

Land at Bank Cottages, Whalley Road, Billington,
Lancashire BB7 9NL.

Proposed construction of two semi-detached
bungalows with associated gardens and parking areas.

LPA reference 3/2020/1085

Planning Appeal Statement

March 2021

Judith Douglas BSc (Hons), Dip TP, MRTPI



8 Southfield Drive, West Bradford, Clitheroe, Lancashire, BB7 4TU

Telephone: 01200 425051

Mobile: 07729 302644

Email: enquiries@jdouglastownplanning.co.uk

**APPEAL UNDER SECTION 78 OF THE TOWN AND COUNTRY PLANNING ACT 1990 BY
MR S STANSFIELD,
AGAINST THE REFUSAL OF RIBBLE VALLEY BOROUGH COUNCIL
TO GRANT PLANNING PERMISSION FOR THE CONSTRUCTION OF TWO SEMI-
DETACHED BUNGALOWS WITH ASSOCIATED PARKING AND GARDENS ON LAND AT
BANK COTTAGES WHALLEY ROAD BILLINGTON LANCASHIRE BB7 9NL
GROUNDS OF APPEAL STATEMENT**

1.0 INTRODUCTION

1.1 The application the subject of this appeal was registered by Ribble Valley Borough Council on the 18th December 2020 and given the reference number 3/2020/1085. The application sought full planning permission to erect two semi-detached bungalows.

1.2 The Local Planning Authority refused to grant planning permission on the 9th February 2021 for the following reason:

“The proposal is considered contrary to Policies DMG1 and DMG2 of the Ribble Valley Core Strategy insofar that it would result in an anomalous and discordant pattern of development that fails to respond positively to the inherent pattern of adjacent built-form or the surrounding context and as such would be of detriment to the character and visual amenities of the area.”

1.3 This statement describes the site and its surroundings and the relevant planning policies. The planning issues will be discussed before arriving at the conclusion that the development accords with the development plan. Consequently, it is concluded that the appeal should be allowed.

2.0 APPEAL SITE AND SURROUNDINGS

2.1 The site is with the village of Billington which is clustered around the main route Whalley Road which links the main settlements of Clitheroe and Whalley with Blackburn. Whilst much of the through traffic now uses the A59 which by-passes Billington, Whalley Road is still a main route for local traffic and the main bus route through the area.

2.2 The railway between Blackburn and Clitheroe also runs through Billington although there is no station. Billington is separated from Whalley to the north east by the river Calder. The land slopes down from the south off the hillside of Whalley Nab towards the Calder River. The railway is elevated as it approaches Whalley Road from the south and passes

over Whalley road on a bridge at a skewed angle it then continues on top of a banking leading onto the viaduct over the river Calder. See figure 1



Fig 1. Google maps aerial photograph of Billington. The large icon is over the appeal site

2.3 The appeal site is a piece of sloping ground set below Whalley Road and above the back street of Bank Cottages. Photograph 1. It is separated from Whalley Road by a roadside hedge. Photograph 2. To the west is a car repair garage and the railway banking. Photograph 3. The land to the east of the site is used as garden/recreation space and off-street parking. The car repair garage is housed within a rather ramshackle single storey building and surrounded by vehicles some of which appear to have been in place for a long time. To the north of the site is the rear of a row of traditional two storey stone terraced cottages and its back street which run parallel to Whalley Road. At its eastern end the terrace turns 90 degrees with numbers 17 to 20 rising towards Whalley Road. Photograph 4. A footpath links Walmsley Brow through Bank Cottages to Whalley Road by Ebenezer Baptist Church where there is a bus shelter and built out crossing point in the road. Photograph 5. A flight of steps leading to Nab Rise is on the opposite side of Whalley Road. Photograph 6. The garage and Bank Cottages are served by a road off Whalley Road known as Bank Cottages which joins Whalley Road on the east side of the railway bridge. Vehicle access to the site is off the road Bank Cottages. Photograph 7.

- 2.4 On the south side of Whalley Road is a sharply rising banking of amenity space to the new housing estate at Nab Rise and Painter Crescent. Photograph 8. There are commanding views of the appeal site and the landscape beyond from Nab Rise and Painter Crescent. Photograph 9
- 2.5 The site measures approximately 0.05 hectares. Large surface water drains pass through the site which require easements which has influenced the positioning of the proposed dwellings.
- 2.6 The adopted Ribble Valley Housing and Economic Development, Development Plan Documents Proposal map Sheet 6 shows the site as being within the settlement boundary of Billington. Nab Rise and Painter Crescent are within an area identified as a committed house site in Key Statement DS1. Billington is designated as a tier 1 settlement and Whalley is designated a principal settlement in Key Statement DS1 of the approved Core Strategy. The site is not in a conservation area and there are no listed building close to the site.

3.0 PRE-APPLICATION ADVICE

- 3.1 Pre-application was sought for the development of the site for two semi-detached houses initially with the vehicle access was proposed off Whalley Road. During the pre-application discussions this was amended to take the vehicle access off Bank Cottages. The pre-application advice response reference RV/2020/ENQ/00063 on page 1 paragraph 1 confirms that in principle the development is acceptable.
- 3.2 The Planning Officer made clear in the initial pre-application discussions that he considered that the proposed development with access off Whalley would appear out of place. To address this the scheme was revised to take access off Banks Cottages. This is summarised in the second paragraph of page 2 where he states *"As you will note from our meeting it is my opinion that the originally submitted proposal would appear anomalous and discordant by virtue of being the sole element of built form that would have a roadside presence and access off Whalley Road within the immediate vicinity. I note that the proposed access point off Whalley Road has now been omitted and the building lowered to lessen the level of visibility afforded to the structure from Whalley Road upon approach."* This confirmed that the revisions had resolved issues identified and the proposal was no longer anomalous or discordant. The rest of the pre-application advice concentrates on the elevational language, privacy between dwellings, overlooking of gardens impact on trees, access to daylight all matters which relate to the design of the dwellings and site layout rather than the effect of the development on the wider character of the area. See appendix 1.

4.0 PLANNING POLICY

- 4.1 The Development Plan for the purposes of this appeal is the Ribble Valley Core Strategy 2008-2028 adopted December 2014 and the Housing and Economic Development, Development Plan Document (HEDDPD) proposals maps. The National Planning Policy Framework (NPPF) (2019) is also relevant.
- 4.2 The following Core Strategy policy is referred to in the Council's decision notice:
Policy DMG1 General considerations and DMG2 Strategic Considerations.

5.0 THE APPELLANT'S CASE

- 5.1 The main issue in this appeal is whether the proposal responds positively to the pattern of development, character and visual amenities of the surrounding area.
- 5.2 Core Strategy Key Statement DS1:Development Strategy states new development is to be focused to the principal settlements and tier 1 settlements. Billington is classified as a tier 1 settlement and the table at paragraph 4.12 indicates that there is a residential requirement for 18 additional dwellings in the village of Billington on the 31st March 2014. Proposals map Sheet 6 of the HEDDPD shows two large housing commitments in Billington one of which is the development now complete opposite the site at Nab Rise and Painter Crescent. The expectation in DS1 is that Billington can provide 18 additional dwellings within its settlement limits in addition to the housing commitments.
- 5.3 The map of Billington on Sheet 6 of the HEDDPD shows that the overall pattern of development within the settlement limits of Billington is quite dense with few gaps. It is reasonable to concluded that the 18 units required by Key Statement DS1 will need to be accommodated on small pockets of land such as the appeal site.
- 5.4 The pre-application advice and the Officer Report to the appeal application confirms that the development of the site in terms of its location is in principle acceptable under Policy DMG2 (1):Strategic Considerations. The report also confirms that the relationship between the proposed dwellings and the existing dwellings is acceptable and will not result in any loss of amenity or have an overbearing effect. The detailed design of the dwellings does not raise concern, and no objection was received from the highway authority. It confirms that the proposal is in conformity with Policy DMG1: General Considerations in relation to access, amenity, environment and infrastructure.

- 5.5 The Officer's Report under the section 'Principle of Development' also confirms that the development accords with Policy DMG2 (1) saying:

"As such, taking account of the criterion of DMG2(1) and that the proposal site lies within close proximity of existing development and taking account that the site lies within the defined settlement limits of Billington. It is considered that the proposal represents that which would fall within the definitions and align with the exception criterion contained within Policy DMG2(1).

Taking into account the above matters, notwithstanding other development management considerations, it is considered that the principle of the development of the site for residential purposes raises no direct conflicts with the development strategy in relation to the aspirations for the location for new residential development within the Borough."

It is unclear how the proposed development is in conflict with Policy DMG2 (1): Strategic Considerations. The policy requires development in villages to *"consolidate, expand or round-off development so that it is closely related to the main built-up area, ensuring that is appropriate to the scale of, and in keeping with, the existing settlement"* . The development clearly conforms to these requirements being surrounded by existing development.

- 5.6 The glossary to the Core Strategy defines expansion as *"this is limited growth of a settlement generally it should be development which is in scale and keeping with the existing urban area"*. The development of two dwellings is in keeping with the scale of the village of Billington. Consolidation is defined as *"refers to locating new development so that it adjoins the main built-up area of a settlement and where appropriate both the main urban area of sporadic or isolated development"*. The site already forms part of the main built-up area of Billington and the development of the site would consolidate development on this part of Whalley Road. Rounding-off is defined as *"Development which is essentially part of rather than an extension to the built-up part of the settlement. It can be defined as the development of land within a settlement boundary (which is not covered by any protected designation) where at least two thirds of the perimeter is already built up with consolidated development"*. The proposed development also conforms to the definition of rounding-off being adjacent to Bank Cottages, the car garage and Nab Rise on the opposite side of Whalley Road . The wording of the policy uses the word 'or' rather than 'and' so development will be in conformity with this policy if it complies with any of the requirements to consolidate, expand or round-off.

- 5.7 The reason for refusal rests solely with the perceived negative impact of the development on the townscape of the area. We will now provide a description of the development patterns and character of area around the application site.

- 5.8 The village of Billington appears to have grown along Whalley Road after the railway was built with short rows of terraced house being constructed in the late 19th early 20th centuries. The terrace rows of houses are rather spaced out and are parallel to the road some with and some without small front gardens. Photograph 10. Bank Cottages is unusual in that it is not directly related to Whalley Road. It is divided from the road by land which includes the appeal site.
- 5.9 Later development in Billington includes a small 1930's Council Estate Calder Avenue which is south of Whalley Road and west of the railway. Photograph 11. The majority of the development in the village has occurred in the mid to late twentieth century as small housing estates and some individual houses.
- 5.10 The pattern of the development has been influenced by the slope of the land, the railway and water courses. To the west of the railway line the development is almost continuous along the southern side of the road. St Augustine's High School is outside the settlement boundary. Development close to the road on the northern side of Whalley starts at Weavers Croft but then becomes less dense and set back from the road towards Neddy Lane where a watercourse crosses under the road. Photograph 12. The area between Neddy Lane and Whalley Road is characterised by larger detached houses (St Leonard's Vicarage and The Old Coach House) and semi-detached houses set within large gardens. The gardens are separated from the road by roadside hedges although there some areas where there are gaps for driveways and forecourt areas such as at Rocklea and Standridge. Photograph 13. Adjacent to this area is children's play area. The side gardens of the houses on the south side of Whalley Road around Calder Avenue are separated from the road by roadside hedges.
- 5.11 On the east side of the railway the slope of the land is more pronounced. The countryside slopes down to the road just after the bridge on the south side of the road and the roadside hedge runs almost continuously for some distance until the steps up to the new development at Nab Rise. Photograph 14. Nab Rise and Painter Crescent are elevated above the road and a separated from it by a very steep grass banking . Photograph 8. The appeal site is on the opposite side of the road.
- 5.12 Immediately after the railway bridge the road Bank Cottage runs along the foot of the railway bank. The space between Whalley Road and Bank Cottage is a first taken up by the repair garage. These building stand at the back edge of the footpath. Photograph 7. A hedge runs along the side of the road and the land to the rear of Bank Cottages as far as the bus stop. The houses at end of Bank Cottages rise up towards the road. Photograph 15. Ebenezer Baptist Church is then set behind a hedge facing the road and beyond this

is Ebenezer Terrace. Photograph 16. A hedge then runs along the road to the rear of the houses on Chapel Rise as far as Billington Band Club which is at the side of the road. Photographs 17 and 18 It is possible in places to see the houses and rear gardens of Chapel Rise.

- 5.13 On the south side of Whalley Road the housing is influenced by the slope of the land with steep drives, roadside retaining walls topped by hedges and the houses area generally set back from the road. There is a wide range in house styles including a dormer bungalow and new, three storey terraces on Nab Rise.
- 5.14 This description of the site and the areas around it has established that the existing pattern of character development is far from homogenous. There is a wide variety in housing type, style and age from two storey Victorian terraces to modern three storey terraces, semi-detached and detached houses with commercial and community buildings scattered amongst them. The housing types are mixed together with new development pockets between older housing. The proposed modest pair of semi-detached bungalows will not appear discordant in the street scene.
- 5.15 There is also a wide variety of building materials from the stone of the terraced houses, brick and render of the social housing at Calder Avenue, brick on Chapel Rise and artificial stone on the recent new development. The bungalows are proposed in natural stone and slate which compliments the stone and slate of the Bank Cottages.
- 5.17 Houses and buildings in places are close to the road, in other places are set back from the road behind hedges. The slope of the land influences the positioning of building to accommodate the changes in gradient and this adds to the character that part of Billington to the east of the railway line. The variety in the positioning of buildings in relation to the road edge is a strong feature of the character of the area and the proposal fits in well with this.
- 5.18 Where there are hedges along the roadside, they are kept at differing heights sometimes allowing views to the properties and landscape beyond as next to the properties at Chapel Rise and at other times kept high for privacy. The appeal proposal retains the hedge along Whalley Road for privacy with only a pedestrian access onto Whalley Road. This will retain the character of the street edge and screen the development assimilating the development into the street scene.
- 5.19 The land to the rear of Bank Cottages has no specific designation and no specific features that are worthy of note. It is not highly visible from Whalley Road being screened by the roadside hedge. It is not particularly prominent in the street scene. The terrace Bank

Cottages is not particularly prominent when viewed from Whalley Road and does not have a strong presence in the street scene unlike the other terraces which front Whalley Road. Photograph 2. The introduction of a pair semi-detached bungalows onto part of the land at the rear of Bank Cottages which is lower than the level of Whalley Road will have minimal impact on the street scene.

- 5.20 The development will be visible from Nab Rise and Painter Crescent and the upper part of the building will be visible from Whalley Road. The rear of the bungalows is set back from the road. It is not uncommon in this part of Whalley Road for buildings to be positioned close to the road such as Ebenezer Terrace (photograph 16) and the repair garage (photograph 7) or set back from the road such as Ebenezer Baptist Church and 20 Bank Cottages. Photograph 15. The proposed bungalows will not appear discordant or anomalous in the street scene.
- 5.21 The proposed development will make a positive addition to the properties along this part of Whalley Road whilst retaining the character of the area which that of a mixture of properties from different eras, and of different styles and sizes. It will appear as a harmonious addition. We have demonstrated that the development fully accords with the requirements of policy DMG1: General Considerations in relation to design.
- 5.22 The proposed development will make a modest positive contribution to local housing supply in the form of two dwellings, with associated socio-economic benefits during and after construction. This accords with the aims of the NPPF and Key Statement DS1 which focus new housing development towards principal settlements and tier 1 settlements such as Billington.

Other matters

- 5.23 We were given to believe during the processing of the application that scheme was acceptable. In anticipation of the approval of the application we were requested to provide details of replacement hedge planting
- 5.24 The documents submitted with the application indicated that the roadside hedge to Whalley Road would be replaced with a new hedge. A tree survey was also submitted with the application. The Planning Officer queried the lack of details for the replacement hedge by telephone and we indicated that the existing hedge would remain. Soon after we indicated in fact our intention was the replace the hedge and an Arboricultural Impact Assessment and details of the replacement planting scheme was submitted to the Authority on the 4th February. We were at this point given to believe that application would be approved planning permission. The planning application was refused permission on

the 9th February. An explanation for the change in recommendation was given by the Officer by email on the 10th February. See appendix 2. This email clearly demonstrates that the Officer was intending to support the application and that the decision to refuse planning permission was finely balanced. The Officer refers to an altered report which we take to mean that the report was altered from a recommendation of approval to one of refusal. It also accounts for the lack of reference to the additional information submitted to the Council on the boundary treatment prior to the issuing of the decision.

- 5.25 We invite the Inspector to consider the information provided to the Council for the replacement hedge planting along the boundary to Whalley Road.

6.0 SUMMARY AND CONCLUSION

- 6.1 The statement has justified the acceptability of planning application reference 3/2020/1085 which sought permission for a two-storey dwelling.
- 6.2 It has clearly demonstrated that the proposal represents appropriate development which is appropriate to the character of the area and will make a positive and harmonious contribution to the street scene. The development will make a modest contribution to local housing supply within a tier 1 settlement specifically identified to accommodate additional housing.
- 6.3 The proposal is fully compliant with the requirements of policies DMG1 and DMG2 of the Core Strategy.

Appendices

- 1 Pre-application advice RV/2020/ENQ/00063
- 2 Email from Stephen Kilmartin dated 10.02.2021 Principal Planning and Urban Design Officer.
- 3 Photographs and photograph key east and photograph key west

JUDITH DOUGLAS TOWN PLANNING LTD

MARCH 2021

Land at Bank Cottages , Whalley Road, Billington Lancashire BB7 9NL .

LPA reference 3/2020/1085

Appendices to appeal Statement

- 1 Pre-application advice RV/2020/ENQ/00063
- 2 Email from Stephen Kilmartin dated 10.02.2021 Principal Planning and Urban Design Officer.
- 3 Photographs and photograph key east and photograph key west (three documents)-
 - Photographs
 - Photograph Key East
 - Photograph Key West



Ribble Valley
Borough Council

www.ribblevalley.gov.uk

RIBBLE VALLEY BOROUGH COUNCIL

Officer:	Stephen Kilmartin	Direct Tel:	01200 414555	Council Offices Church Walk Clitheroe Lancashire BB7 2RA	
Email:	stephen.kilmartin@ribblevalley.gov.uk				
Our Ref:	RV/2020/ENQ/00063				
Location:	Land at Bank Cottages, Billington			Tel: 01200 425111	Fax: 01200 414487
Proposal:	Erection of dwellings x 2				
Date:	30/09/20				

Pre-Application Enquiry Response

Dear Judith,

I write further to your submission of a request for pre-application advice at Land at bank Cottages, Billington BB7 9NL. The enquiry seeks the Council's views on the potential to erect/construct two dwellings within the confines of the site with access, following the receipt of amended details, being provided off the existing road access point that serves the existing cottages.

As you will be aware the site is located inside the defined settlement of Billington (Tier 1 settlement), as such the policies that are relevant to the determination of the proposal are considered to be as follows:

Relevant Core Strategy Policies:

- Key Statement DS1 – Development Strategy
- Key Statement DMI2 – Transport Considerations

- Policy DMG1 – General Considerations
- Policy DMG2 – Strategic Considerations
- Policy DMG3 – Transport and Mobility
- National Planning Policy Framework (NPPF)

Principle of Development:

Given the sites location inside of a defined settlement boundary, Policy DMG2 remains fully engaged. Policy DMG2 is two-fold in its approach to guiding development. The primary part of the policy DMG2(1) is engaged where development proposals are located 'in' principal and tier 1 settlements with the second part of the policy DMG2(2) being engaged when a proposed development is located 'outside' the defined settlement areas or within tier 2 villages.

The proposal is located inside the settlement boundary of Billington, in this respect, when assessing the locational aspects of development, Policy DMG2(1) states that:

Development proposals in the principal settlements of Clitheroe, Longridge and Whalley and the tier 1 villages should consolidate, expand or round-off development so that it is closely related to the main built up areas, ensuring this is appropriate to the scale of, and in keeping with, the existing settlement.

In respect of this matter it is considered that the principle of the development of the site, notwithstanding other development management considerations, is considered to be in broad alignment with the spatial vision for the borough as embodied in both Policy DMG2 and key Statement DS1

Design and Residential/Visual Amenity:

Following our meeting earlier this year I can confirm that the following observations are made in relation to the revised submitted details (6001 – SK6 Rev: B and 6001 – SK5 – Rev: B). As you will note from our meeting it is my opinion that the originally submitted proposal would appear anomalous and discordant by virtue of being the sole element of built form that would have had a roadside presence and access off Whalley Road within the immediate vicinity.

I note that the proposed access point off Whalley Road has now been omitted and the building lowered to lessen the level of visibility afforded to the structure from Whalley Road upon approach.

Concerns remain in respect of the elevational language of the building and given the character of properties within the immediate vicinity I would suggest a more traditional appearance be adopted, particularly in relation to the fenestration arrangement and proportioning which appears at odds with the inherent character of the area, of particular concern are the windows that benefit from an overtly horizontal emphasis, which once again is counter to that which is found within the vicinity.

In the absence of being provided sectional details of the louvre detailing around the projecting bay I am unable to provide a definitive view as to whether I consider they would be successful as privacy devices, protecting both the amenities of existing and future occupiers. I also consider the extent of the louvre detailing on the rear elevation be lessened or broken up by the introduction of an intermediate stone vertical wall plate which will allow the proposal to better relate to surrounding development.

I do have concerns in relation to the garden area(s) of the proposed dwellings (north) insofar that I consider they may be excessively overlooked by the existing properties to the north at a distance that would fall significantly short of the 10.5m margin usually required by the authority.

Taking account of the inherent roofscape, whilst taking account of the horizontal proportioning of the building it is my view that further visual animation is required within the roof-margin of the proposal to allow it to have a more successful visual synergy with the properties to the north which, for the majority, benefit from chimney detailing. I would suggest this be achieved through the introduction of an intermediate chimney (or vent-detail to lessen the visual horizontal extents of the proposal through the introduction of a device that provides an element of 'verticality'.

From the submitted details I cannot ascertain the proposals impact upon nearby trees/hedgerow planting however the proposed parking areas would appear to significantly impede upon existing trees that I consider are fundamental to the visual screening of the proposed building. A more detailed site plan will be required (along with an arboricultural impact assessment) to ascertain the exact impact. I would also ask that the site plan also clearly delineate the site and show how the access point and vehicular manoeuvring area will be delineated from that of the adjacent land to the west.

I have fundamental concerns in respect of Bedroom 3 insofar that I do not consider the habitable room has adequate access to daylight and a such would be considered contrary to the requirements of Policy DMG1.

Consideration will have to be given to the eaves detailing of the proposal along with the materials which I suggest should replicate, within reason, those found on the properties immediately to the north. Details and location of refuse storage/collection points will have to be provided and advise you discuss such matters with RVBC waste section. I would also query the practicality of the cycle storage areas given users would have to navigate parked motor-vehicles, in a tandem arrangement, to make use of them but do recognise their overall benefit.

Conclusion:

Provided the above matters are sufficiently addressed I would consider that the authority could lend broad support to the proposal with the principle of the development of the site raising little conflict or tension with the development strategy for the borough when considered in isolation.

Submission Requirements:

Should you proceed to submission of a formal full application, based on the nature of the proposal/site constraints identified above, it is my opinion that the Local Planning Authority would require the following information to accompany such an application to allow for an accurate assessment:

- Application forms
- Location plan
- Existing and Proposed Site Plan
- Elevations and floor plans (dimensioned, existing and proposed) – of all buildings
- Topographic survey
- Existing and proposed site sections
- Existing and proposed land levels
- Drainage details
- Arboricultural Impact Assessment (where applicable)
- Ecological Appraisal (where applicable)
- 1:50 section details of shutter/louvre detail
- Elevational details of all boundary treatments
- Elevational details of proposed cycle store

Please note this aforementioned required information may not be exhaustive and is provided on the basis of the level of information submitted. Failure to provide required information is likely to result in an application being made invalid until such information is received or potentially refused on the basis of insufficient information.

Please also be advised that Lancashire County Council provide a separate, chargeable pre-application service for highway related matters. You should contact the County Council directly to discuss any such issues - <https://www.lancashire.gov.uk/business/business-services/pre-planning-application-advice-service/pre-planning-application-highways-advice-service>

The above observations have been provided on the basis of the level of information submitted and the comments contained within this response represent officer opinion only, at the time of writing, without prejudice to the final determination of any application submitted.

Should you wish to discuss any of these matters further please do not hesitate to contact me.

Yours Sincerely

Stephen Kilmartin
Principal Planning and Urban Design Officer
Stephen.Kilmartin@ribblevalley.gov.uk

Appendix 2
Local Planning Authority email 10 February 2021

From: Stephen Kilmartin <Stephen.Kilmartin@ribblevalley.gov.uk>
Sent: 10 February 2021 14:04
To: Judith Douglas <judith@jdouglastownplanning.co.uk>
Cc: Simon Stansfield <simonstansfield76@gmail.com>; Richard Maudsley <Richard.Maudsley@sunderlandpeacock.com>
Subject: RE: Decision Notice 3/2020/1085

Judith,

There was an internal discussion whereby we reverted to the original concerns I conveyed at our earliest meeting in that it would introduce development into an area that is largely devoid of development and as such would be read as being largely incongruous.

Apologies regarding the hedge issue, the report was altered but did not take into account the revised info as it was written prior to the info being received then altered probably at the same time the info arrived.

Regards

Stephen Kilmartin

Stephen Kilmartin – Principal Planning & Urban Design Officer

Ribble Valley Borough Council, Council Offices,
Church Walk, Clitheroe, Lancashire BB7 2RA
Tel: 01200 414555 | Fax: 01200 414487
E-mail: stephen.kilmartin@ribblevalley.gov.uk
Web: www.ribblevalley.gov.uk

From: Judith Douglas <judith@jdouglastownplanning.co.uk>
Sent: 10 February 2021 13:55
To: Stephen Kilmartin <Stephen.Kilmartin@ribblevalley.gov.uk>
Cc: Simon Stansfield <simonstansfield76@gmail.com>; Richard Maudsley <Richard.Maudsley@sunderlandpeacock.com>
Subject: FW: Decision Notice 3/2020/1085

Dear Stephen,

I am dismayed at the U turn on this. The last conversation we had you indicated that you were recommending approval. Can I assume that John did not agree with you? Also the delegated report doesn't mention the hedge planting information that was sent to you.

Kind regards

Judith Douglas Bsc [Hons], Dip TP, MRTPI.

Judith Douglas Town Planning Limited

8 Southfield Drive,

West Bradford,
Clitheroe
Lancs BB7 4TU

T: 01200 425051
M.07729 302644

From: Tara Thompson <Tara.Thompson@ribblevalley.gov.uk>

Sent: 10 February 2021 11:25

To: Judith Douglas <judith@idouglastownplanning.co.uk>

Subject: Decision Notice 3/2020/1085

Dear Judith

Please find attached planning decision notice for the above application for planning permission.

The decisions are available to view on our website, but please note that no paper copies will be sent.

Kind regards

John Machole

John Machole BSc Hons DipTP DMS

Head of Planning Services

Ribble Valley BC

01200414502

Land at Bank Cottages, Whalley Road, Billington,
Lancashire BB7 9NL.

Proposed construction of two semi-detached
bungalows with associated gardens and parking
areas.

LPA reference 3/2020/1085

Planning Appeal Statement –

Appendix 3^a

Photographs



1 View across the site from Whalley Road showing the rear of Bank Cottages. Photograph taken from Whalley Road looking north east.



2 Bank Cottages and the site separated from Whalley Road by a roadside hedge. Photograph taken on Whalley Road looking east.



3 The car repair garage adjacent to the west of the site with the railway banking to the rear. Photograph taken from Nab Rise looking north west. .



4. Bank Cottages showing numbers 17-20 rising towards Whalley Road with Ebenezer Baptist Church and Ebenezer Terrace beyond. Photograph taken from Nab Rise looking north east.



5 Conifer hedge to the side garden 20 Bank Cottages. Footpath emerging from Walmsley Brow next to Ebenezer Baptist Church, bus stop and build out. Photograph taken from Whalley Road looking east. .



6 Bus stop opposite steps up to Nab Rise. Photograph taken from Whalley Road looking east. Housing close to the road above and below Whalley Road near to the appeal site.



7 Vehicle access onto Bank Cottages from Whalley Road and car repair garage. Photograph taken from Whalley Road looking east.



8 Rising banking to Nab Rise opposite the site. The hill Whalley Nab in the background. Photograph taken from Whalley Road looking south east.



9. View towards the site from Nab Rise. Photograph taken from Nab Rise looking north.



10 Terraced houses along Whalley Road west of the railway. Looking east along Whalley Road.



11. 1930's housing on Calder Avenue on the right of the picture. Wide entrance to the Old Coach House on the left of the picture. Looking east along Whalley Road.



12. Terraced housing opposite the entrance to Neddy Lane. Looking east along Whalley Road.



13 St Leonard Vicarage and the Old Coach House in the background stand between Whalley Road and Neddy Lane. The pair of semis Rocklea and Standridge in the foreground have a parking forecourt in front of the houses. Looking east along Whalley Road.



14 The countryside slopes down to the road. Photograph taken just east of the railway bridge looking north to Whalley Nab.



15. 17-20 Bank Cottage and Ebenezer Church set a varying distance to Whalley Road. The proposed development will have a similar relationship to Whalley Road.



16 Ebenezer Terrace set close to Whalley Road.



17 Looking west along Whalley Road with the houses on Chapel Rise below.



18 Looking East along Whalley Road with the house and gardens of Chapel Rise below.

Bank Cottages Billington Lincs. Photograph key east



Land at Bank Cottages , Whalley Road, Billington Lancashire BB7 9NL .

LPA reference 3/2020/1085

05 b List of plans and documents submitted with the application

6001-P01 Proposed Site plan 1:100 @A2

6001-P02 Proposed Elevations and Sections 1:100@A3

6001-E02B Existing site plan 1:100 @ A2

6001-E03C Location Plan Proposed ground floor 1:1250 @ A3

6001 Bat Survey dated 8th December 2020

Planning Statement December 2020

Arboricultural Statement and Survey December 2020

05c List of plans and documents on which the LPA made its decision

6001-P01 Proposed Site plan 1:100 @A2

6001-P02 Proposed Elevations and Sections 1:100@A3

6001-E02B Existing site plan 1:100 @ A2

6001-E03C Location Plan Proposed ground floor 1:1250 @ A3

6001 Bat Survey dated 8th December 2020

Planning Statement December 2020

Arboricultural Statement and Survey December 2020

06b List of plans and documents which did not form part of the original application

Arboricultural Impact Assessment dated February 2021

