


Regards

Ronald

Ronald Jackson

Sent from my Mobile

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*"I need ammunition, not a ride."*

----- Original message -----

**From:** Steve Maggs [REDACTED]  
**Date:** 06/02/2023 15:01 (GMT+00:00)  
**To:** Ronald Jackson [REDACTED]  
**Subject:** Site meeting follow up. Hare Hill Croft

Good afternoon, Ronald,

Further to our meeting earlier and just to clarify matters. I received an email from Caroline Payne in December 22, who advised that the issues surrounding, Bird and Bat Boxes, boundary concerns and landscaping have been addressed in 3/2016/0984 and 3/2019/0277. I have looked at these applications, which do not seem to address the issues currently outstanding. I know you made comment on these matters via email on the 23<sup>rd</sup> of August 22 and attached information regarding the three main concerns.

I fully appreciate what was shown and discussed today in terms of boundary treatments and landscaping, but would you agree that these matters need to be regularised as the Councils planning department feel that an application to regularise Hare Hill Croft as built, remains outstanding.

Can I please refer you to an extract from an email (see below in bold) following a virtual meeting between yourself, Ben Pyecroft and Adam Birkett on 05<sup>th</sup> May 2021, which states

that an agreement was made to submit an application to regularise what is believed to be the outstanding issues at Hare Hill Croft. Further emails from Ben Pyecroft confirm that an application will be forthcoming, which to date, remains outstanding.

If I have missed or overlooked anything, which has/have already addressed these matters, please let me know but having trawled through a number of previous applications, I cannot seem to locate where this would be the case.

In terms of the correspondence from David Hewitt dated 24<sup>th</sup> January 2023, I can confirm that no enforcement action will be undertaken in respect of the removal of hawthorn hedgerows/bushes within the red edge of your current application 3/2022/0500, which you were entitled to remove and that no enforcement action in respect of the area at the rear of your existing compound, will be undertaken.

I would be grateful if you could please advise whether you intend to submit an application to regularise the as constructed, Hare Hill Croft? Please find below, the extract from the email dated 05<sup>th</sup> May 2021.

Kind regards

Steve

**Dear Ben/Ronald,**

**I email regarding the above site following our virtual meeting on March 21<sup>st</sup>. As discussed at that meeting I have spoken with relevant officers at Lancashire County Council before coming back to you with an appropriate course of action.**

**It was agreed at the meeting that a planning application would be submitted to regularise the elements of work that have taken place within the red-edge of the Hare Hill development site including garden levels, landscaping, boundary features and bat/bird box provision. This would include details of a retaining structure along the**

**site's boundaries where required on the basis that material that has been deposited to support the development is unauthorised. It is considered that the submission of such an application in advance of the LCC minerals and waste appeal decision would not prejudice the appeal process and therefore it is requested that an application be submitted to the Council within 28 days of this email.**

Steve Maggs

Enforcement Officer

Ribble Valley Borough Council

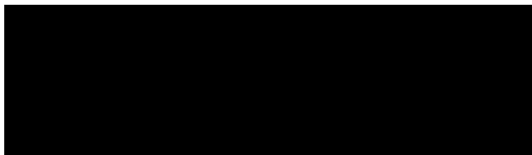
Council Offices

Church Walk

Clitheroe

Lancashire

BB7 2RA



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