

## Sharon Craig

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**From:** Sharon Craig  
**Sent:** 21 August 2019 12:56  
**To:** planning  
**Subject:** FW: Application 3/2019/0091 Greendale View, Chatburn - Amended site plan

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

*Sharon Craig*

Planning Receptionist  
Direct Dial 01200 414552

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

Hours of work: Wednesday pm only, all day Thursdays and Fridays

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**From:** John Macholc  
**Sent:** 16 August 2019 12:02  
**To:** Sharon Craig  
**Subject:** FW: Application 3/2019/0091 Greendale View, Chatburn - Amended site plan

Web it please

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**From:** Bloomer, David [mailto:David.Bloomer@lancashire.gov.uk]  
**Sent:** 16 August 2019 08:41  
**To:** Adrian Dowd  
**Cc:** John Macholc  
**Subject:** RE: Application 3/2019/0091 Greendale View, Chatburn - Amended site plan

Morning Adrian/John,

The revised pedestrian route is more convoluted but it would offer a greater proportion of better quality surfacing than the original proposal which would be more conducive to transporting luggage etc to and from the pods. On the assumption that the applicant has access rights to the rear of the café and 2 residential properties I would have no adverse comments to make

Dave Bloomer  
Highways and Transport  
Lancashire County Council  
0300 123 6780  
[www.lancashire.gov.uk](http://www.lancashire.gov.uk)

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**From:** Adrian Dowd <Adrian.Dowd@ribblevalley.gov.uk>  
**Sent:** 15 August 2019 16:01  
**To:** Bloomer, David <David.Bloomer@lancashire.gov.uk>

**Cc:** John Macholc <John.Macholc@ribblevalley.gov.uk>

**Subject:** FW: Application 3/2019/0091 Greendale View, Chatburn - Amended site plan

Dear David,

**Application 3/2019/0091**  
**Greendale View, Chatburn**

I have received the attached revised plan which includes a less direct pedestrian access from the car park to the log cabins. Is this a concern?

Thank you,  
Adrian Dowd BSc (Hons) MA (URP) MA (Arch Cons) RTPI IHBC  
Principal Planning Officer  
Ribble Valley BC

**From:** Roger Hines [<mailto:roger@peterhitchenarchitects.co.uk>]

**Sent:** 15 August 2019 15:39

**To:** Adrian Dowd

**Subject:** Re: Application 3/2019/0091 Greendale View, Chatburn - Amended site plan

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Attachment(s) in this email have been **cleaned** of potential threats by Ribble Valley Borough Council's Threat Prevention System.

Attachment(s) have been modified.

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Good afternoon Adrian,

I Have attached the plan and I agree to an extension of time until tomorrow the 16th August 2019.

If you have any other quires, please feel free to contact me.

Kindest Regards

Roger

On Thu, Aug 15, 2019 at 3:19 PM Adrian Dowd <[Adrian.Dowd@ribblevalley.gov.uk](mailto:Adrian.Dowd@ribblevalley.gov.uk)> wrote:

Dear Roger,

**Application 3/2019/0091**

**Greendale View, Chatburn**

Thank you for your response.

In order for John Macholc to consider my recommendations and the revised plans (footpath) you intend to submit, I would be grateful for your consideration and response in respect to a further extension of time [in accordance with article 34 of the Town and Country Planning (Development Management Procedure) (England) Order 2015] until tomorrow 16 August 2019.

I will be on leave until 2 September 2019 from today and would be grateful for your copying of John into any correspondence.

Thank you,

Adrian Dowd BSc (Hons) MA (URP) MA (Arch Cons) RTPI IHBC

Principal Planning Officer

Ribble Valley BC

**From:** Roger Hines [mailto:[roger@peterhitchenarchitects.co.uk](mailto:roger@peterhitchenarchitects.co.uk)]

**Sent:** 14 August 2019 16:06

**To:** Adrian Dowd

**Subject:** Re: Application 3/2019/0091 Greendale View, Chatburn - Amended site plan

Good afternoon Adrian,

Unfortunately I wont be able to send the amended site plan over until tomorrow as I need the client to clarify the location of the proposed footpath.

I will hopefully get the drawing over to you by mid morning tomorrow.

Kindest Regards

Roger

On Wed, Aug 14, 2019 at 3:42 PM Adrian Dowd <[Adrian.Dowd@ribblevalley.gov.uk](mailto:Adrian.Dowd@ribblevalley.gov.uk)> wrote:

Thank you Roger.

**From:** Roger Hines [mailto:[roger@peterhitchenarchitects.co.uk](mailto:roger@peterhitchenarchitects.co.uk)]

**Sent:** 14 August 2019 15:40

**To:** Adrian Dowd

**Subject:** Re: Application 3/2019/0091 Greendale View, Chatburn - Amended site plan

Good afternoon Adrian,

Thank you for your email, we agree to a further extension of time until the 15th August 2019.

I can confirm that the annotation and reference to the 'Proposed 2.5m bridleway' was placed upon the drawings for information purposes only, I believe that this matter is being dealt with via another application.

The footpath location will be updated and with you shortly.

Kindest regards

Roger

On Wed, Aug 14, 2019 at 3:31 PM Adrian Dowd <[Adrian.Dowd@ribblevalley.gov.uk](mailto:Adrian.Dowd@ribblevalley.gov.uk)> wrote:

Dear Roger,

**Application 3/2019/0091**

**Greendale View, Chatburn**

Following receipt of LCC Highway comments (visibility splay), the Borough Council's Countryside Officer has inspected site in respect to tree and landscape issues. It remains my intention to recommend approval of the development.

The Countryside Officer was advised by your client that the 'low impact permeable footpath' (revised plans received 8/8/19) is now to run adjacent to the building complex rather than diagonally through the garden area. Please confirm any revisions in this respect.

In its latest comment, LCC Highways consider the revised plan's reference to 'Proposed 2.5m bridleway' to be "an information item rather than an element of the application". I would be grateful for your comment on this assumption.

I would be grateful for your consideration and response in respect to a further extension of time [in accordance with article 34 of the Town and Country Planning (Development Management Procedure) (England) Order 2015] until tomorrow 15 August 2019.

Thank you,

Adrian Dowd BSc (Hons) MA (URP) MA (Arch Cons) RTPI IHBC

Principal Planning Officer

Ribble Valley BC

**From:** Roger Hines [mailto:[roger@peterhitchenarchitects.co.uk](mailto:roger@peterhitchenarchitects.co.uk)]

**Sent:** 13 August 2019 10:09

**To:** Adrian Dowd

**Subject:** Re: Application 3/2019/0091 Greendale View, Chatburn - Amended site plan

Good morning Adrian,

Yes we agree to the extension of time until the 14th August 2019, are there any particular elements that we need to address in order to satisfy the highways comments??

Kindest regards

Roger

On Tue, Aug 13, 2019 at 9:49 AM Adrian Dowd <[Adrian.Dowd@ribblevalley.gov.uk](mailto:Adrian.Dowd@ribblevalley.gov.uk)> wrote:

Dear Roger,

**Application 3/2019/0091**

**Greendale View, Chatburn**

I will be revisiting site today to consider the latest comments of LCC Highways in detail. I would be grateful for your consideration and response in respect to a further extension of time [in accordance with article 34 of the Town and Country Planning (Development Management Procedure) (England) Order 2015] until tomorrow 14 August 2019.

Thank you,

Adrian Dowd BSc (Hons) MA (URP) MA (Arch Cons) RTPI IHBC

Principal Planning Officer

Ribble Valley BC

**From:** Roger Hines [mailto:[roger@peterhitchenarchitects.co.uk](mailto:roger@peterhitchenarchitects.co.uk)]

**Sent:** 12 August 2019 10:44

**To:** Adrian Dowd

**Subject:** Re: Application 3/2019/0091 Greendale View, Chatburn - Amended site plan

Good morning Adrian,

Yes we agree to an extension of time until the 13th August 2019.

Out of curiosity, is the application from your point of view being written up with recommendation for approval?

Kindest regards

Roger

On Mon, Aug 12, 2019 at 10:31 AM Adrian Dowd <[Adrian.Dowd@ribblevalley.gov.uk](mailto:Adrian.Dowd@ribblevalley.gov.uk)> wrote:

Dear Roger,

**Application 3/2019/0091**

**Greendale View, Chatburn**

I have received positive feedback from LCC Highways in respect of the latest revisions and I am currently writing the application up. Mindful that the current extension of time expires today (and my manager will need time to consider my recommendations), I would be grateful for your consideration and response in respect to a further extension of time [in accordance with article 34 of the Town and Country Planning (Development Management Procedure) (England) Order 2015] until tomorrow 13 August 2019.

Thank you,

Adrian Dowd BSc (Hons) MA (URP) MA (Arch Cons) RTPI IHBC

Principal Planning Officer

Ribble Valley BC

**From:** Roger Hines [mailto:[roger@peterhitchenarchitects.co.uk](mailto:roger@peterhitchenarchitects.co.uk)]

**Sent:** 08 August 2019 09:27

**To:** Adrian Dowd; [greenendaleviewkitchen@hotmail.com](mailto:greenendaleviewkitchen@hotmail.com)

**Subject:** Application 3/2019/0091 Greendale View, Chatburn - Amended site plan

Good morning Adrian,

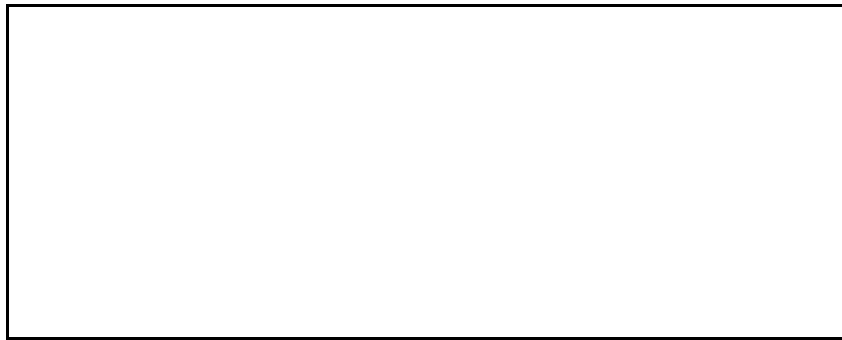
Further to your previous email in regards to the ingress and egress of the access to the previously proposed parking area, our client has agreed to put in place gated access along with signage to mitigate the possibility of this area being used by the guests.

I hope that this has satisfied the concerns of yourself and Highways, we look forward to hearing your thoughts.

Kindest regards

Roger

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Roger Hines FdA

For and on behalf of Peter Hitchen Architects Ltd

Marathon House

The Sidings Business Park

Whalley

Clitheroe

BB7 9SE

01254823885

**Tops for resident satisfaction – 79% of residents are satisfied with Ribble Valley as a place to live  
(Perception Survey 2018)**

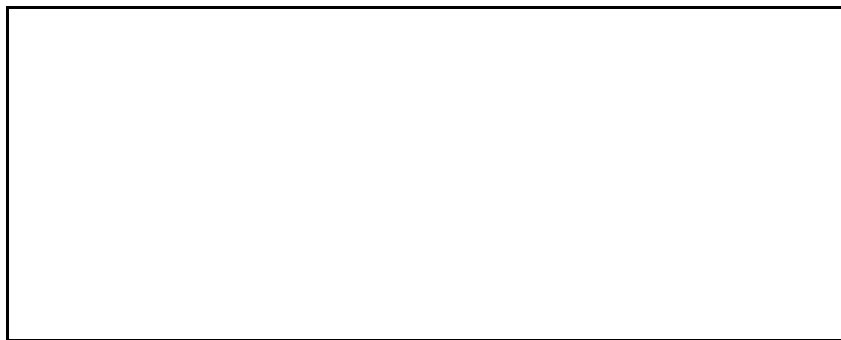
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Roger Hines FdA

For and on behalf of Peter Hitchen Architects Ltd

Marathon House

The Sidings Business Park

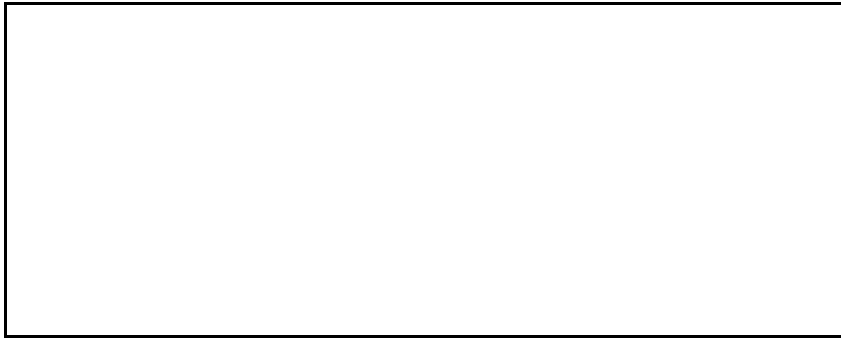
Whalley

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Marathon House

The Sidings Business Park

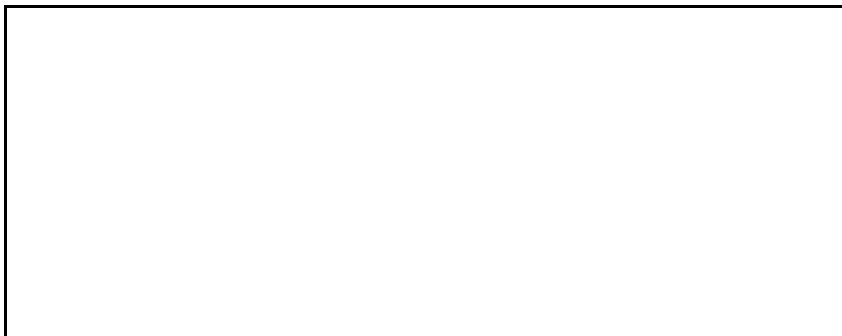
Whalley

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01254823885

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For and on behalf of Peter Hitchen Architects Ltd

Marathon House

The Sidings Business Park

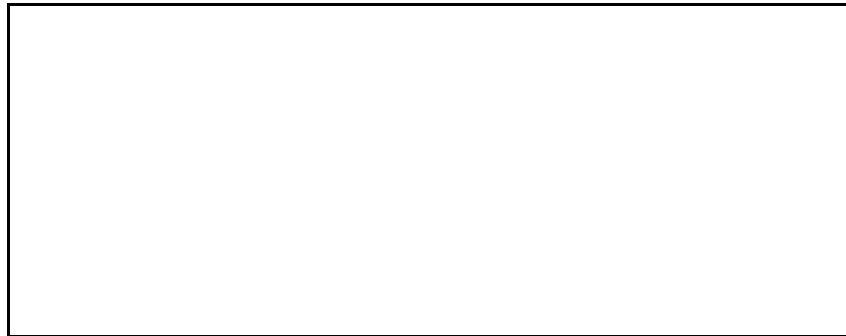
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For and on behalf of Peter Hitchen Architects Ltd

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For and on behalf of Peter Hitchen Architects Ltd

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