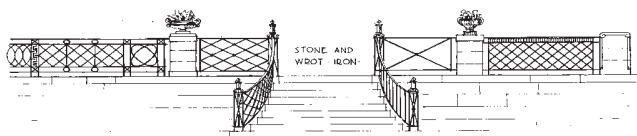


Patrons Sir Mark and Lady Lennox-Boyd : President Mr Robert Parker DL



Lancashire Gardens Trust
Conservation & Planning Group

9 January 2019

Your ref: 3/2018/1082

Ribble Valley Borough Council
Council Offices
Church Walk
Clitheroe
Lancashire
BB7 2RA

For the attention of Adrian Dowd

By email only to planning@ribblevalley.gov.uk

Dear Sir/Madam

**Planning Application No: 3/2018/1082;
Conversion of the Fives Court to a Learning Hub, ancillary to the Retreat,
Stonyhurst College, Hurst Green, BB7 9PZ. TGT Ref: E18/1274.**

Thank you for consulting The Gardens Trust (GT) in its role as Statutory Consultee with regard to proposed development affecting a site listed by Historic England (HE) on their Register of Parks and Gardens. The Lancashire Gardens Trust (LGT) is a member organisation of the GT and works in partnership with it in respect of the protection and conservation of registered sites, and is authorised by the GT to respond on GT's behalf in respect of such consultations.

We have reviewed the application documentation, but not visited the site for the purpose of reviewing this application. It is noted that the conversion of the former mill buildings to a Retreat has been implemented and the further works to convert the former fives court is intended to support the Retreat. The LGT supports the continued investment in this site and the reuse of the existing buildings.

It is noted that the Design and Access Statement in 3.1 states that 'visitors will access the Hub via the road by the Mill Cottages past the Christian Heritage Retreat Centre to the car parking area.' This is welcomed, however later in the Statement, in paragraph 7.6, it is added that the vehicular access to the site will be as approved in applications 3/2017/0160 and 0161. Whilst we cannot alter approvals which have already been granted, we note (with some relief) that the vehicular access referred to has not yet been

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constructed and we encourage the College to continue using the current vehicular arrangements from within the College's existing routes. Our concerns remain about the adverse impact which would arise from the construction and use of the new access road covered by the 2017 applications, and if this can be postponed indefinitely, this would be preferable.

If there are any matters arising from this letter please contact me, by email Stephen.e.robson@btinternet.com.

Yours faithfully

Stephen Robson

S E Robson BSc BPhil MA(LM) DipEP CMLI MRTPI
Chair, Conservation & Planning Group