



29 August 2018

Our Ref: Gri/754/2581/CS

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Dear Sir

**Re: Our Clients - Mr & Mrs T. Gridley The Dog and Partridge Public House, Tosside  
BD23 4SQ. Planning application for the Discharge of Conditions 3 (boundary  
treatments), 4 (landscaping details), 5 (provision of bat and bird roosting boxes), and 9  
(details of any replacement doors or windows) of Planning Permission 3/2017/0171 for  
the change of use of the existing two storey rear extension from bed and breakfast guest  
rooms and café to form one new dwelling at The Dog and Partridge Public House,  
Tosside.**

This letter accompanies an application as described above that we have submitted on behalf of our above-named clients via the Planning Portal and has the reference PP- 07209673. Please find enclosed a cheque for £116 relating to the application fee.

We will describe below the information that we have submitted in respect of each of the conditions, which is in accordance with pre-application advice given by Robert Major (the Council's Case Officer for the original application) in an email dated 01 August 2018.

Condition No 3 required the submission for the Council's approval of full details of all proposed boundary treatments including details of the mechanism for fixing to any parts of the Listed Building. In July 2018 we advised Robert Major that it was not our client's intention to erect any form of boundary treatment as the existing boundary treatments were satisfactory, therefore nothing would be fixed to the Listed Building. In those circumstances, he confirmed that it would not be necessary for us to provide any information in respect of this condition. Although not exactly relating to new boundary treatment, since that agreement was reached with Robert Major, our clients have decided that they would like to erect a gate across the entrance to the rear car park which would only be closed when the public house is closed. We have therefore submitted an image showing the type of gate that our clients would like to erect and a plan showing its proposed location. We trust that these details of the proposed gate and our confirmation that no other boundary treatments are proposed will be sufficient for this condition to be discharged.

Condition No 4 required the submission for the Council's approval of a landscaping scheme for the site including elements of both 'hard' and 'soft' landscaping. With respect to this condition, the majority of the site will be hard surfaced parking/manoeuvring areas with nowhere left for any soft landscaping. In these circumstances, Robert Major agreed that, in



Chartered Surveyors ■■■■ Planning & Development ■■■■ Land Agents  
Valuers ■■■■ Property Agency ■■■■ Property Management



order for this condition to be discharged, it would be sufficient for us to confirm the details of the colour/type of the hard surfacing materials and confirm that there would be no soft landscaping. Accordingly, we confirm that the hard surfacing will be grey coloured loose shale (as existing) with the approved parking spaces marked out by stone sets; and that no soft landscaping is proposed. As we consider this to be in accordance with Robert Major's pre-application agreement, we trust that this is sufficient for this condition to be discharged.

Condition No 5 required the submission of details of the provision of artificial bat and bird roosting boxes which should then be provided, in accordance with the approved details, prior to the first occupation of the approved new dwelling. Robert Major and Alex Shutt (the Council's Countryside Officer) have kindly assisted us with regards to the details required in order for this condition to be discharged. At the time of submission of this application, however, (due to staff holidays on both the Council's and agent's side) final agreement had not been reached on the precise type, number and location of bat and bird boxes. We have therefore submitted images of bat and bird boxes that have been considered by the Council to be acceptable in applications to discharge similar conditions on other sites in the Borough. We confirm that we will agree the precise number and location of these bat/bird boxes (and will agree to different types if this is necessary) during the Council's consideration of the application. We are confident that we will be able to agree the final details with the Council's Officers in order to enable the condition to be discharged, subject, of course to the actual provision of the bat and bird boxes in accordance with the approved details.

Condition No 9 required the submission, prior to installation on site, of full details of the design, materials and finishes of any replacement windows or doors. In our pre-application email correspondence, we advised Robert Major that, as evident from the approved plan, no new external doors or windows are proposed. He therefore agreed that, in those circumstances, no information needed to be submitted in respect of this condition. Therefore, for the avoidance of any doubt, in respect of this condition we simply confirm that no new doors or windows will be fitted.

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 is sufficient and 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.

Yours faithfully

A handwritten signature in black ink, appearing to read 'C. Sharpe', written in a cursive style.

Colin Sharpe  
Encl'