

Tara Thompson

From: Sharon Craig
Sent: 24 July 2020 13:48
To: Tara Thompson
Subject: FW: 3/2020/0332

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](#)

From: Dunderdale, Chris <Chris.Dunderdale@lancashire.gov.uk>
Sent: 24 July 2020 13:44
To: Planning <planning@ribblevalley.gov.uk>
Subject: RE: 3/2020/0332

Good afternoon,

I note the applicant has failed to provide any of the evidence needed to satisfy the requirements of condition 7 of outline planning permission 3/2018/0910. In the absence of this evidence, the LLFA is unable to assess or comment on the suitability of the on-site surface water drainage proposals at this time. The LLFA would prefer for the outstanding information to be submitted now to allow the surface water drainage proposals to be agreed as part of this reserved matters application. However if that is not possible, then the LLFA would have no objection to planning permission being granted in principle, subject to the requirements of condition 7 being satisfied through a separate discharge of condition application at a later date. I am happy to take your steer on this to identify the best way forward for this development.

Looking through the applicant's indicative surface water drainage layout plan, I have identified the following issues that will need to be brought to the attention of the applicant:

- a) The finished floor levels of some dwellings are lower than the cover levels of the drainage system under the highway. How will exceedance flows be prevented from running off the road and into the driveway of the dwellings; and
- b) The details shown for the basin don't seem to be correct. The bed level of the basin is shown to be at a higher level than the water level, and there are no flow controls downstream of the basin so it is not clear how it would work.

Please can you ask the applicant to provide further clarification on these points?

Many thanks,

Chris

Chris Dunderdale
Flood Risk Management Officer
Highways and Transport
Lancashire County Council
T: 01772 534593
W: www.lancashire.gov.uk

From: Lesley Lund <Lesley.Lund@ribblevalley.gov.uk>

Sent: 12 May 2020 14:10

To: LHS Customer Service <lhscustomerservice@lancashire.gov.uk>; Suds <suds@lancashire.gov.uk>; Countryside <countryside@ribblevalley.gov.uk>; Colin Hirst <Colin.Hirst@ribblevalley.gov.uk>; Rachael Stott <Rachael.Stott@ribblevalley.gov.uk>; Adrian Harper <Adrian.Harper@ribblevalley.gov.uk>; Linda Boyer <Linda.Boyer@ribblevalley.gov.uk>; 'CLPlanning@environment-agency.gov.uk' <CLPlanning@environment-agency.gov.uk>; planning.liaison@uuplc.co.uk

Cc: Lesley Lund <Lesley.Lund@ribblevalley.gov.uk>

Subject: 3/2020/0332

Stephen Kilmartin

01200 414555

01200 414487

NC2/3/2020/0332

12 May 2020

Applicant: Newclose Properties Ltd and Lea Hough Chartered Surveyors

Planning Application No: 3/2020/0332

Grid Ref: 374155 438019

Proposal: Application for reserved matters for appearance, landscaping, layout and scale following outline planning permission 3/2018/0910 for 20 bungalows for the elderly (of which two are affordable) and 6 affordable apartments.

Location: Land off Sheepfold Crescent Barrow BB7 9XR

Dear Sir/Madam

An application for planning permission for the development above has been made to the council. The plans may be viewed either on line at the Council website https://www.ribblevalley.gov.uk/site/scripts/planx_details.php?appNumber=3%2F2020%2F0332 . **You will not be able to view the plans at these offices until further notice due to current restrictions but should you have difficulty viewing on line please call 01200 414490.** Please be aware that the majority of planning applications are determined under the Council's Delegation Scheme which can also be viewed on the Council's website and not by the Planning and Development Committee.

Any representations you make about the proposal should be in writing and received within 21 DAYS of the date of this letter. Your letter will be recorded but here will be no formal acknowledgement. Please send comments to planning@ribblevalley.gov.uk You may be able to speak at the Planning and Development Committee meeting that considers this application, dates of Committee meetings are printed overleaf, for further information on public participation please contact Olwen Heap on 01200 414408. This must be done **before 12 noon** on the day of the meeting.

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Under the provisions of the Local Government (Access to Information) Act 1985, any representations received will be available for inspection at any time during the application process. Such representations will also be placed before the Committee unless the application has been determined under delegated powers.

Yours faithfully

on behalf of
DIRECTOR OF ECONOMIC DEVELOPMENT AND PLANNING

To: LCC Highways, LCC LLFA Flood, RVBC Countryside, RVBC Housing, RVBC Waste, Environment Agency, United Utilities.
Tops for resident satisfaction – 79% of residents are satisfied with Ribble Valley as a place to live (Perception Survey 2018)

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