

## Sharon Craig

---

**From:** John Macholc  
**Sent:** 10 March 2022 12:10  
**To:** Planning  
**Subject:** FW: 3/2021/1153 - land adjacent to no.9 Old Road

Please put this email trail on the web

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**From:** Cllr A Brown <[cllr.abrown@ribblevalley.gov.uk](mailto:cllr.abrown@ribblevalley.gov.uk)>  
**Sent:** 09 March 2022 16:30  
**To:** John Macholc <[John.Macholc@ribblevalley.gov.uk](mailto:John.Macholc@ribblevalley.gov.uk)>  
**Subject:** RE: 3/2021/1153 - land adjacent to no.9 Old Road

Thanks, all fine, A

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**From:** John Macholc <[John.Macholc@ribblevalley.gov.uk](mailto:John.Macholc@ribblevalley.gov.uk)>  
**Date:** Wednesday, 09 Mar 2022, 3:23 pm  
**To:** Cllr A Brown <[cllr.abrown@ribblevalley.gov.uk](mailto:cllr.abrown@ribblevalley.gov.uk)>, Cllr J Clark <[cllr.judith.clark@ribblevalley.gov.uk](mailto:cllr.judith.clark@ribblevalley.gov.uk)>  
**Cc:** Nicola Hopkins <[Nicola.Hopkins@ribblevalley.gov.uk](mailto:Nicola.Hopkins@ribblevalley.gov.uk)>, Laura Eastwood <[Laura.Eastwood@ribblevalley.gov.uk](mailto:Laura.Eastwood@ribblevalley.gov.uk)>  
**Subject:** FW: 3/2021/1153 - land adjacent to no.9 Old Road

Happy to discuss after briefing but based on the survey we have no issues issuing a consent with appropriate conditions. Are you happy for us to proceed on that basis and you take this as consultation with yourselves in accordance with the recommendation. Incidentally the next door neighbour did not want to engage further in relation to the type and height of the fence so this will just be part of any planning condition if necessary.

John

---

**From:** Laura Eastwood <[Laura.Eastwood@ribblevalley.gov.uk](mailto:Laura.Eastwood@ribblevalley.gov.uk)>  
**Sent:** 09 March 2022 12:59  
**To:** John Macholc <[John.Macholc@ribblevalley.gov.uk](mailto:John.Macholc@ribblevalley.gov.uk)>  
**Subject:** FW: 3/2021/1153 - land adjacent to no.9 Old Road

John,

This was defer and delegate from Feb.

There are no concerns raised in the updated Ecology report.

There is a suggestion that lighting should be designed to avoid spillage into adjacent woodland and recommendations of suitable plant species.

So a condition requiring that the development is carried out in accordance with the recommendations of the report could be added.

Does this need discussing with Chair before it can be issued?

Thanks  
Laura

---

**From:** Dan Bowe <[dan@stantonandrews.co.uk](mailto:dan@stantonandrews.co.uk)>  
**Sent:** 04 March 2022 12:47  
**To:** Laura Eastwood <[Laura.Eastwood@ribblevalley.gov.uk](mailto:Laura.Eastwood@ribblevalley.gov.uk)>  
**Subject:** Re: 3/2021/1153 - land adjacent to no.9 Old Road

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Hi Laura,

It's been a while for this one and unsure if you are still the right point of contact.

I believe following the February committee meeting that the application was deferred and an updated biodiversity report was requested due to its inclusion on the historic applications for the site. This report has therefore been revisited and is now attached for information.

We trust this will be expected and that if you are no longer the point the contact you may be able to pass this on to whom it may concern. If we have misinterpreted any events do let us know what else may be outstanding prior to the application being determined.

Regards,

Daniel Bowe RIBA  
Architect

for and on behalf of  
Stanton Andrews Architects

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**From:** Laura Eastwood <[Laura.Eastwood@ribblevalley.gov.uk](mailto:Laura.Eastwood@ribblevalley.gov.uk)>  
**Date:** Thursday, 27 January 2022 at 14:49  
**To:** Dan Bowe <[dan@stantonandrews.co.uk](mailto:dan@stantonandrews.co.uk)>  
**Subject:** RE: 3/2021/1153 - land adjacent to no.9 Old Road

Hi Dan,

You are welcome to make an appointment to view the file and objections by phoning planning reception on 01200 414499. We are open in the main reception we just can't have drop ins as yet. Alternatively I can ask that they are redacted and uploaded, unfortunately it's a slow process so we are behind with this.

The report will be online 7 days before the meeting, it's not finalised as yet.

Kind regards

Laura

---

**From:** Dan Bowe <[dan@stantonandrews.co.uk](mailto:dan@stantonandrews.co.uk)>  
**Sent:** 27 January 2022 14:42  
**To:** Laura Eastwood <[Laura.Eastwood@ribblevalley.gov.uk](mailto:Laura.Eastwood@ribblevalley.gov.uk)>  
**Subject:** Re: 3/2021/1153 - land adjacent to no.9 Old Road

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Hi Laura,

No problem, thanks for the update.

Any chance we will be able to see a copy of your report and redacted versions of the objections prior to the meeting on 10<sup>th</sup> February? Can they be sent across, uploaded online or would we have to visit the council offices (if that is an option yet with Covid)?

Regards,

Daniel Bowe RIBA  
Architect

for and on behalf of  
Stanton Andrews Architects

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e [mail@stantonandrews.co.uk](mailto:mail@stantonandrews.co.uk)  
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**From:** Laura Eastwood <[Laura.Eastwood@ribblevalley.gov.uk](mailto:Laura.Eastwood@ribblevalley.gov.uk)>  
**Date:** Thursday, 27 January 2022 at 08:25  
**To:** Dan Bowe <[dan@stantonandrews.co.uk](mailto:dan@stantonandrews.co.uk)>  
**Subject:** RE: 3/2021/1153 - land adjacent to no.9 Old Road

Hi Dan,

Sorry I didn't update you sooner. When drafting my report I discovered there were 11 objections so under our scheme of delegation it needs to be determined by planning and development committee, the report is going through checks and should be on the agenda for the meeting on 10<sup>th</sup> February.

Kind regards

Laura

**Laura Eastwood MRTPI | Principal Planning Officer**

Ribble Valley Borough Council

[www.ribblevalley.gov.uk](http://www.ribblevalley.gov.uk)

---

**From:** Dan Bowe <[dan@stantonandrews.co.uk](mailto:dan@stantonandrews.co.uk)>

**Sent:** 26 January 2022 16:01

**To:** Laura Eastwood <[Laura.Eastwood@ribblevalley.gov.uk](mailto:Laura.Eastwood@ribblevalley.gov.uk)>

**Subject:** Re: 3/2021/1153 - land adjacent to no.9 Old Road

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Hi Laura,

Any update on this one?

We thought a decision may have been reached by the end of last week. Is there anything outstanding that we are awaiting?

Regards,

Daniel Bowe RIBA  
Architect

for and on behalf of  
Stanton Andrews Architects

44 York Street | Clitheroe | BB7 2DL

t 01200 444490

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**From:** Dan Bowe <[dan@stantonandrews.co.uk](mailto:dan@stantonandrews.co.uk)>

**Date:** Thursday, 20 January 2022 at 17:01

**To:** Laura Eastwood <[Laura.Eastwood@ribblevalley.gov.uk](mailto:Laura.Eastwood@ribblevalley.gov.uk)>

**Cc:** Ronald Jackson <[Ronald@j-homes.com](mailto:Ronald@j-homes.com)>

**Subject:** Re: 3/2021/1153 - land adjacent to no.9 Old Road

Hi Laura,

Thanks for the message.

To clarify – we believe the scheme is currently setup to provide a suitable area for turning/manoeuvring within the site. The provision of an integral garage, which is sized so it can accommodate 2 vehicles, means the available forecourt/drive can be kept clearer from obstruction. The forecourt itself is generous with the property being set back from the highway – the total area is currently around 92sq.m with maximum distances of 11m (depth) by 9m (width) available. We believe this area is more than adequate to accommodate turning within the site and would allow cars to enter and exit in a forward gear, if necessary, during general day-to-day use.

We would also note the latest comments from the highway officer which confirmed that the *'parking arrangements complies with the LHAs guidance'* and therefore they had *'no further comments to make regarding parking'*.

We trust this will be to your satisfaction.

Regards,

Daniel Bowe RIBA  
Architect

for and on behalf of  
Stanton Andrews Architects

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**From:** Laura Eastwood <[Laura.Eastwood@ribblevalley.gov.uk](mailto:Laura.Eastwood@ribblevalley.gov.uk)>

**Date:** Thursday, 20 January 2022 at 15:30

**To:** Dan Bowe <[dan@stantonandrews.co.uk](mailto:dan@stantonandrews.co.uk)>

**Subject:** RE: 3/2021/1153 - land adjacent to no.9 Old Road

Hi Dan,

The report etc is almost complete however since my last email, a spokesperson for a group of objectors have been in touch with myself and the highway officer. Whilst we are mindful that highway safety has not been a previous reason for refusal it would be considered beneficial to provide turning within the site. Is this something that can be accommodated in the available area?

Kind regards  
Laura

---

**From:** Dan Bowe <[dan@stantonandrews.co.uk](mailto:dan@stantonandrews.co.uk)>  
**Sent:** 18 January 2022 12:19  
**To:** Laura Eastwood <[Laura.Eastwood@ribblevalley.gov.uk](mailto:Laura.Eastwood@ribblevalley.gov.uk)>  
**Subject:** Re: 3/2021/1153 - land adjacent to no.9 Old Road

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Hi Laura,

Good to hear. Yes, no problem - agreeable to a few more days. Assuming to take us to the end of the week?

Regards,

Daniel Bowe RIBA  
Architect

for and on behalf of  
Stanton Andrews Architects

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**From:** Laura Eastwood <[Laura.Eastwood@ribblevalley.gov.uk](mailto:Laura.Eastwood@ribblevalley.gov.uk)>  
**Date:** Tuesday, 18 January 2022 at 11:43  
**To:** Dan Bowe <[dan@stantonandrews.co.uk](mailto:dan@stantonandrews.co.uk)>  
**Subject:** RE: 3/2021/1153 - land adjacent to no.9 Old Road

Hi Dan,

I have got comments back from LCC and I think they are happy with it now, but would you be ok agreeing a few more days as I haven't finished the report and decision yet.

Many thanks  
Laura

---

**From:** Dan Bowe <[dan@stantonandrews.co.uk](mailto:dan@stantonandrews.co.uk)>  
**Sent:** 18 January 2022 11:37  
**To:** Laura Eastwood <[Laura.Eastwood@ribblevalley.gov.uk](mailto:Laura.Eastwood@ribblevalley.gov.uk)>  
**Subject:** Re: 3/2021/1153 - land adjacent to no.9 Old Road

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Hi Laura,

Following on from the messages last week and aware that the initial extension was agreed until today. Do you now have everything you need for a decision to be issued today or are you awaiting a re-consultation response from LCC highway's?

Regards,

Daniel Bowe RIBA  
Architect

for and on behalf of  
Stanton Andrews Architects

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**From:** Dan Bowe <[dan@stantonandrews.co.uk](mailto:dan@stantonandrews.co.uk)>  
**Date:** Wednesday, 12 January 2022 at 10:13  
**To:** Laura Eastwood <[Laura.Eastwood@ribblevalley.gov.uk](mailto:Laura.Eastwood@ribblevalley.gov.uk)>  
**Subject:** Re: 3/2021/1153 - land adjacent to no.9 Old Road

Hi Laura,

See attached technical note/report from our highway's consultant to address the remaining comments. All information regarding visibility splays, sight lines etc. is contained within the report. We trust this will be to LCC's satisfaction.

Site plan has also been updated to suit minor amendments suggested in the report.

Regards,

Daniel Bowe RIBA

## Architect

for and on behalf of  
Stanton Andrews Architects

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**From:** Laura Eastwood <[Laura.Eastwood@ribblevalley.gov.uk](mailto:Laura.Eastwood@ribblevalley.gov.uk)>  
**Date:** Tuesday, 11 January 2022 at 14:26  
**To:** Dan Bowe <[dan@stantonandrews.co.uk](mailto:dan@stantonandrews.co.uk)>  
**Subject:** RE: 3/2021/1153 - land adjacent to no.9 Old Road

Hi Dan,

I have actually just received the re-consultation response from LCC. If I could have your comments on that it would be great and I don't think there's anything else. Aware that highways wasn't an issue previously but would like to get this resolved and it would avoid conditions to submit further details.

Kind regards

Laura

---

**From:** Dan Bowe <[dan@stantonandrews.co.uk](mailto:dan@stantonandrews.co.uk)>  
**Sent:** 11 January 2022 14:24  
**To:** Laura Eastwood <[Laura.Eastwood@ribblevalley.gov.uk](mailto:Laura.Eastwood@ribblevalley.gov.uk)>  
**Cc:** Ronald Jackson <[Ronald@j-homes.com](mailto:Ronald@j-homes.com)>  
**Subject:** Re: 3/2021/1153 - land adjacent to no.9 Old Road

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Hi Laura,

Following on from the messages last week, we are just seeking an update as to where this application currently stands?

We are aware LCC have been re-consulted. Do you believe there is a requirement for any further additional information at this stage?

We are keen to work with you/RVBC to reach a positive decision on this application so are there any other outstanding matters ahead of the revised decision date next week?



Regards,

Daniel Bowe RIBA  
Architect

for and on behalf of  
Stanton Andrews Architects

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**From:** Dan Bowe <[dan@stantonandrews.co.uk](mailto:dan@stantonandrews.co.uk)>  
**Date:** Tuesday, 4 January 2022 at 16:12  
**To:** Laura Eastwood <[Laura.Eastwood@ribblevalley.gov.uk](mailto:Laura.Eastwood@ribblevalley.gov.uk)>  
**Subject:** Re: 3/2021/1153 - land adjacent to no.9 Old Road

Hi Laura,

It was a good break – over too soon! Hope yours was the same.

Yes, happy to agree to an additional 2 weeks.

Regards,

Daniel Bowe RIBA  
Architect

for and on behalf of  
Stanton Andrews Architects

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**From:** Laura Eastwood <[Laura.Eastwood@ribblevalley.gov.uk](mailto:Laura.Eastwood@ribblevalley.gov.uk)>  
**Date:** Tuesday, 4 January 2022 at 15:38  
**To:** Dan Bowe <[dan@stantonandrews.co.uk](mailto:dan@stantonandrews.co.uk)>  
**Subject:** RE: 3/2021/1153 - land adjacent to no.9 Old Road

Hi Dan,

Yes I got your out of office, hope you had a good break.

Thanks for the additional info, plans and for agreeing the extension of time. I'll run it past highways and let you know if any thing further is needed.

Shall we agree a 2 week extension for now?

Many thanks

Laura

---

**From:** Dan Bowe <[dan@stantonandrews.co.uk](mailto:dan@stantonandrews.co.uk)>  
**Sent:** 04 January 2022 13:16  
**To:** Laura Eastwood <[Laura.Eastwood@ribblevalley.gov.uk](mailto:Laura.Eastwood@ribblevalley.gov.uk)>  
**Cc:** Ronald Jackson <[Ronald@j-homes.com](mailto:Ronald@j-homes.com)>; Neil Andrews <[neil@stantonandrews.co.uk](mailto:neil@stantonandrews.co.uk)>  
**Subject:** Re: 3/2021/1153 - land adjacent to no.9 Old Road

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Hi Laura,

Thanks for your response on the 23<sup>rd</sup> – our office was closed for Christmas by then (assuming you got my 'out of office' message).

We would have no problem agreeing to an extension of time considering the target determination date is today – allowing us to confirm any remaining queries.

With that in mind, see attached updated plan with a hatch to confirm the boundary treatment within close proximity to the highway – notes have also been added to the respective elevations. We would repeat that there has been no concerns raised by LCC on previous applications so we assume this will suffice as a measure of clarity. We would also state that the drive/access repeats similar conditions to those seen to all the neighbouring properties on Old Road where there are no known issues.

In terms of the calcareous grass – in short, it is our understanding that the calcareous grass in the area became compromised upon the development of the neighbouring Hare Hill Croft site. LCC raised an initial enforcement notice in relation to the works (i.e. tipping of waste soils) and a retrospective application and subsequent appeal was progressed. The inspectorate considered many issues, of which one was the calcareous grass. Ultimately, it was considered that providing a larger area of compensatory calcareous grassland was a reasonable mitigation measure and would not be of detriment to the area – causing no harm to biodiversity and not conflicting with local policies. With respect to the appeal and the associated documents, we believe this addresses any of the biodiversity concerns for the application site. It is also worth noting that the compromised calcareous grass, as detailed in ERAP Ltd's previous report (accompanying app.3/2020/0145), is not within the

current application boundary and may not be considered relevant anymore. If you still require any of this to be expanded further just let us know.

Regards,

Daniel Bowe RIBA  
Architect

for and on behalf of  
Stanton Andrews Architects

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**From:** Laura Eastwood <[Laura.Eastwood@ribblevalley.gov.uk](mailto:Laura.Eastwood@ribblevalley.gov.uk)>  
**Date:** Thursday, 23 December 2021 at 09:44  
**To:** Dan Bowe <[dan@stantonandrews.co.uk](mailto:dan@stantonandrews.co.uk)>  
**Subject:** RE: 3/2021/1153 - land adjacent to no.9 Old Road

Hi Dan,

Thanks for your email.

I appreciate that this is a resubmission of previous applications but if you could send a revised plan to address highway comments we can resolve them before determination.

Also I have looked at the appeal decisions regarding the calcareous grass but it would be good if you could expand on section 3.3 of the design statement to explain how this issue has been resolved.

The target decision date is 4.1.22 and I will start to draft my report today but we do close until the 4<sup>th</sup> after today so may need a short extension of time if you are agreeable?

Many thanks

Laura

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**From:** Dan Bowe <[dan@stantonandrews.co.uk](mailto:dan@stantonandrews.co.uk)>  
**Sent:** 21 December 2021 15:15  
**To:** Laura Eastwood <[Laura.Eastwood@ribblevalley.gov.uk](mailto:Laura.Eastwood@ribblevalley.gov.uk)>  
**Cc:** Ronald Jackson <[Ronald@j-homes.com](mailto:Ronald@j-homes.com)>; Neil Andrews <[neil@stantonandrews.co.uk](mailto:neil@stantonandrews.co.uk)>  
**Subject:** 3/2021/1153 - land adjacent to no.9 Old Road

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Hi Laura,

We have become aware of comments made from LCC regarding the application for the proposed dwelling adjacent to no.9 Old Road.

We are slightly surprised by the comments as we would reiterate that this is a follow-on submission and the parking provision/site access has been unaltered from previous applications. During these past applications LCC have reviewed the scheme and raised no objections.

We would also confirm that we have no issue with updating the plan to provide assurances that any of the boundary treatment/landscaping within 2m of the highway will be maintained at an appropriate level (i.e. 0.9m) as an additional safe visibility measure. As oppose to the 1.8m high fence suggested elsewhere.

We trust this will be to your satisfaction.

Regards,

Daniel Bowe RIBA  
Architect

for and on behalf of  
Stanton Andrews Architects

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