

9 August 2017

Our Ref: AK/VK/DHH/01

Development Department
Ribbles Valley Borough Council
Council Offices
Church Walk
CLITHEROE
Lancs
BB7 2RA

Dear Sir/Madam

PROPOSED ERECTION OF 3 NO. DETACHED HOUSES ON LAND OFF MILL LANE, GIBBURN

I attach a completed application in respect of the above mentioned site off Mill Lane. The more recent relevant planning history of the site includes a scheme first approved with conditions for the erection of 3 detached dwellings under reference 3/2015/0167 and then more recently an alternative solution again for 3 dwellings under reference 3/2015/0759. The primary difference between these two approvals relates to the orientation of the properties on site. The initial scheme resulted in properties with the fronts overlooking open countryside with the rear gardens facing east towards the industrial units and existing residential properties to the rear. This treatment led to a much softer transition between built form and open countryside beyond. The second scheme sought a revision to the house types but more fundamentally resulted in the re-orientation of dwellings on plot with the rear private space of the properties backing onto the open fields beyond. Both these applications remain extant.

More recently under application ref. 3/2017/0346 an alternative solution was lodged again for 3 dwellings of similar house design to the approval under ref. 3/2015/0759 but with properties orientated whereby the fronts of the properties face out of the site towards the open fields with a rear access road against the eastern boundary of the site so as to ease the transition between built form and open countryside. Due to ongoing disputes regarding the validity of the scheme with parties arguing that elements of the red edge application site were outside the ownership of Gisburne Park Estates Ltd and equally that neither this nor the earlier consents could be implemented due to lack of control of the site access visibility splays then in the short term the application was formally withdrawn.

In the intervening period formal submissions were made to HM Land Registry on behalf of Gisburne Park Estates Ltd to seek to rectify previous errors in Land Registry records in terms of the Title LA826740. I attach a document dated 21st July 2017 from HM Land Registry together with various accompanying drawings which provide documentary proof that the lands previously in question now form part of LA826740. I trust that all parties will now recognise the robustness of the position both in terms of the ability to implement either of the two extant consents subject to discharging pre-conditions and equally the ability to pursue the withdrawn previously lodged under reference 3/2017/0346.

It is for the aforementioned reasons that we now resubmit effectively a duplicate of this earlier application in the name of Darren Hamer Homes Ltd but with an accompanying Certificate B served upon Gisburne Park Estates Ltd.

In closing we trust that this reworking of the detailed handling of the scheme will be viewed in a positive manner by the Planning Authority. However should this latest scheme cause any concerns then I would be obliged if the case officer could contact us prior to progressing the application to a formal decision.

Yours faithfully

A Kinder

Alan Kinder Dip.TP, MRTPI

HM Land Registry
Fylde Office

26 JUL 2017



DX

Farleys Solicitors Llp
DX17015
PRESTON

Date
21 July 2017

Your ref
SG.DAR146.1

Our ref
T792ZNP

Proprietor/Applicant **Gisburne Park Estates Limited**

Title number **LA826740**

Property **Deerhouse Farm, Mill Lane, Gisburn,
Clitheroe (BB7 4LP)**

Dear Sirs

Thank you for your application regarding the extent of the title alongside Smithy Cottages, Mill Lane, Gisburn. The title plan has been updated to abut the adopted highway as detailed by the Lancashire County Council evidence. An extract of the title plan shows the extent referred to in enlargement 3; a screen shot of the title indexing is also enclosed. The fee debited from your account is £20 as this was lodged electronically.

If you would like to discuss this correspondence or require it in an alternative format please contact us, quoting our reference.

Yours faithfully

Steve Atha
0300 006 0997

HM Land Registry
Fylde Office
PO Box 75
Gloucester
GL14 9BD

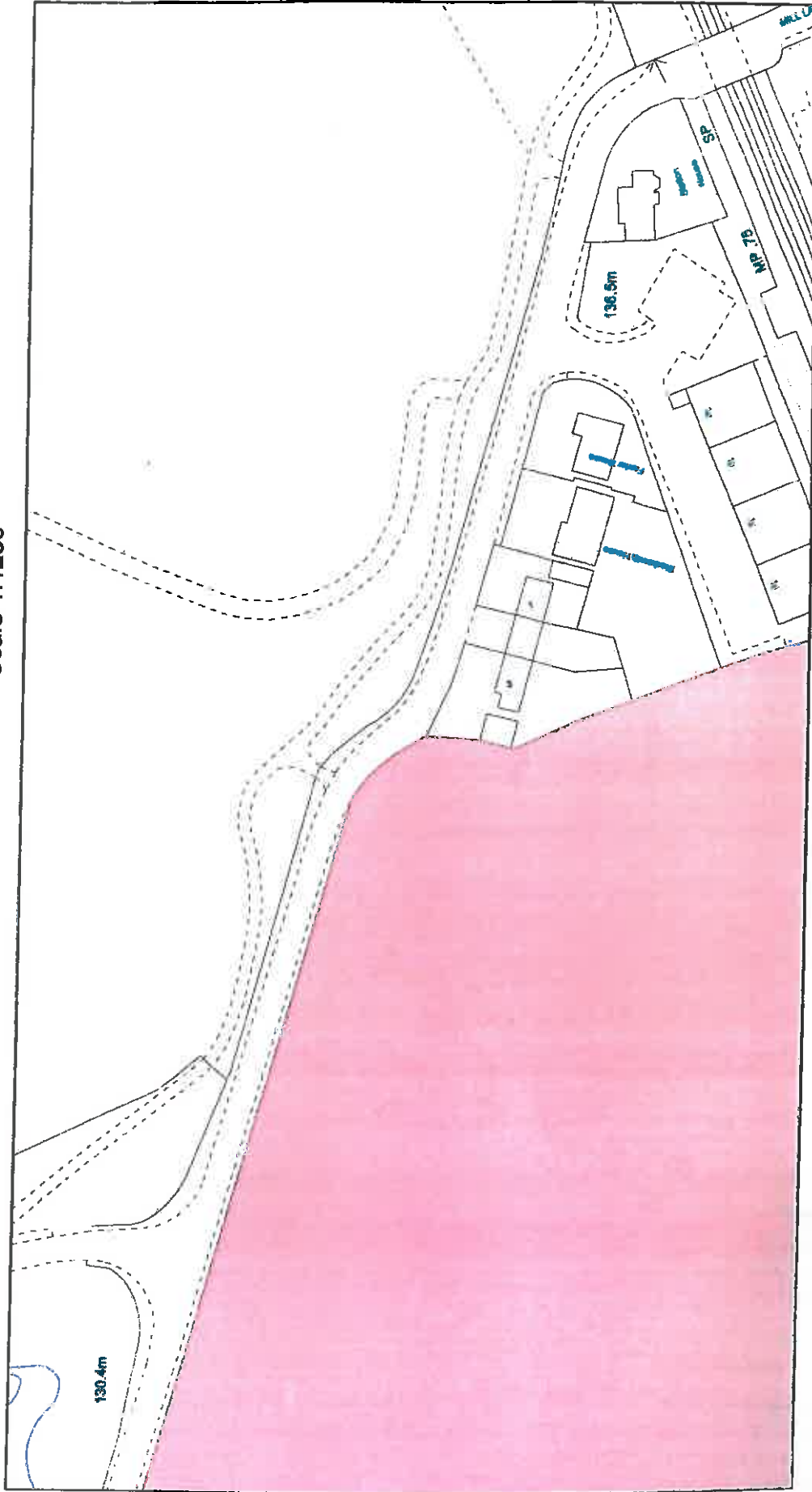
DX 321601 Gloucester 33

fyldoffice
@landregistry.gov.uk

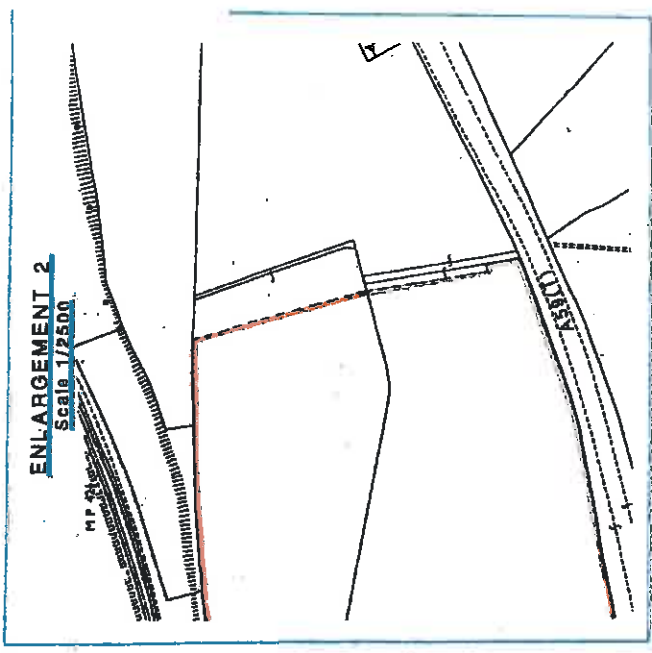
www.gov.uk/land-registry

Screen Print for LY117SA

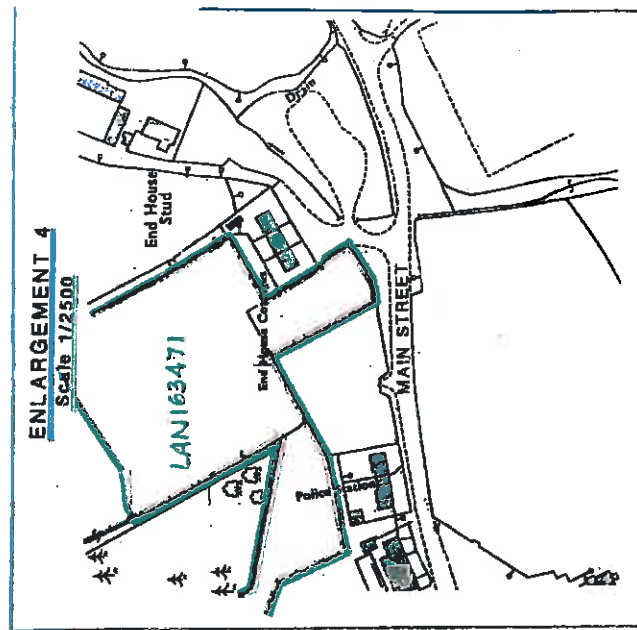
Scale 1:1250



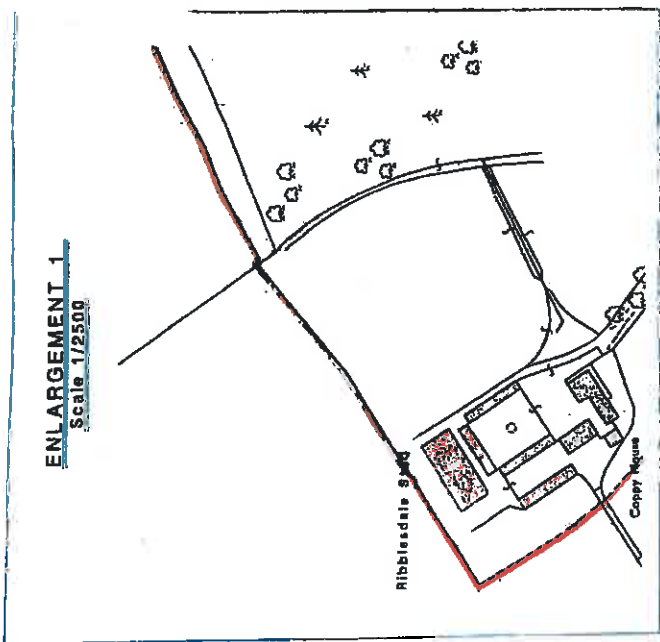
ENLARGEMENT 2
Scale 1/2500



ENLARGEMENT 4
Scale 1/2500



ENLARGEMENT 1
Scale 1/2500



ENLARGEMENT 3
Scale 1/2500

