

## Nicola Gunn

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**From:** planning  
**Subject:** FW: 3/2017/0134 - Land adjacent to the Ferns, Northcote Road, Langho, Lancashire, BB6 8BG

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**From:** Dunderdale, Chris [<mailto:Chris.Dunderdale@lancashire.gov.uk>]  
**Sent:** 08 March 2017 11:25  
**To:** Stephen Kilmartin  
**Cc:** planning  
**Subject:** RE: 3/2017/0134 - Land adjacent to the Ferns, Northcote Road, Langho, Lancashire, BB6 8BG

Good morning Stephen,

I have tried to call you regarding the above application, but I was informed that you were on site. The reason for the call was to clarify whether the application is being classed as a major or minor development. As far as I can tell, the information provided suggests that this is a minor development as the internal floor space is less than 1000sqm and as the total site area is less than 0.5ha. As such, the LLFA would have no comment to make on the application for the following reasons:

- LLFA Flood Risk Standing Advice should have been applied
- It is not listed in the 'When to Consult the LLFA' document or in the Development Management Procedure Order 2010

If this is incorrect then please let me know and I will reassess the application. If the proposal is being classed as a major development then please could you provide a reason why.

Many thanks,

**Chris**

Chris Dunderdale  
Flood Risk Management Officer  
Community Services  
Lancashire County Council  
T: 01772 534593  
W: [www.lancashire.gov.uk](http://www.lancashire.gov.uk)

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**From:** Zainub Ukadia [<mailto:Zainub.Ukadia@ribblevalley.gov.uk>]  
**Sent:** 24 February 2017 15:26  
**To:** [blparishclerk@outlook.com](mailto:blparishclerk@outlook.com); LHS Customer Service <[lhscustomerservice@lancashire.gov.uk](mailto:lhscustomerservice@lancashire.gov.uk)>; Suds <[suds@lancashire.gov.uk](mailto:suds@lancashire.gov.uk)>  
**Subject:** 3/2017/0134 - Land adjacent to the Ferns, Northcote Road, Langho, Lancashire, BB6 8BG

Good afternoon,

Please can we have your comments on the above application?

(please respond to [planning@ribblevalley.gov.uk](mailto:planning@ribblevalley.gov.uk) FAO Stephen Kilmartin)

The application is for an extension of time for planning permission 3/2015/0160 for the temporary change of use of land forming yard compound area for builders ancillary use at Laycocks Farm (Ferns).

Here is a link to view the application on our website:

[https://www.ribblevalley.gov.uk/site/scripts/planx\\_details.php?appNumber=3%2F2017%2F0134](https://www.ribblevalley.gov.uk/site/scripts/planx_details.php?appNumber=3%2F2017%2F0134)

Yours Sincerely

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

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