



11 January 2017

Our Ref: Low/668/2201/CS

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Dear Sir

**Re: Our Client – Mr J Lowther, 131 Friargate, Preston, PR1 2EE. Planning application for the Discharge of Conditions 4 (Management Plan), 5 (Additional landscaping, 9 (drainage details) and 10 (refuse storage details) of allowed Appeal Reference: App/T2350/W/16/3148370 (Planning Application Ref: 3/2015/0074) for the erection of a storage building with lean-to facilities block and change of use of land to create a caravan park development for 21 caravans/recreational vehicles at land adjacent to the Petre Arms, Langho, Blackburn, BB6 7AB.**

This letter accompanies an application as described above that we have submitted via the planning portal on behalf of our above named client. Please find enclosed a cheque for £97 relating to the application fee.

We will describe below the documents and information that we have submitted in respect of each of the conditions.

**Condition No 4** required the submission for the Council's approval of precise details of the proposed means of management and operation of the site. The Inspector specified within the Condition the matters to be covered by the required details. To address this Condition we have submitted a document titled "Management Plan Touring Caravan Site adjoining Petre Arms, Langho." We consider that the submitted Management Plan includes all the details specified in the Condition. We also consider that adherence to the Plan will ensure that the site will provide a suitable environment for its users whilst also respecting and protecting the amenities of neighbouring land uses, including nearby residents.

If, however, you require any amendments or additions to the Management Plan in order to enable the Condition to be discharged, would you please give us the opportunity to make any such changes/additions prior to the determination of the application.

**Condition No 5** required the submission for the Council's approval of details of additional landscaping of the site. To address this Condition we have submitted Drawing No. C-1475-01 which shows precise details of proposed internal and



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external hedge planting, including specification of the species, the number of hedge plants, their spacings and their height.

We consider that the implementation of the proposed landscaping scheme will result in an attractive touring caravan site that does not in any way detract from the visual amenities of the locality. We therefore consider that the submitted details should enable the Condition to be discharged.

**Condition No 9** required the submission for the Council's approval of a scheme for the disposal of foul and surface waters. To address this Condition we have submitted Drawing No Low/668/2201/01 which shows the existing route and proposed diverted route of an existing private foul sewer that crosses the site. Foul waters resulting from the approved development will be discharged into this private sewer on its diverted route. Roof water from the storage/facilities building will discharge to a soakaway, the position of which is also indicated on the submitted drawing. We consider that compliance with the submitted details will result in the satisfactory disposal of foul and surface waters such that the Condition can be discharged.

**Condition No 10** required the submission for the Council's approval of precise details of the location, dimensions, materials of construction and external appearance of the proposed refuse storage area. The details required by this condition are also included on Drawing No Low/668/2201/01 which shows a 6m x 2m storage area of 1.8m high close boarded fencing construction sited close to the southern boundary of the site, adjoining the storage/facilities building.

We consider that the provision of the refuse storage area in accordance with the submitted details would be satisfactory for its purpose whilst also being appropriate and acceptable with regards to its effects upon the visual amenities of the locality. We therefore consider that the Condition can be discharged.

Overall, we trust that we have submitted all the information that the Council requires in order to register and validate the application; and that the submitted documents/information is satisfactory such that all four Conditions can be discharged. If, however, you require any further information to enable validation, please let us know at the earliest opportunity. Also, if you require any amendments/additions to the submitted information in order to allow any of the Conditions to be discharged, would you please give us the opportunity to make any such changes/additions prior to the determination of the application. Would you also please advise us of the planning officer appointed to deal with the application.

Yours faithfully



Colin Sharpe  
Encl'