



RIBBLE VALLEY
BOROUGH COUNCIL

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

- 3 AUG 2015
FOR THE
ATTENTION OF

For office use only
Application No. 3/2015/0532
Date received 3/8/15
Fee paid £97.00 Receipt No: 0235533

320150532P

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):

Unit: House number: House suffix:

House name:

Address 1:

Address 2:

Address 3:

Town:

County:

Country:

Postcode:

2. Agent Name and Address

Title: First name:

Last name:

Company (optional):

Unit: House number: House suffix:

House name:

Address 1:

Address 2:

Address 3:

Town:

County:

Country:

Postcode:

3. Site Address Details

Please provide the full postal address of the application site.

Unit: House number: House suffix:

House name:

Address 1:

Address 2:

Address 3:

Town:

County:

Postcode (optional):

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:

Reference:

Date (DD/MM/YYYY):

(must be pre-application submission)

Details of pre-application advice received?

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:

DEMOLITION OF EXISTING TIMBER SHELTER. ERECTION OF PROPOSED STABLE BUILDING.

Reference number: Date of decision: (Date must be pre-application submission) (DD/MM/YYYY)

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

1.	CONDITION 03	6.	
2.	CONDITION 04	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:

DOCUMENT TITLED 'APPROVAL OF DETAILS RESERVED BY CONDITION'

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:

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. I/we confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):

(date cannot be pre-application)

10. Applicant Contact Details

Telephone numbers

[Redacted area]

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):

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:

320150532P



SUNDERLAND PEACOCK

**ARCHITECTS
SURVEYORS**

APPROVAL OF DETAILS RESERVED BY CONDITION

IN CONNECTION WITH THE CONSTRUCTION OF A PROPOSED STABLE
BUILDING AT A FIELD OFF TWITTER LANE (ADJOINING THE
WADDINGTON RECREATION AREA)
WADDINGTON

FOR

MRS YVONNE RIDGWAY,
104 WHALLEY ROAD,
CLITHEROE,
BB7 1EE



JOB REF: 4788, DATED: 29/07/2015, VERSION: 1.00.

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1.0 Introduction

Sunderland Peacock and Associates Ltd have been instructed by our Client Mrs Y. Ridgway to prepare a report for the approval of details reserved by condition in connection with the proposed stables to a field off Twitter Lane, Waddington (planning approval ref: 3/2015/0325).

The report aims to provide the required information where possible in order to discharge Planning Conditions No. 3 and No. 04.

2.0 Approval of Conditions to be discharges

2.1 Condition No. 3

3. Prior to commencement of any site works including delivery of building materials and excavations for foundations or services all trees identified in the arboricultural/tree survey shall be protected in accordance with the BS5837 2012 [Trees in Relation to Demolition, Design & Construction] the details of which shall be agreed in writing and implemented in full under the supervision of a qualified arboriculturalist and in liaison with the Countryside/Tree Officer. A tree protection monitoring schedule shall be agreed and tree protection measures inspected by the local planning authority before any site works are begun.

The root protection/exclusion zone shall remain in place until all building work has been completed and all excess materials have been removed from site including soil/spoil and rubble.

During the building works no excavations or changes in ground levels shall take place and no building materials/spoil/soil/rubble shall be stored or redistributed within the protection/exclusion zone, in addition no impermeable surfacing shall be constructed within the protection zone.

No tree surgery, felling, or pruning shall be implemented without prior written consent, which will only be granted when the local authority is satisfied that it is necessary in accordance with BS3998 for tree work and carried out by an approved arboricultural contractor.

Reason: In order to ensure that any trees affected by development and considered to be of visual, historic or botanical value are afforded maximum physical protection from the potential adverse affects of development, and to comply with Policy DME1 of the Ribble Valley Core Strategy (Adopted Version).

All root protection areas which have been identified as part of the Arboricultural / Tree Survey shall be suitably protected through the use of a barrier as indicated within the following photograph that has been provided by the applicant, and is already in position on site. The barrier will ensure that the materials which are delivered to site are kept away from the root protection areas so as not to cause any negative impact upon the trees. All excavations shall also occur away from all root protection areas and no machinery will be allowed to enter the areas which have been divided off.



PL1: Photograph of barrier protection currently in place on site.

2.2 Condition No. 4

4. No development approved by this **permission** shall be commenced until a scheme for the containment and storage of manure has been approved by the Local Planning Authority. Such a scheme shall be constructed and completed in accordance with approved plans.

Reason: To prevent pollution of the water environment and to safeguard users of the adjoining recreation park and playground in accordance with Policies DMG1 and DME6 of the Ribble Valley Core Strategy (Adopted Version).

4. No development approved by this **permission** shall be commenced until a scheme for the containment and storage of manure has been approved by the Local Planning Authority. Such a scheme shall be constructed and completed in accordance with approved plans.

Reason: To prevent pollution of the water environment and to safeguard users of the adjoining recreation park and playground in accordance with Policies DMG1 and DME6 of the Ribble Valley Core Strategy (Adopted Version).

The applicant is to physically remove all manure from site on a regular basis and will be correctly disposed of. The Applicant does not intend to store any manure on site. This is to ensure that no negative impact is caused to the site, nearby water course and the neighbouring recreation area.

3.0 Conclusion

For each planning condition previously stated we have provided the additional details as requested on that of the original Planning Application ref: 3/2015/0325 so that these conditions may be approved and discharged by the Local Planning Authority.