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Ribble Valley Borough Council
Department of Development
Church Walk
Clitheroe
Lancashire
BB7 2RA



2 Lockside Office Park
Lockside Road
Preston
PR2 2YS

1st March 2022

PWA Reference: 21-1053

Dear Sir/Madam,

**VARIATION OF PLANNING CONDITIONS 7 and 8 RELATING TO FULL PLANNING PERMISSION
3/2021/0431 (PURSUANT TO PREVIOUSLY APPROVED DEVELOPMENT UNDER 3/2015/0426
AMENDED BY 3/2017/0775)
PENDLE VIEW FISHERIES WHALLEY CLITHEROE BYPASS WISWELL BB7 9DH**

PWA Planning, on behalf of Mr Joshua Hocking, have today submitted an application to vary conditions 7 and 8 related to highways attached to Variation of condition planning application ref. 3/2021/0431 which was granted on 9th July 2021.

It is proposed to amend the wording of the above conditions, as without the changes the schemes financial viability becomes questionable. The required highway works at present are to be completed prior to any occupation and prior to the opening of the site office on the site. However, this condition reverts back to previous methods of funding for the scheme as a whole. As you are aware, the site has changed ownership since the previous application, hence why the alterations are required. The applicant has been speaking to Lancashire County Council about the suggested changes to the wording this year, and we trust that they are happy with the proposed wording.

The application has been submitted via the Planning Portal (Portal Ref. PP-11030427) in addition to a Temporary Scheme document, and the previously approved decision notice. A brief summary of the conditions and the submitted documents is provided below:

Condition 7

This condition reads as follows;

"A scheme for the construction of the site access and the off-site works of highway improvement shall be submitted to and approved by the Local Planning Authority in consultation with the Highway Authority within 6 months of the opening of the sales office on site. The applicant shall advise the Council on the completion of any associated works (relating to the sales office and upon its opening to enable this time period to be begun."

It is proposed to amend the wording of the above condition, to provide a feasible highway scheme. The proposed temporary minibus service details have been provided within the Temporary Scheme document produced by the applicant submitted with this application.

As such, it is proposed that Condition 7 be amended to read as follows:



"A scheme for the construction of the site access and the off-site works of highway improvement shall be submitted to and approved by the Local Planning Authority in consultation with the Highway Authority within 6 months of this application, The scheme will include a temporary minibus service available to the owners and visitors to park. The applicant shall advise the Council on the completion of any associated works."

Condition 8

This condition reads as follows;

"None of the holiday lodges or cabins hereby approved shall be occupied until the approved scheme referred to in condition 7 has been constructed in accordance with the scheme details."

It is proposed to amend the wording of the above condition, as the applicant believes that they can offer a safe short-term alternative to the pedestrian link whilst the design and construction works continue. In the short term this will protect their business and at the same time not rush the team at LCC. This is stated within the additional document submitted as part of this application.

As such, it is proposed that Condition 8 be amended to read as follows:

"Only up to 25% of the holiday lodges or cabins hereby approved shall be occupied until the approved scheme referred to in condition 7 has been approved and constructed in accordance with the scheme details, Construction must be completed within 12 months of this application."

We respectfully request that the above conditions be amended in order to facilitate the delivery of the proposed works across the site. We also request that the LPA keep in contact whilst processing this application with any further information that might be required to vary the conditions rather than refuse the application.

The application has been submitted to Ribble Valley Borough Council via the Planning Portal (reference. PP-11030427). The requisite fee of **£262** will be paid directly by the applicant via the Planning Portal.

I trust that you will find the application to be in order but if you have any problems, or should you require any clarification or additional information, please do not hesitate to contact me on the telephone number or email address provided below. I look forward to confirmation of receipt and validation.

Yours Sincerely,

Graeme Thorpe MRTPI | Associate



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