

18 March 2021

Our Ref: Dea/794/2967/RCB

Planning and Development Control
Ribble Valley Borough Council
Church Walk
Clitheroe
BB7 2RA

Dear Sir/Madam

Re: Our Clients - Mr & Mrs R Dean, Hall Trees Farm, Hough Clough Lane, Chipping, PR3 2NT. Application for the Discharge of Conditions in respect of the permanent agricultural workers dwelling approved under Outline Application No. 3/2019/0706 & RMA No. 3/2020/0200.

I write further to the approval of the proposed farm workers dwelling at Hall Trees on behalf of our above-named clients. This letter accompanies an application as described above and has been allocated the Portal reference number: PP-09646682. I have nominated my client to pay £116 relating to the application fee and £25 relating to the service charge, which they will do online via the Planning Portal.

Initially we submitted an outline application for the proposed development (Ref: 3/2019/0706) which sought approval for the principle of the development with all matters except for access reserved, which was subsequently approved. We then submitted to the LPA a reserved matters application (Ref: 3/2020/0200) which sought approval for all reserved matters, namely: appearance, landscaping, layout and scale – this was approved with conditions.

This discharge of conditions application contains information as set out below in this letter or within the submitted documents to address conditions that were imposed on the reserved matters approval (Ref: 3/2020/0200). The application is accompanied by supporting information including a Photo Schedule.

I now set out below the detail of each of the conditions and how they are addressed through the documents submitted with this application.

Condition No 3

Notwithstanding the details on the submitted plans. Precise specifications or samples of walling and roofing materials and details of any surface materials to be used including their colour and texture shall have been submitted to and approved by the Local Planning Authority before their use in the proposed works.

Reason: In order that the Local Planning Authority may ensure that the materials to be used are appropriate to the locality in accordance with Policy DMG1 and EN2 of the Ribble Valley Core Strategy Adopted Version ensuring a satisfactory standard of appearance given the location of the property in the AONB.

The above condition is dealt with through the enclosed submission documents which is in line with the discussions we have had with Laura Eastwood via email.

We trust that the Council has all the information that they require to register and validate the application and we look forward to acknowledgment of receipt of the application and the officer appointed to deal with it in due course. If, however, any further information is required please you will let us know at your earliest convenience.

Yours faithfully

R.C. Black

Robert Black
Encl'

CC. Mr & Mrs R Dean