

Sharon Craig

From: Dunderdale, Chris <Chris.Dunderdale@lancashire.gov.uk>
Sent: 15 December 2016 15:43
To: planning
Subject: RE: 3/2016/0344: Reserved Matters application - Oakmere Homes, Accrington Road, Whalley
Attachments: LLFA Response.pdf
Follow Up Flag: Follow up
Flag Status: Flagged

Good afternoon,

Thank you for re-consulting us on the above application. We have assessed the additional information provided in your consultation request and have provided the LLFA response. It is noted that the additional information has not been made available online. We would recommend for this to be made available for transparency.

Many thanks,

Chris

Chris Dunderdale
Flood Risk Management Officer
Community Services
Lancashire County Council
T: 01772 534593
W: www.lancashire.gov.uk

From: Jane Tucker [mailto:Jane.Tucker@ribblevalley.gov.uk]
Sent: 27 October 2016 14:38
To: Dunderdale, Chris <Chris.Dunderdale@lancashire.gov.uk>
Subject: 3/2016/0344: Reserved Matters application - Oakmere Homes, Accrington Road, Whalley

Please will you let John Macholc have your comments on the above amended plans to reserved matters application 3/2016/0344 (land at Accrington Road, Whalley). (Please respond to planning@ribblevalley.gov.uk FAO John Macholc).

Here is a link to view the original documents on our website
https://www.ribblevalley.gov.uk/site/scripts/planx_details.php?appNumber=3%2F2016%2F0344

Kind regards

Jane Tucker
Jane Tucker Planning Administration Assistant Tel 01200 414520
Planning Department, Ribble Valley Borough Council, Council Offices, Church Walk, Clitheroe, BB7 2RA

From: John Macholc
Sent: 27 October 2016 12:31

To: Jane Tucker

Subject: FW: 3/2016/0344: Reserved Matters application - Oakmere Homes, Accrington Road, Whalley

Can you send these to LLFA as a reconsult. I hope this is what they are on about.

John

From: Graham Love [<mailto:graham@smithlove.co.uk>]

Sent: 15 October 2016 19:21

To: John Macholc

Subject: 3/2016/0344: Reserved Matters application - Oakmere Homes, Accrington Road, Whalley

Hi John

See below and attached. This should provide everything you need to get up to speed with the RM application following the last meeting I had with Stephen.

The only point that was not resolved concerned the elevation details of the retirement living apartments. Stephen was going to send me his comments but if these are a concern, then whilst it shouldn't be done on a RM approval, a condition to address this would be OK.

He said he would also confirm what objections had been received and the PC comments, and provide copies as these are not available online.

Thanks

Regards

Graham Love

Smith & Love Planning Consultants

T. 01772 831861

M. 07769 332697



5 Albert Edward House, The Pavilions, Preston PR2 2YB

Company registration number 8449131

From: Graham Love

Sent: 23 September 2016 10:00

To: 'Stephen Kilmartin' <Stephen.Kilmartin@ribblevalley.gov.uk>

Subject: 3/2016/0344: Reserved Matters application - Oakmere Homes, Accrington Road, Whalley

Hi Stephen,

Following our meeting I am attaching all of the amended / additional information you asked for regarding the Reserved Matters application. I have only addressed the points you raised as I haven't received anything further from you in respect of possible elevation / design changes to the apartments and anything raised my neighbours.

The attached information therefore addresses the following;

1) Drainage

Bob Ford spoke with Chris Dunderdale at the LLFA. He wanted details of the proposed surface water drainage system to identify the attenuation areas. Bob reminded him that this was addressed in May 2016 in response to his email of the 3rd May 2016. The information submitted at that time is re-attached for convenience. The proposed attenuation for the surface water drainage system is within the adoptable pipes that lie both under the roads and back gardens to properties and will be adopted by UU. The pipes will have an easement applied to them preventing the planting of trees and shrubs. This will also need to be included within the deeds of the properties which are affected.

2) Affordable Housing

I left a copy of the revised site layout showing affordable 'true-bungalows' in the approximate locations where you requested them – broadly in accordance with the S106. An electronic copy is attached together with the house type details for the proposed bungalow units G and H.

3) POS

An updated landscape drawing is attached showing a detailed POS layout with path links and additional features within the corrected red edge.

4) Red edge

I can confirm that the finger of land extending along the river away from the site, does not form part of the application. This has reverted to the land owner who had the right to buy it back under the contract for £1 if it was not required as part of the flood compensation scheme.

This addresses all the matters you raised at our meeting with the exception of any further design changes to the retirement living apartments. If you let me have your comments I will address these before committee on the 17th October.

Many thanks

Graham Love

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