



Gary Hoerty Associates

30 June 2020

Ref: Monk/924/2864/CS

The Director of Planning & Development
Ribble Valley Borough Council
Council Offices
Church Walk
Clitheroe
BB7 2RA

Suite 9
Grindleton Business Centre
The Spinney
Grindleton
Clitheroe
Lancashire
BB7 4DH

Tel: 01200 449700
www.ghaonline.co.uk
email: info@ghaonline.co.uk

Dear Sir

**Re: Our Client Mrs L Monk, The Farmhouse, Cunliffe Moss Farm, Saccary Lane,
Mellor, Blackburn, BB1 7EQ.
Planning Application for the Discharge of Conditions 8 (external lighting), 9
(landscaping), 11 (access details), 15 (Construction Method Statement), and 17
(amended Site Management Plan) of Planning Permission 3/2019/0894 for the proposed
change of use of agricultural land for the siting of twelve holiday lodges at Pendle View,
Primrose Lane, Mellor, BB2 7EQ.**

This letter accompanies an application, as described above, that we have submitted on behalf of our above-named client (Reference PP- 08789343). We will describe below the information that we have submitted in respect of each of the conditions.

Condition 8 requires the submission for the Council's approval of details of any proposed external lighting prior to its installation at the site. To address this condition, we have submitted the manufacturer's details of the bollard lights that will be installed at the site, and have shown the location of each proposed light on drawing number Monk/924/2864/01

Condition 9 requires the submission for the Council's approval, prior to the commencement of development, of a scheme for the landscaping of the site. To address this condition, we have submitted drawing number Monk/924/2864/01 that includes full details of the proposed landscaping scheme for the site.

Condition 11 requires the submission for the Council's approval, prior to the commencement of development, of a scheme for the construction of the site access. To address this condition, and in accordance with advice given to us by your planning officer, Adam Birkett, we have submitted drawing number Monk/924/2864/01 that includes an enlarged plan of the access detail to a scale of 1:200.

Condition 15 requires the submission for the Council's approval, prior to the commencement of development, of a Construction Method Statement (CMS). Such a Statement, with an appended plan, has been submitted to address this condition. It will be noted from the appended plan that the 'site compound' during construction works, is the area upon which the site office/reception and customer car parking area will be located when the holiday lodges are brought into use. We confirm that, prior to the first occupation of any of the holiday lodges, the



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Valuers ■■■ Property Agency ■■■ Property Management



use of this area as a site compound will have ceased, and the site office/reception lodge, the bin store, the customer parking spaces and the vehicle manoeuvring area will all have provided in this area as shown on drawing number Monk/924/2864/01.

Condition 17 requires an amendment to the Site Management Plan that was submitted with the original planning application in order to address a concern raised by Members of the Council's Planning and Development Committee when the application was before them for their consideration. The Site Management Plan has been amended to address that concern and has been submitted with this application.

Overall, we trust that we have submitted everything that the Council requires in order to validate and register the application; and that the submitted information/ documents are satisfactory such that all five conditions can be discharged.

If, however, you require any further information to enable validation, please let us know at the earliest opportunity. Also, if you require any amendments/additions to the submitted information in order to allow any of the conditions to be discharged, would you please give us the opportunity to make any such changes/additions prior to the determination of the application.

Yours faithfully

A handwritten signature in black ink, appearing to read 'Colin Sharpe', written in a cursive style.

Colin Sharpe
Encl'