

Claire Booth

From: James Russell
Sent: 19 July 2012 09:22
To: Claire Booth
Cc: John Macholc
Subject: RE: 3/2011/0906 - Dale House, 5 Church Street, Slaidburn

Dear Clare,

Further to our recent discussions and previous site visit I confirm my significant ongoing reservations with regard to this application.

I acknowledge that the appliance may meet both building regulations and HEATAS requirements but I believe the application should not be approved due to poor dispersal of products of combustion and potential for significant nuisance to neighbouring properties due to the enclosed nature of the site and enclosed adjacent yard areas

I therefore recommend refusal of the proposed scheme on grounds of potential of nuisance.

James Russell
Head of Environmental Health Services
Tel: 01200 414466
james.russell@ribblevalley.gov.uk

From: Claire Booth
Sent: 11 July 2012 18:03
To: James Russell
Subject: FW: 3/2011/0906 - Dale House, 5 Church Street, Slaidburn
Importance: High

James

See email below, received today. I know we had a brief discussion this afternoon in the hearing but please can we sort this out by the end of this week.

Claire

From: ML Planning Services [mailto:mel@mlplanning.co.uk]
Sent: 11 July 2012 15:49
To: Claire Booth
Subject: Re: 3/2011/0906 - Dale House, 5 Church Street, Slaidburn
Importance: High

Dear Claire, further to my correspondence on 8th June, I have not yet received a response on this matter. Are you in a position to enlighten me?

Kind regards

Melanie

From: Claire Booth
Sent: Friday, June 08, 2012 4:14 PM
To: ML Planning Services
Subject: RE: 3/2011/0906 - Dale House, 5 Church Street, Slaidburn

19/07/2012

Dear Mrs Lawrenson,

I will pass your letter on to Mr Russell to see if he considers the letter addresses his concerns and ultimately whether he withdraws his objection. If the objection is not withdrawn the application will be determined as it currently stands.

Kind Regards,

CLAIRE BOOTH
ASSISTANT PLANNING OFFICER

From: ML Planning Services [mailto:mel@mlplanning.co.uk]
Sent: 08 June 2012 15:31
To: Claire Booth
Subject: Re: 3/2011/0906 - Dale House, 5 Church Street, Slaidburn

Dear Claire, we have been having ongoing discussions ref the above. The stove installation company have advised me of the Approved Building Regulations for such flues and I attach a letter detailing this for you to pass on to the EH officer.

I look forward to receiving your response

Kind regards

Melanie

From: Claire Booth
Sent: Thursday, April 05, 2012 5:08 PM
To: ML Planning Services
Subject: RE: 3/2011/0906 - Dale House, 5 Church Street, Slaidburn

Dear Mrs Lawrenson,

Further to your email below, the Environmental Health response is available to view on the Council's website and can be found under the planning application reference by using the planning application search. Once the installer has read these observations if he wishes to clarify anything he should contact the Head of Environmental Health Mr James Russell on 01200 414466.

Please be aware that although the flue may be compliant with building regulations, environmental health has separate legislation. The installation of flues has also been brought under planning control by the 2008 General Permitted Development Order and consequently the effect flues have on residential amenity is a material consideration which is why I have asked you to amend the scheme.

With regards your email of the 22nd March, I apologise for not acknowledging receipt of the email, however, re-routing the flue in to the existing chimney stack or another alternative, which your installer may suggest, may be acceptable subject to the visual impact. If you wish to run some draft proposals past me I will look at them for you.

Yours Sincerely,

CLAIRE BOOTH
ASSISTANT PLANNING OFFICER

From: ML Planning Services [mailto:mel@mlplanning.co.uk]
Sent: 03 April 2012 15:49
To: Claire Booth
Cc: forrester john
Subject: Re: 3/2011/0906 - Dale House, 5 Church Street, Slaidburn

Dear Claire, I have had a discussion with Nick Astley of Fuelmizas in Ribchester who are supplying the stove to Dale House, and he assures me that the flues are fully compliant with building regulations, and do not pose a threat to the neighbouring or host properties. The height of the flue at 900mm above the roofline is also fully compliant with the specification for the discharge of smoke into the air.

He has asked that either you or the EH officer who is objecting on neighbour amenity grounds should contact him to discuss the matter. Tel 01254 878368

Please can you confirm that you have received this e mail, and what your intentions are, as I have had no response from you after my last e mail on 22 March.

Kind regards

Melanie Lawrenson

From: Claire Booth
Sent: Wednesday, February 22, 2012 1:13 PM
To: ML Planning Services
Subject: 3/2011/0906 - Dale House, 5 Church Street, Slaidburn

Dear Mrs Lawrenson,

RE: Wood burning flue at Dale House, 5 Church Street, Slaidburn (Planning Application 3/2011/0906/P)

I have today received an objection from the Environmental Health department who have raised serious concerns over the wood burning flue proposed on the side elevation of the rear single storey flat roof extension. The Environmental Health department are concerned that the flue would cause significant problems to the amenity of neighbouring properties and the residents of 5 Church Street due to the combustion material not have anywhere to escape other than at this low level as the flue would not project high enough. The Council are therefore within our right to refuse the application on this ground.

The Environmental Health department have advised that your clients should in the first instance consult the manufacturers leaflet to see how high the flue should actually project so not cause a health nuisance.

Notwithstanding this, and without knowing the height, I should make you aware that the planning department is likely to have concerns with increasing the height of the flue as it could be detrimental to the character, appearance and significance of the Conservation Area and wider visual amenity. The best solution all round is therefore likely to involve using the existing chimney stacks at the property.

I will require three copies of an amended drawing (and possible an amended description) by the 07 March 2012 so I can continue to deal with your application. If I have not received amended plans by this date I will determine the application as it currently stands.

Mrs Lawrenson, we do not usually seek such major amendments during the course of the application, however, due to the bad weather we experienced in December which meant a delay in doing the initial site visit, this is an exception to the rule. In future, I would advise you to use the Council's pre-application advice service so that these issues can be resolved prior to an application being submitted. The Council has recently employed a part time officer to deal with these enquiries so responses will be speedier.

The above advice is given without prejudice to the eventual determination of this or subsequent planning applications. I look forward to receiving amended plans from you.

Yours Sincerely

CLAIRE BOOTH
ASSISTANT PLANNING OFFICER

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