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2nd November 2021

Ribble Valley Borough Council Offices
Church Walk
Clitheroe
Lancashire

BB7 2RA

Dear Sir/ Madam,

DISCHARGE OF CONDITIONS 8, 15 AND 16 of 3/2020/0667

Proposal: Change of use and conversion of former fish hatchery to three holiday let units and creation of associated car park for six vehicles.

Location: Witcher Well Fish Hatchery Whitendale Road Dunsop Bridge BB7 3BL.

This letter has been prepared to summarise details with regards to a Discharge of Condition application submitted following the granting of Planning Permission 3/2020/0667 for the change of use and conversion of former fish hatchery to three holiday let units and creation of associated car park for six vehicles.

The planning permission was granted subject to conditions 8, 15 and 16 requiring details to be submitted for discharging prior to commencement of development. These conditions are:

- Condition 8- Fence, wall and gate details;
- Condition 15- Scheme of Landscaping; and
- Condition 16- Landscape and Ecological Management Plan.

Further details are contained within this letter. Should any further information or clarification be required, please do not hesitate to contact me.

With kind regards,

A handwritten signature in black ink that reads 'Shelley Coffey'.

Shelley Coffey
Associate Director
shelley.coffey@ruralsolutions.co.uk
01756 796199

CONDITION 8- FENCE, WALL AND GATE DETAILS

This condition states that:

“Full details of the alignment, height and appearance of any fences and walls and gates to be erected (notwithstanding any such detail shown on previously submitted plan(s)) shall have been submitted to and approved in writing by the Local Planning Authority before their use in the proposed development. The development shall be carried out in accordance with the approved details and notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (Schedule 2, Part 2, Class A) (or any Order revoking and re-enacting that Order) no other fences, gates or walls shall be erected within the site (other than those expressly authorised by this permission).”

REASON: To ensure a satisfactory appearance within the Forest of Bowland Area of Outstanding Natural Beauty.”

The relevant details are contained in the 'General Arrangements and Planting Plan' prepared by Rural Solutions Ltd. A simple timber post and wire mesh fencing is proposed and is shown on the relevant plan. The fencing will match that existing on the site.

CONDITION 15- SCHEME OF LANDSCAPING

This condition states that:

“A scheme for the landscaping of the development, in accordance with the approved Landscape Masterplan and taking into account the mitigation and enhancement recommendations within the Landscape and Visual Impact Assessment (May 2019 Rev. A) and Ecological Impact Assessment and Habitats Regulation Assessment by Naturally Wild (RSC-19-01, January 2021), shall be submitted prior to the commencement of the development. These details shall indicate the types and numbers of trees and shrubs to be planted, their distribution on site, those areas to be seeded, paved or hard landscaped (including full details of the colour, form and texture); and detail any changes of ground level or landform, proposed finished levels, means of enclosure, minor artefacts and structures.

All hard and soft landscape works shall be carried out in accordance with the approved details within the first planting and seeding seasons following the occupation of any buildings or the completion of the development, whichever is the sooner.

REASON: To ensure that a satisfactory landscaping scheme for the development is carried out to mitigate the impact of the development and secure a high quality design.”

The relevant details are contained in the 'General Arrangements and Planting Plan' prepared by Rural Solutions Limited.

CONDITION 16- LANDSCAPE AND ECOLOGICAL MANAGEMENT PLAN

This condition states that:

“Notwithstanding the submitted details, no development, including any site preparation, demolition, scrub/hedgerow clearance or tree works/removal shall commence or be undertaken on site until a landscape and ecological management plan, including management responsibilities and maintenance schedules for all landscaped areas has been submitted to and approved in writing by the Local Planning Authority.

For the avoidance of doubt the details shall also indicate that the landscaping proposals shall be maintained for a period of not less than 10 years to the satisfaction of the Local Planning Authority. This maintenance shall include the replacement of any tree or shrub which is removed, or dies, or is seriously damaged, or becomes seriously diseased, by a species of similar size to those originally planted.

The landscape management of the site shall thereafter be carried out in strict accordance with the approved details.

REASON: In order to ensure that the landscaping hereby approved is adequately and appropriately managed.”

A 'Landscape Management and Maintenance Plan' prepared by Rural Solutions Ltd and an 'Ecological Management Plan' prepared by Naturally Wild have been prepared to respond to this condition. Whilst presented as two separate documents, the management plans have been developed through close consultation between Rural Solutions and Naturally Wild to ensure a consistent and holistic approach is proposed to management of the site.