



8 March 2017

Our Ref: Gre/304/2270/CS

The Director of Planning and Development
Ribble Valley Borough Council
Council Offices
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Dear Sir

Re: Our Client – Mr. S. Green, Higher House, Higher Farm, Kiln Lane, Paythorne, BB7 4JD. Planning Application for the Discharge of Conditions 4 (external materials for caravans/lodges), 6 (tree protection) and 8 (surface material for access road) of Planning Permission 3/2014/0132 for the creation of a static caravan/lodge park with 12 static caravans/lodges, car parking and an internal access road at Higher House, Higher Farm, Kiln Lane, Paythorne, BB7 4JD.

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 information that we have submitted in respect of each of the conditions, including reference to samples of materials that we will deliver by hand to the Council Offices in Clitheroe.

Condition No 4 required the submission for the Council's approval of the precise colour finish of the timber walls and the colour and profile of the roof tiles of the caravans. To address this condition we confirm that the timber will have a brown stained finish and the profiled roof tiles will have a textured dark grey external finish. In order that the Council can be fully aware of the precise colour finish of the timber and the profile and colour of the roof tiles a sample piece of timber and a sample of the tile will be delivered to the Council Offices.

We consider that, through the use of these proposed external materials, the proposed caravans/lodges will not represent inappropriate over-prominent or discordant features in the rural landscape such that, in our opinion, Condition No 4 can be discharged.

Condition No 6 required the submission for the Council's approval of details of the means of protection during development works of all existing trees on the boundaries of the site. To address this condition we have submitted a plan upon which we have shown the positions where temporary "Heras" protective fencing will be erected in accordance with the specifications that we have also submitted. As can be seen, this fencing will be erected around the Root Protection Areas (RPA's) of the trees that are



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Valuers ■■■ Property Agency ■■■ Property Management



close to the proposed position of any of the caravans/lodges. In all other locations, the caravans/lodges will be a considerable distance away from the trees and their RPA's and there will be no construction activity taking place near them. The approved development requires a significant amount of additional tree planting between the existing trees, which are all located along the boundaries of the site and the caravans/lodges. On these parts of the site the approved fence line shown on the application plans will be erected so as to provide a further means of protection to the boundary trees during construction.

We consider that, through adherence to the submitted details, the trees on the boundaries of the site will not suffer any harm or damage from the proposed development, such that, in our opinion, Condition No 6 can be discharged.

Condition No 8 required the submission for the Council's approval of precise details of the surface material for the internal access road. To address this condition we confirm that the access road will have a surface of dark grey coloured gravel, a sample of which will be delivered to the Council Offices.

We consider that, due to its dark grey colour, the surface road will not be unduly prominent or discordant in the rural landscape such that, in our opinion, Condition No 8 can be discharged.

Overall, we trust that we have submitted everything that the Council requires in order to validate and register the application; and that the submitted information, documents and samples are satisfactory such that all three 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

