



Gary Hoerty Associates

6 July 2023

Our Ref: Air/1024/3350/GH

Planning & Development Control  
Ribble Valley Borough Council  
Church Walk  
Clitheroe  
BB7 2RA

Suite 9  
Grindleton Business Centre  
The Spinney  
Grindleton  
Clitheroe  
Lancashire  
BB7 4DH

Dear Sirs

**Re: Our Clients – Mr and Mrs C Airey, 4 Redwood Drive, Longridge, Preston, PR3 2TN. Full planning application for the erection of the permanent agricultural workers dwelling at Thornley Hall Farm, Thornley, Longridge, PR3 2TN. Outline approval having been granted under application 3/2022/0265.**

We have submitted a full/detailed planning application for the above-mentioned proposed development via the Planning Portal and the application has been allocated the Portal Number: PP-12293135 and the application fee has been paid via the Planning Portal.

Outline planning permission was granted for the proposed dwelling under application 3/2022/0265 subject to conditions, the decision has been made to submit a new full planning application because the applicants want to construct the proposed dwelling a little bit further back from the main road and also the red edge needs changing to include a balancing pond for surface water attenuation. We do not consider that the slight change of position of the proposed dwelling will have any discernible impact upon the wider landscape and if anything, it will reduce the extent to which the proposed dwelling will be visible from the public highway.

As part of this full planning application, we aim to deal with the matters that were subject to conditions precedent in the outline planning permission, which are as follows:

Condition 2

*Application(s) for the approval of reserved matters shall be accompanied by full details of existing and proposed ground levels and proposed building finished floor levels (all relative to ground levels adjoining the site) including the levels of the proposed roads.*

*For the avoidance of doubt the submitted information shall include existing and proposed sections through the site including details of the height, scale and location of the proposed house in relation to adjacent existing development/built form. The development shall thereafter be carried out in strict accordance with the approved details.*



Chartered Surveyors ■■■ Planning & Development ■■■ Land Agents  
Valuers ■■■ Property Agency ■■■ Property Management



The plans that are included with this full application provide all of the information that was requested in this condition and therefore there should be no need to repeat this condition when the current application is determined.

#### Condition 9

*Notwithstanding the submitted details, no development, including any site preparation, demolition, scrub/hedgerow clearance shall commence or be undertaken on site until details of the provisions for replacement hedgerow along the southern boundary of the site adjacent to the highway have been submitted to and approved in writing by the Local Planning Authority. The submitted details shall include details of species, stock size, planting distance, precise location and length and proposed planting season. Any hedgerow which is found to be dead, damaged or dying during the first five years of planting shall be duly replaced and the hedgerow shall be thereafter retained.*

When we prepared the detailed plans for this application it became evident that the only section of hedgerow that will be removed is the small length through which the new access will pass which extends to 5m the required visibility splays can be accommodated without removing additional hedgerow and therefore this condition is unnecessary and will not need to be repeated when the current application is determined.

#### Condition 14

*The driveway/access, hereby approved, shall be drained into a suitable internal outfall, details of which shall be submitted to and approved in writing by the Local Planning Authority prior to the access/driveway being commenced and shall thereafter be implemented in strict accordance with the approved details.*

We enclose with this application a percolation test, flow calculations, a proposed levels plan, a maintenance schedule and a drainage strategy which have been prepared by DART Engineers which addresses the information required by this condition.

We trust that the Council has all the information that they require to register and validate the application and we look forward to acknowledgment of receipt of the application and the officer appointed to deal with it in due course. If, however, any further information is required please will you let us know at your earliest convenience.



Encl<sup>7</sup>

CC Mr & Mrs C Airey