and the application will be validated.

Kind regards
Louise

Louise Blatchford
Technical Admin Assistant
Planning Department
Ribble Valley Borough Council

Best in the country for customer satisfaction – 94 per cent of Ribble Valley residents are satisfied with life in the borough (Place Survey 2009)

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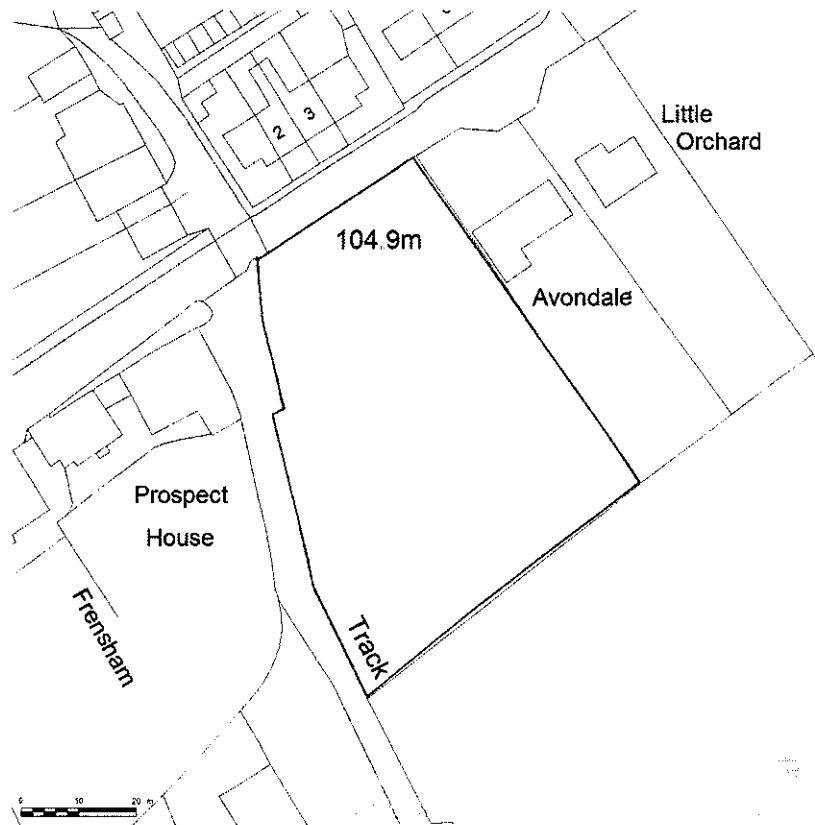


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SITE LOCATION PLAN
AREA 2 HA
SCALE 1:1250

320110898P

CENTRE COORDINATES: 376032, 445515



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Discharge of Planning Conditions

October 2011

Sawley Road

Grindleton



stanton andrews
architects

stanton andrews architects

Sawley Road 3/2009/0683

Discharge of Planning Application

Introduction

Prior to work commencing on site planning consent - 3/2009/0683 - granted 23 September 2009 requires that five conditions are discharged in writing.

These require that samples and details be submitted to and approved by the Local Planning Authority before their use in the proposed works. In order that the Local Planning Authority may ensure that materials are in accordance with Policy G1 of the Ribble Valley Districtwide Local plan or in the case of condition 8 in the interests of pedestrian safety.

This report and accompanying application form and materials seeks to address all of the pre-commencement conditions raised.



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Sawley Road 3/2009/0683

Discharge of Planning Application

Condition 2 - states that

'Precise specification and samples of walling and roofing materials and details of any window and door surrounds including materials to be used shall have been submitted...

Condition 3 - states that

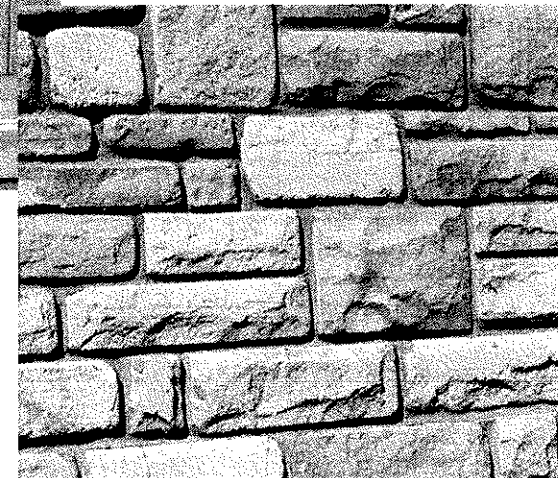
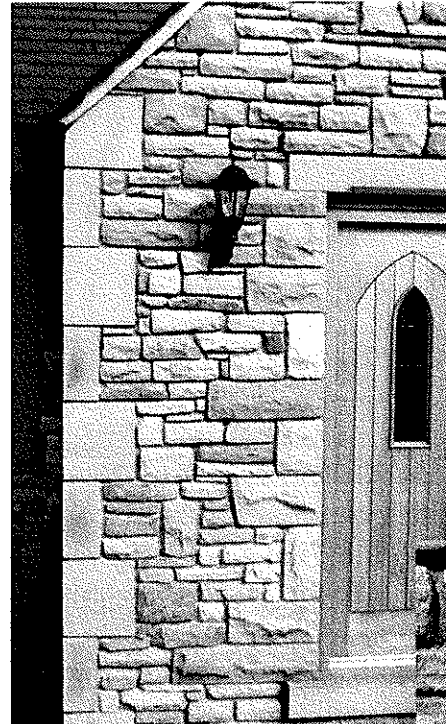
'details of the type, coursing and jointing of the natural stone to be shall be submitted.

The roofing is to be a natural black slate with diminishing courses to the ridge, see submitted sample.

The walling to the building is to be local random sandstone refaced with flush joints - slightly recessed behind face of stonework - using 1:1:6 (cement:lime:sand) mortar.

Matching ashlar stone is to be used to the quoins, parapets, chimneys and door/window jambs, cills and heads. The rear bay is also to be clad in ashlar stone. Photographs show the typical colour and arrangement to be adopted.

The garage and conservatory is to have a similar stone base with timber and render cladding above



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Sawley Road 3/2009/0683

Discharge of Planning Application

Condition 4 - states that

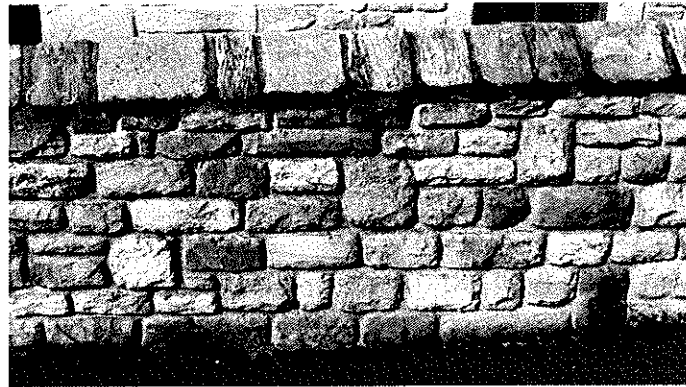
'precise details of the proposed slab floor level(s) and any appropriate road levels shall be submitted ...

The attached as existing and as proposed site plans show the relevant road levels. The proposed ground level for the house will be +105m.

Condition 6 - states that

'until details of the landscaping of the site, including wherever possible retention of existing trees have been submitted ...

No trees are to be removed from the site. The attached plan PL01 shows the proposed site layout, the types and numbers of trees and shrubs, their distribution, the areas that are to be seeded, turfed, paved or hard landscaped, including details of any changes of level or landform and the types and details of all fencing and screening.



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Sawley Road 3/2009/0683

Discharge of Planning Application

Condition 8 - states that

'the visibility splay along Sawley Road (as indicated on the approved site plan) shall be cleared of any obstructions above road level, the existing boundary wall shall be removed and rebuilt in accordance with the approved site plan and the 2m wide footway indicated shall be in accordance with LCC specification for state roads along Sawley Road frontage of the site and round the 6m junction radius up to the access gateway, unless a subsequent scheme has been submitted to and approved by the Local Planning Authority'

In 1997 when the application was originally granted it was agreed that the pavement need not be installed see right. This has been further confirmed in telephone conversations with Martin Nugent from LCC. As such the only measures that are to be included are the 6m junction radius and the reduction in the wall height to 1m high, where necessary.

320110898P



RIBBLE VALLEY BOROUGH COUNCIL

please ask for Stewart Bailey
direct line 452490/1
planning fax 01200 443063
my ref SB/L1
your ref
date 24 June 1997

Council Offices
Church Walk, Clitheroe
Lancashire BB7 2RA

Tel: 01200 425111
FAX: 01200 426339
DX Clitheroe 15157

Dear Mr Howarth

PLANNING APPLICATION 3/97/0265
DETACHED HOUSE, SAWLEY ROAD, GRINDLETON

I refer to our telephone conversation today and your plan received by my office on 13 June 1997 detailing areas where no obstructions to highway visibility will be introduced.

We still need to agree the surface of the access track from Sawley Road but I accept the other details as satisfying condition No. 2 on the consent. Although the plan does not indicate an area on the southern side of Sawley Road where pedestrians and vehicular traffic can be separated I have spoken to Brian Cooper at Lancashire County Council County Surveyors who does not wish to insist that that solution is implemented in full. It would involve a complete removal/rebuild of the current boundary wall which would not benefit the local street scene. I accept that the pavement on the northern side of Sawley Road at this point is the proper pedestrian route.

I hope this letter clarifies the situation.

Yours sincerely

STEWART BAILEY
CHIEF PLANNING OFFICER

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