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RP/SF/8

Our Ref.

Your Ref.

Reply to

Richard Pallister

5th July 2019.

FAO Adam Birkett,
Ribble Valley Borough Council,
Planning Dept,
Council Offices,
Church Walk,
Clitheroe,
BB7 2RA.

Dear Mr Birkett,

Re: Fish House Farm, Chipping, PR3 2GQ
Planning Permission 3/2016/1027

Further to our conversation, please find attached the Application for a Lawful Development Certificate.

As discussed, Mr Carr arranged for works to be carried out on the 10th November 2018 in the mistaken belief that by doing so it would "open" the planning permission. The works carried out comprise of the demolition of the old dairy, which form part of the buildings scheduled to be taken down.

I attach 3 pictures which were taken on the day showing the dairy before and after demolition. I understand that the pictures are still on Mr Carr's camera and these show the date the pictures were taken, confirming the 10th November 2018. Unfortunately the date does not come out on the photographs, but they are more than happy to call in and show you the camera if you require.

I also attach a Statutory Declaration signed by Mr Carr which states that he arranged for James Allan Carr to take the building down on his behalf, with a view to it commencing the consent.

Condition 10 of the original consent states that all boundaries should be approved by the Local Authority prior to any works commencing. Therefore the works carried out by Mr Carr are actually in breach of this condition. The works carried out have not altered the boundaries, and moving forward there are no new boundaries to be created in this particular location either. Therefore, whilst the extent and construction of the boundaries is obviously an important planning issue and rightly needs approval, we do not believe that this condition "goes to the heart of the consent", and submit that Condition 10 should in this instance be waived.

In conclusion, I hope that the Local Authority will look favourably at Mr Carr's situation and grant a Certificate of Lawfulness for the works he has carried out, and confirm that the permission remains valid and "open".

If you need any further information please do not hesitate to contact me.

Regards,

Yours faithfully,



RICHARD PALLISTER M.R.I.C.S.
for John Pallister Limited