

Our Ref: 04B819288
Your Ref: PP-09576603

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25th February 2021



FAO. Stephen Kilmartin
Ribble Valley Borough Council
The Planning Department
Council Offices
Church Walk
Clitheroe
BB7 2RA

Dear Mr Stephen Kilmartin,

PLANNING APPLICATION TO VARY AN EXISTING CONDITION UNDER SECTION 73 OF THE TOWN AND COUNTRY PLANNING ACT: PLANNING PERMISSION REF. 3/2019/0953, RESIDENTIAL DEVELOPMENT AT STANDEN PHASES 2, 3 AND 4

On behalf of our client, Taylor Wimpey Manchester (the Applicant) and I please find enclosed a Section 73 planning application seeking the Council's permission to vary an existing condition attached to planning permission ref: 3/2019/0953.

Context to the Application

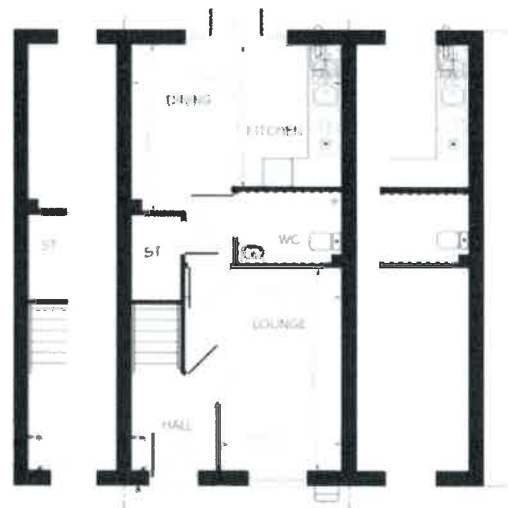
This Section 73 planning application is submitted further to informal discussions which have taken place between the Applicant and yourself in an exchange of emails dated 20th January 2021 to 10th February 2021. This request is made in relation to the reserved matters planning permission granted by the Council on 16th March 2020 for the residential development of phases 2, 3 and 4 at land at Pendle Road, Clitheroe.

Following the grant in consent, the Applicant is seeking to substitute house type: NB31 to PB35-G, both of which are 3 bed houses within the same footprint, dimensions and external appearance. There are three different design styles of NB31 which reflect their location within the wider character area including: 'Development Edge', 'The Lanes' and 'The Village'. However, the internal configurations of the layout remain the same across all three.

The only difference between the two house types is the internal layout of the ground floor, as indicated below. The position of the kitchen and dining area has swapped with the lounge area; the first floor layout remains as is; and the stand-in wardrobe has been removed from the second floor.

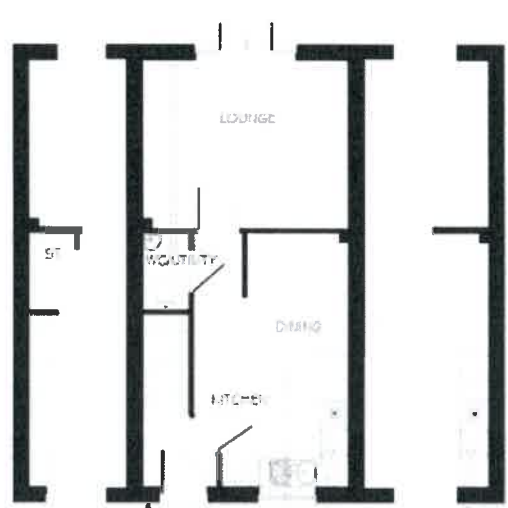
NB31

Ground Floor Plan

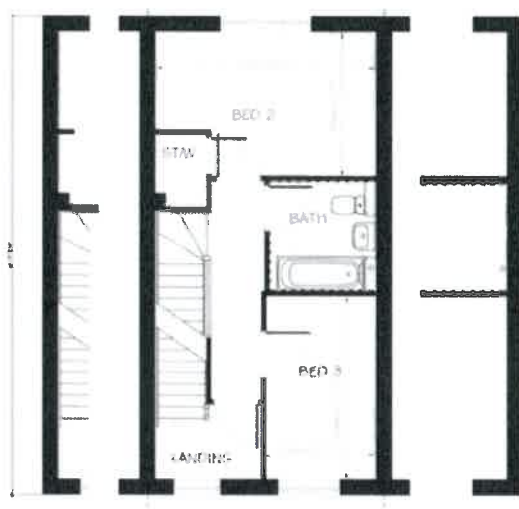


PB35G

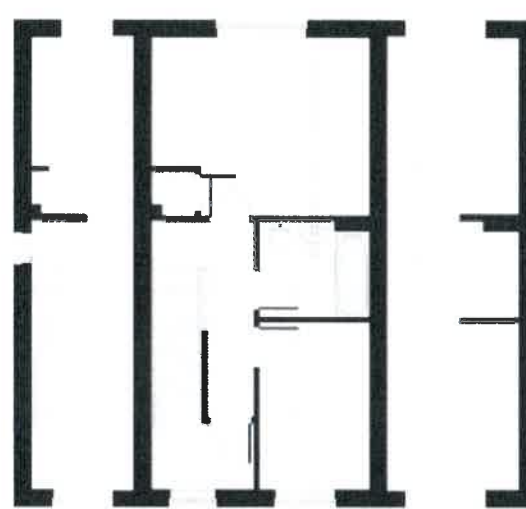
Ground Floor Plan



First Floor Plan



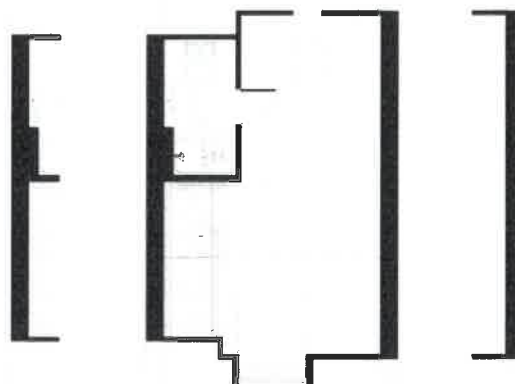
First Floor Plan



Second Floor Plan



Second Floor Plan



The submitted plan 'NB31 to PB35-G Plot Substitution' marks in red the location of the plots which will be changed. In summary there are 68 plots across the site which were previously shown as NB31 to now be PB35-G. As indicated above, these substitutions will make no change in the plot sizes or layout or have any impact on the neighbouring house types.

With regards to the external appearance of the properties, these remain the same with the use of the same materials and colouring as shown in the comparison schedule below.

BDC 06 Development Edge NB31 Front Elevation



BDC06 Development Edge PB35G Front Elevation



BDC 27 The Lanes NB31 Front Elevation



BDC The Lanes PB35G Front Elevation



BDC 44 Village Street NB31 V1 Front Elevation



BDC Village Street PB35G Front Elevation



In addition to the change in house type, this application seeks to update the approved landscape plans. This is due to the Applicant having to swap the species of trees due to foundation depths and the impact the trees that were proposed have on the foundations. The list of plans for substation are included in the schedule below.

Proposed Variation to Condition 1 of Decision Notice 3/2019/0953

Condition 1 of the implemented permission reads as follows:

"Unless explicitly required by condition within this consent, the development hereby permitted shall be carried out in complete accordance with the proposals as detailed on drawings ..."

The condition lists out a series of drawings which are essentially the architectural plans for the new dwellings and site layout. There are no other conditions within the consent which relate to the approved plans other than condition 1.

The schedule below sets out those plans listed under condition 1 on the decision notice which should be amended to reflect the new plans which have been submitted:

Previously Approved Plan	New Submitted Plan
Boundary Treatment Plan Sheet 1 Rev F	TW/HSF/BTP/01 Boundary Treatment Plan Sheet 1 Rev G
Boundary Treatment Plan Sheet 2 Rev F	TW/HSF/BTP/02 Boundary Treatment Plan Sheet 2 Rev H
Proposed Material Layout Sheet 1 Rev I	TW/HSF/ML/01 Proposed Material Layout Sheet 1 Rev J
Proposed Material Layout Sheet 2 Rev I	TW/HSF/ML/02 Proposed Material Layout Sheet 2 Rev J
06 Development Edge NB31 V1 Plans & Elevations Rev D	TW/HSF/HT/06 Development Edge PB35G V1 Plans & Elevations
14 Development Edge NB31 V2 Plans & Elevations Rev C	TW/HSF/HT/14 Development Edge PB35G V2 Plans & Elevations
27 The Lanes NB31 Plans & Elevations Rev H	TW/HSF/HT/27 The Lanes PB35G Plans & Elevations
44 The Lanes NB31 V1 Plans & Elevations Rev C	TW/HSF/HT/44 Village Street PB35G Plans & Elevations
Adopted Highways Plan Rev E	TW/HSF/AHP/01 Composite Adopted Highways Plan Rev F
Composite Building Route Plan Rev E	TW/HSF/BRP/01 Composite Build Route Plan Rev G
Composite Colour Layout Rev P	TW/HSF/C/01 Colour CAD Site Layout Rev Q
Composite Site Layout Rev P	TW/HSF/CSL/01 CAD Site Layout Sheet 1 Rev Q

Site Layout Sheet 1 Rev P	TW/HSF/CSL/02 CAD Site Layout Sheet 2 Rev Q
Site Layout Sheet 2 Rev P	TW/HSF/CSL/03 CAD Site Layout Rev Q
Landscape Plans	
16078 Standen Clitheroe – Landscape Proposals POS Sheet 1 – Rev I	16078 Standen Clitheroe – Landscape Proposals POS Sheet 1 – Rev J
16078 Standen Clitheroe – Landscape Proposals POS Sheet 2 – Rev I	16078 Standen Clitheroe – Landscape Proposals POS Sheet 2 – Rev J
16078 Standen Clitheroe – Landscape Proposals POS Sheet 3 – Rev I	16078 Standen Clitheroe – Landscape Proposals POS Sheet 3 – Rev J
16078 Standen Clitheroe – Landscape Proposals POS Sheet 4 – Rev I	16078 Standen Clitheroe – Landscape Proposals POS Sheet 4 – Rev J
16078 Standen Clitheroe – Landscape Proposals POS Sheet 5 – Rev I	16078 Standen Clitheroe – Landscape Proposals POS Sheet 5 – Rev J
16078 Standen Clitheroe – Landscape Proposals POS Sheet 6 – Rev I	16078 Standen Clitheroe – Landscape Proposals POS Sheet 6 – Rev J
16078 Standen Clitheroe – Landscape Proposals Sheet 1 – Rev I	16078 Standen Clitheroe – Landscape Proposals Sheet 1 – Rev J
16078 Standen Clitheroe – Landscape Proposals Sheet 2 – Rev I	16078 Standen Clitheroe – Landscape Proposals Sheet 2 – Rev J
16078 Standen Clitheroe – Landscape Proposals Sheet 3 – Rev I	16078 Standen Clitheroe – Landscape Proposals Sheet 3 – Rev J
16078 Standen Clitheroe – Landscape Proposals Sheet 4 – Rev I	16078 Standen Clitheroe – Landscape Proposals Sheet 4 – Rev J
16078 Standen Clitheroe – Landscape Proposals Sheet 5 – Rev I	16078 Standen Clitheroe – Landscape Proposals Sheet 5 – Rev J
16078 Standen Clitheroe Phase 4 – Landscape Proposals Sheet 1 – Rev E	16078 Standen Clitheroe Phase 4 – Landscape Proposals Sheet 1 – Rev F
16078 Standen Clitheroe Phase 4 – Landscape Proposals Sheet 2 – Rev E	16078 Standen Clitheroe Phase 4 – Landscape Proposals Sheet 2 – Rev F
16078 Standen Clitheroe Phase 4 – Landscape Proposals Sheet 3 – Rev E	16078 Standen Clitheroe Phase 4 – Landscape Proposals Sheet 3 – Rev F
16078 Standen Clitheroe Phase 4 – Landscape Proposals Sheet 4 – Rev E	16078 Standen Clitheroe Phase 4 – Landscape Proposals Sheet 4 – Rev F
16078 Standen Clitheroe Phase 4 – Landscape Proposals Sheet 5 – Rev E	16078 Standen Clitheroe Phase 4 – Landscape Proposals Sheet 5 – Rev F
	Landscape Management Plan – 16 th February 2021

Summary

I trust that the Section 73 request is clear and that the information contained in this letter accurately sets out the applicant's request. Should the Council require any further information please do not hesitate to contact me and we look forward to receiving acknowledgement that the application has been made valid at the earliest opportunity.

Yours sincerely

Joseph Smith
Planner

For and on behalf of Avison Young (UK) Limited

