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12th January 2023

Ref. PWA_22-1307

Dear Sir / Madam,

APPLICATION FOR THE APPROVAL OF DETAILS RESERVED BY PLANNING CONDITION 3, 4 AND 5 RELATING TO PLANNING PERMISSION 3/2022/0060 FOR THE ERECTION OF A DOUBLE GARAGE AND STORE ON LAND WEST OF GLEBE BARN (RESUBMISSION OF APPLICATION 3/2021/0469).

AT: THE GLEBE BARN MAIN STREET GISBURN BB7 4HR

PWA Planning, on behalf of Mr Andrew Weir, have today applied for the full approval of details reserved by the above planning conditions attached to planning permission 3/2022/0060 which was approved on the 11th of March 2022. An application has previously been submitted for the discharge of these conditions, reference 3/2022/0347, with the decision made on this application being to only part discharge the conditions.

The application has been submitted via the Planning Portal (Portal Ref. PP-11149422) and a brief summary of the conditions and the submitted documents is provided below:

Condition 3

This condition reads as follows;

No excavation works on the application site, including any required for clearance/demolition or site preparation shall take place until the applicant, or their agent or successors in title, has secured the implementation of a programme of archaeological works, to include a formal watching brief to the standards and guidance set out by the Chartered Institute for Archaeologists as an integral part of the groundworks required for the development. This watching brief must be carried out by an appropriately qualified and experienced professional contractor and in accordance with a written scheme of investigation, which shall first have been submitted to and agreed in writing by the Local Planning Authority and shall include a contingency plan for the unexpected discovery of significant remains. A copy of a formal report on the works undertaken and their results shall be submitted to the Lancashire Historic Environment Record.





A Written Scheme of Investigation for Archaeological Monitoring was previously submitted, and is provided again here for context, however we now have the Post-Excavation Assessment for Archaeological Monitoring report which has also been submitted. This new report has already been seen by the Historic Environment Team at Lancashire County Council, however is now submitted for the formal and full discharge of this condition.

Condition 4

This condition reads as follows;

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 unless and until a scheme for protective fencing for trees within and adjacent to the site, has been submitted to and approved in writing by the Local Planning Authority. Such fencing shall be in accordance with BS5837 (2012): 'Trees in Relation to Construction'. Such fencing shall be erected in its entirety prior to any other operations taking place on the site. This fencing should not be breached or removed during development. The agreed tree protection shall remain in place and be maintained for the duration of the works and no vehicle, plant, temporary building or materials, including raising and or, lowering of ground levels, shall be allowed within the protection areas(s) specified.

Accordingly, a Tree Survey which includes a scheme for protective fencing for trees within and adjacent to the site has been re-submitted to fully satisfy the condition above. It was recognised by Bowland Tree Consultancy Ltd the requirement to remove a single Highclere Holly tree (T2), in order to construct the development as approved. This has been done under supervision of the Council's Tree Officer and a new tree has been planted on site in order to compensate for its loss following discussions with the Council's Tree Officer. We note the email confirmation from David Hewitt at Ribble Valley Borough Council dated the 13th of April 2022 confirming Condition 4 has been met and it is therefore requested the LPA approves these details and fully discharges the requirements of this condition.

Condition 5

This condition reads as follows;

Precise specifications and 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.

The samples were provided within the earlier application to discharge this condition, however the decision was issued by the Case Officer as only a partial discharge. A site visit with the Case Officer was requested so he could view the samples and following this mail confirmation was sought from the Principal Planning Officer at Ribble Valley BC to informally approve the sample of materials. This email correspondence is provided and it is requested the LPA now approves the discharge of this condition in full.



We respectfully request that the above conditions can now be discharged in full. We also request that the LPA keep in contact whilst processing this application with any further information that might be required to discharge the conditions rather than refuse the application.

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.

Kind regards,

Graeme Thorpe MRTPI