



John Macholc
Head of Planning
Ribble Valley Borough Council
Civic Offices
Church Walk
Clitheroe
BB7 2RA

30th May 2018

Dear Mr Macholc

Material amendment to previous approval (3/2015/0649 permission for 9 dwellings) in order to accommodate Council proposed footpath (Primrose Lodge landscape project). Adjustments to the positioning of dwelling blocks 1-4 and 5-6 to respond to the intended footpath and amendments to the design of those previously approved (six) houses. Land adj to 97 Woone Lane, Clitheroe BB7 1BJ

I discussed this proposal with Stephen Kilmartin a few weeks ago to ascertain whether the adjustments to the already approved layout and design would require a full application or one simply for an amendment. Stephen had no fixed views but suggested that I should discuss the matter with John Willcock which I have done and, (as a result of further changes in order to bring the adjusted scheme more in line with the existing approval) my client Beck Homes now wish to make this new application in the form of a Material Amendment.

You are no doubt aware that Beck has had several meetings with Dave Hewitt and his Council engineering colleagues over the course of the last 18 months in order to move the Primrose Lodge landscape regeneration project nearer to fruition. I think it is fair to say that those discussions are proceeding well and we now have a draft scheme which in principle appears to gain general approval (certainly from an officer standpoint).

Although we have considered several alternatives there is a common thread running through them all - namely the creation of a new footpath which will link Whalley Road with Woone Lane, traversing the open space and Mearley Brook and passing through Beck's approved 9 unit residential development scheme.

However, in its existing approved form the scheme does not lend itself to the creation of a sufficiently wide footpath contained within a landscaped corridor and this can only be achieved by making an adjustment - hence this application.

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The scheme intention to build nine dwellings contained within three small blocks and with shared access to a frontage car park off Woone Lane remains the same. Indeed, the access, parking area and the three dwellings contained within block 7-9 copy the already approved details. The two blocks containing Plots 1-4 and 5-6 will be moved further apart in order to accommodate the footpath link but the repositioning calls for modest adjustment of design but respecting the originally intended scale and general relationship to Woone Lane. I am submitting an additional plan which overlays the new proposal over the currently approved version to guide consideration of the requested changes.

We have calculated the fee on the basis that six of the dwellings are to be varied and therefore that multiplier has been used.

We trust that our approach and the attached documents are satisfactory for the Council to consider the amendments but no doubt the Case Officer will advise if any further information is needed.

Yours sincerely

John Seager

Director