



RIBBLE VALLEY
BOROUGH COUNCIL

01 AUG 2012

FOR THE
ATTENTION OF

For office use only

Application No

3/2012/0002

Date received

3 8 12

Fee paid £85.00

Receipt No: 016296

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

You can complete and submit this form electronically via the Planning Portal by visiting www.planningportal.gov.uk/apply

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.

Please complete using block capitals and black ink.

It is important that you read the accompanying guidance notes as incorrect completion will delay the processing of your application.

1. Applicant Name and Address

Title:		First name:	
Last name:			
Company (optional):	TAYLOR WIMPEY		
Unit:		House number:	
		House suffix:	
House name:	C/O AGENT		
Address 1:			
Address 2:			
Address 3:			
Town:			
County:			
Country:			
Postcode:			

2. Agent Name and Address

Title:	MR	First name:	RICHARD
Last name:	BARTON		
Company (optional):	HOW PLANNING		
Unit:		House number:	40
		House suffix:	
House name:			
Address 1:	PETER STREET		
Address 2:			
Address 3:			
Town:	MANCHESTER		
County:			
Country:			
Postcode:	M2 5GP		

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3. Site Address Details

Please provide the full postal address of the application site

Unit: House number: House suffix: House name: Address 1: LAND OFF HENTHORN ROADAddress 2: Address 3: Town: CLITHEROECounty: Postcode (optional): BB7 2QF

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

Easting: Northing: Description: **4. Pre-application Advice**Has assistance or prior advice been sought from the local authority about this application? ☒ Yes ☐ No

If Yes, please complete the following information about the advice you were given (This will help the authority to deal with this application more efficiently)

Please tick if the full contact details are not known, and then complete as much as possible: ☐

Officer name:

 SARAH WESTWOOD AND JOHN MCHOLCReference:

Date (DD/MM/YYYY):

(must be pre-application submission)

 17/07/2012

Details of pre-application advice received?

 AGREE APPLICATION SCOPE**5. Description Of Your Proposal**

Please provide a description of the approved development as shown on the decision letter, including the application reference number and date of decision in the sections below:

 AN OUTLINE APPLICATION FOR UP TO 270 RESIDENTIAL DWELLINGS, A DOCTOR'S SURGERY, LANDSCAPE, OPEN SPACE, HIGHWAYS AND ASSOCIATED WORKSReference number: 3/2010/0719Date of decision: 26/03/2012

(Date must be pre-application submission) (DD/MM/YYYY)

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

1.	CONDITION 27	6	
2.		7.	
3.		8	
4.		9	
5		10.	

Has the development already started?

☐ Yes ☒ No

If Yes, please state when the development started (DD/MM/YYYY):

(date must be pre-application submission)

Has the development been completed?

☐ Yes ☒ No

If Yes, please state when the development was completed (DD/MM/YYYY):

(date must be pre-application submission)

6. Discharge Of Condition

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

 PLEASE REFER TO COVERING LETTER**7. Part Discharge Of Condition(s)**

Are you seeking to discharge only part of a condition?

☒ Yes ☐ No

If Yes, please indicate which part of the condition your application relates to:

 THE FIRST SENTENCE OF CONDITION 27

8. Planning Application Requirements - Checklist

Please read the following checklist to make sure you have sent all the information in support of your proposal. Failure to submit all information required will result in your application being deemed invalid. It will not be considered valid until all information required by the Local Planning Authority has been submitted.

The original and 3 copies of a completed and dated application form: ☒

The original and 3 copies of other plans and drawings or information necessary to describe the subject of the application: ☒

The correct fee: ☒

9. Declaration

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

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):

31/07/2012

(date cannot be pre-application)

10. Applicant Contact Details

Telephone numbers

Country code: National number: Extension number:

Country code: Mobile number (optional):

Country code: Fax number (optional):

Email address (optional):

11. Agent Contact Details

Telephone numbers

Country code: National number: Extension number:

Country code: Mobile number (optional):

Country code: Fax number (optional):

Email address (optional):

RICHARD.BARTON@HOUNPLANNING.COM

12. 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)

☒ Agent ☐ Applicant ☐ Other (if different from the agent/applicant's details)

If Other has been selected, please provide:

Contact name:

Telephone number:

Email address:



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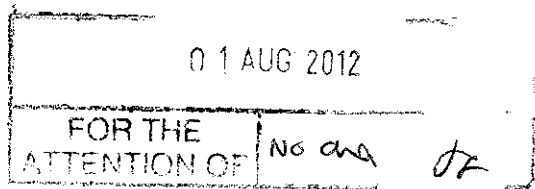
HOW Planning LLP

40 Peter Street
Manchester M2 5GP
T: 0161 835 1333
howplanning.com

Your ref:
Our ref: LP/RB/PI1244

31st July 2012

Sarah Westwood
Planning
Ribble Valley Borough Council
Council Offices
Church Walk
Clitheroe
Lancashire
BB7 2RA



Dear Sarah

APPLICATION TO DISCHARGE CONDITION 27 OF PLANNING PERMISSION 3/2010/0719 AT LAND OFF HENTHORN ROAD, CLITHEROE, BB7 2QF

Further to your recent pre-application meeting with Taylor Wimpey, I write in relation to the above planning application which was granted outline planning permission at Appeal on 26th March 2012. As a result of this approval, I am instructed by Taylor Wimpey (the Applicant) to formally submit the enclosed information which seeks to partly discharge condition 27 attached to planning permission 3/2010/0719.

To enable the Council to process this request, this letter details the information enclosed to partly discharge condition 27. As required by Ribble Valley Borough Council's submission requirements, I have enclosed 4 hard copies and 1 CD for your ease of the submitted information. A cheque for £85 made payable to Ribble Valley Borough Council is also enclosed.

Condition 27

Condition 27 states that:

"No development shall begin until a scheme for the provision of a pedestrian/cycle link between the site boundary with the caravan park track and Edisford Road (including details of lighting, surface treatment and signage) has been submitted to and approved in writing by the Local Planning Authority in consultation with the Highway Authority. The scheme so approved shall be implemented in accordance with the phasing details submitted under condition 9 prior to first occupation of the 1st dwelling on the site."

In order to discharge the first sentence of this condition, a Cycleway and Path Link plan prepared by Trevor Bridge Associates (Ref: 4271.01 RevA) is enclosed, which provides detailed information of the proposed cycle way and path link. As required by condition 27, this plan includes details of lighting, surface treatment and signage.

I trust this information will enable you to partly discharge condition 27 attached to planning permission 3/2010/0719 at your earliest convenience.

Planning and Environmental Advisers

Partners:
Gary Halman BSc FRICS MRTPI
Richard Woodford BA (Hons) BSc BTP MRICS MRTPI
Fiona Woodford
Julie Halman

Associates:
Carol Clarke BA (Hons) MTP MRTPI
Jon Suckley MTCP (Hons) MRTPI

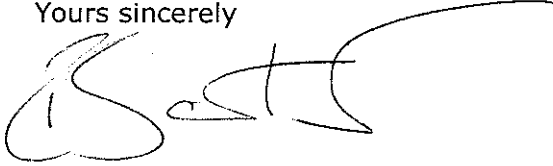
HOW Planning LLP
Registered Office: 40 Peter Street, Manchester M2 5GP
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HOW Planning LLP is a Limited Liability Partnership
Any reference to Partner means a member of HOW Planning LLP

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I would appreciate it if you could please confirm safe receipt of this submission.

If you have any queries, or require any further details, please do not hesitate to contact me.

Yours sincerely

A handwritten signature in black ink, appearing to read 'R. Barton', with a long horizontal flourish extending to the right.

RICHARD BARTON
PRINCIPAL PLANNER
Direct Line: 0161 831 5876
Email: richard.barton@howplanning.com

Enc: Duly completed Application Form (x4)
Cycleway/Path Link Plan (Ref: 4271.01 RevA) (x4)

CC: M Calvert Esq - Taylor Wimpey