

APPELLANT STATEMENT OF COMMON GROUND

[Submitted with notice of planning appeal]

APPEAL REFERENCE APP/T2350/W/23/3325434

DATE OF HEARING NOT KNOWN

SITE ADDRESS AND DESCRIPTION OF DEVELOPMENT

Land adjacent to Whittle Hall Farm, Moor Lane, Langho. BB7 9JH

Prior Approval application for the proposed conversion/redevelopment of two agricultural buildings into two dwellings [resubmission of 3/2022/0436] required under Schedule 2, Part 3, Class Q of the Town and Country Planning [General Permitted Development][England] Order 2015 [as amended].

APPELLANT: MR Tom Procter

LPA: RIBBLE VALLEY BOROUGH COUNCIL

This statement addresses the following areas of common ground;

- 1 **site description**
The appeal site comprises an enclosed site upon which are located two agricultural buildings the subject of the application for prior approval
- 2 Peter Hitchen Architects have provided a full set of detailed drawings and graphics that set the whole context of the proposal.
- 3 The relevant planning history relates to application 3/2022/0436 and the subsequent planning appeal decision dated 6 February 2023 under reference APP/T2350/W/22/3304870. This appeal decision and the Inspector's specific reasoning contained in paragraphs 2–23 inclusive are material and relevant to this appeal.
- 4 The relevant Development Plan is the adopted Ribble Valley Core Strategy. Policy DMG1 is material and relevant to the appeal proposal as are Paragraphs 130, 174, 180 of the National Planning policy Framework.
- 5 The Protected Species Report together with the Badger RAM's assessment are material considerations in this appeal.

- 6 A condition that requires the development to be carried out strictly in accordance with the submitted plans would be acceptable as would a condition as indicated in the RAM's Assessment.
- 7 No section 106 agreement is proposed or is considered relevant in this instance.
- 8 No other issues are raised in the appeal that fall to be considered

This statement has been prepared by Trevor Hobday MRTPI and signed accordingly on this day.

Signed;

T J Hobday MRTPI

10 July 2023