



4 September 2019

Our Ref: Mat/342/2725/CS

Ms N Hopkins
Director of Economic Development and Planning
Ribble Valley Borough Council
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Dear Ms Hopkins

Re: Two planning applications for the variation and deletion of conditions relating to planning permissions 3/2006/0514 and 3/2011/0963 for developments of a stables building and a sand paddock at Lower Fold Stables, Northcote Road, Langho, BB6 8BE.

This letter relates to two planning applications as described above that we have submitted on behalf of our client Mrs P Mathias via the Planning Portal (References PP-08124121 and PP-08124297).

For this type of application there is no mandatory requirement to submit any supporting documents. However, in addition to the application forms and this covering letter we have submitted with each of the applications a Planning Statement that relates to both applications. In that Statement, we consider that we have demonstrated that the three conditions, to which the applications relate, do not satisfy the six tests and are contrary to the applicable national planning guidance relating to the use of personal conditions. We have also demonstrated that the conditions do not serve any legitimate planning purpose such that the deletion of two of the conditions and variation of the third, as applied for in the applications, would not result in any detriment to highway safety, the amenities of the locality or any other relevant planning considerations. We therefore respectfully suggest that the conditions should be deleted and varied as applied for in the applications.

We trust that we have submitted everything that the Council requires in order for the applications to be registered and validated. If, however, any further information is required please will you let us know at your earliest convenience.

Yours sincerely

Colin Sharpe
Encl'



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

