

30 May 2022

Head of Planning Services  
Ribble Valley Borough Council  
Council Offices  
Church Walk,  
Clitheroe  
BB7 2RA

Our ref: BALL101

**By email only**

Dear Sir

**S73 VARIATION OF CONDITION 2 AND REMOVAL OF CONDITION 9 OF APPLICATION  
3/2021/0595  
LAND AT PRESTON ROAD, RIBCHESTER PR3 3XL**

This application comprises a s73 application to vary condition 2 (plans) of Application ref. 3/2021/0595 and to remove condition 9 (off site highways works) on behalf of our client Mr T Ball. The application has been submitted via the Planning Portal (ref. PP-11287148 ) and comprises the following:

Proposed building plan 21/55/3C  
Proposed building elevations 21/55/4C  
Proposed site layout plan 21/55/5C  
Site entrance drawing number 21/145/8

The application fee has been paid separately by our client.

**The Application**

This application has been submitted to address the reasons for refusal for planning application 3/2022/0271. Application 3/2022/0271 was for a variation of condition 2 (plans) and removal of condition 9 (off site works) of planning application 3/2021/0595. Whilst the Local Planning Authority was comfortable with the removal of condition 9, it found the materials proposed in the external appearance of the building to be visually incongruous and was concerned that re-siting and redesign of the holiday lodges and internal alterations to the main building exceeded the scope of a section 73 application.

My client has given cognisance to the concerns of the LPA and local residents in this regard. This application no longer seeks to revise the layout of the approved holiday lodges and the site layout plan remains as previously approved in application 3/2021/05595 (except for the addition of a loading

area to the east of the main building). My client has no intention to alter the use of the building as approved under 3/2021/0595. The building will remain as a building for heliculture and the lecture/demonstration area is to be retained. There is some minor reconfiguration within the building but no new uses are introduced. The reconfiguration has an impact on the external appearance of the building in that windows have been reconfigured and a roller shutter door and loading area provided to the eastern elevation to enable farm produce to be effectively distributed from the site.

With regard to materials, my client has listened to the concerns raised in relation to application 3/2022/0271 and removed the previously proposed blue cladding. Instead my client proposes to use goosewing grey cladding with timber boarding. It is noteworthy that the original elevation drawing submitted as part of application 3/2021/05955 was not listed as an approved plan. Therefore, the materials shown on the elevation drawing 21/55/4 were not formally approved as part of the application. Given the location of the site it is hoped that the LPA will now share the client's view that the external appearance of the building is appropriate for its proposed use and location.

In relation to the removal of condition 9, I can confirm that there are no off-site highway works proposed and the Highway Authority responded to application 3/2022/0271 to confirm that they had no objection to the removal of the condition.

My client has ceased works on the erection of the main building and is keen to progress swiftly to gain approval for alterations to the elevations and internal layout so that snail breeding can commence on site as soon as possible. I trust that this application will prove acceptable but please do not hesitate to contact me if you require any further clarification or if the LPA has any outstanding concerns.

Yours faithfully

[Redacted signature]

[Redacted name]

[Redacted contact information]