

Our Ref: WG/KN0035/22

5 May 2023

Ribble Valley Borough Council
The Planning Department,
Council Offices,
Church Walk,
Clitheroe,
BB7 2RA

via the Planning Portal

Dear Sir/Madam,

**Application for the Approval of Reserved Matters pursuant to Condition I of Planning Permission 3/2022/0632 for the erection of a 70-bed care home.
Pendle Mill, Pendle Road, Clitheroe, BB7 1JQ
Planning Portal Reference- 12137910**

We are instructed by Müller Property Group to submit the enclosed application for the approval of reserved matters pursuant to 3/2022/0632 which granted outline consent for the following development:

“Demolition of existing buildings and erection of a care home (Use Class C2) of up to 70 beds. All matters reserved apart from access.”

The application has been submitted via the Planning Portal. Alongside with the application form, the submission comprises the following plans and documents:

H.21.78 (9) 1 Rev A Existing Site Location Plan
TRI-2408-01 Site Survey Plan
H.21.78 (9) 2 Rev Proposed Site Plan with Topo
H.21.78 (9) 3 Rev E Proposed Site Plan
H.21.78 (9) 26 Proposed Site Sections
H.21.78- (00) 2- Proposed Lower Ground Floor Plan
H.21.78- (00) 3- Proposed Ground Floor Plan
H.21.78- (00) 4- Proposed First Floor Plan



H.21.78- (00) 5- Proposed Roof Plan
H.21.78- (21) 1- Proposed North & East Elevations
H.21.78- (21) 2- Proposed South & West Elevations
H.21.78- (21) 3- Proposed South & West Courtyard Elevations
H.21.78- (21) 4- Proposed South & West Courtyard Materials
H.21.78- (21) 10- Proposed Street Scene
7189.01 Rev A - Landscape Proposals
Design Statement

Background

The application seeks approval of reserved matters pursuant to the outline planning permission 3/2022/0632, in particular the appearance, landscaping, layout and scale. The access has already been approved as part of the outline planning permission.

In combination with this application, there has been an application for a non-material amendment submitted under Section 96a of the Town and Country Planning Act 1990 to amend the Proposed Demolition Plan H.21.78 (9-) 5 B to indicate the retainment of the existing electricity substation, which will be indicated under the new Proposed Demolition Plan H.21.78 (9-) 5 C. The Planning Portal reference for this is PP-12138072.

Condition 16 of the outline planning permission requires:

“Details of the existing and proposed site levels and finished floor levels, and existing and proposed building heights including cross-section details shall be included as part of the first Reserved Matters application to be submitted relating to scale and/or layout.”

The requisite plan is identified within drawing number: H.21.78 (9) Proposed Site Sections.

Assessment

In support of this application is a Design Statement prepared by the scheme architects ADG. This describes the layout, scale, design rationale and external appearance in detail.

We trust that this information is sufficient to validate the application and consider the reserved matters positively. A separate submission will be made shortly for the discharge of pre-commencement conditions.

If you have any queries or wish to discuss the application please do not hesitate to contact either myself or my colleague Mark Krassowski.

Yours faithfully,





**William Groarke BA (Hons) MSc
Planner**

