

Rosedale
Orchard Close
Back Lane
Grindleton
Nr Clitheroe
BB7 4RZ

3rd October 2023

Ribble Valley Borough Council
Council Offices
Church Walk
Clitheroe
BB7 2RA

320230805P

For the attn. Emily Pickup

Dear Emily

REF: The Royds, Chatburn withdrawn app. No 0474

Following your emails and our withdrawal of the application, we have re-submitted the application with an addendum to the supporting statement including the second supporting statement dated 19.09.2023

Further to our last telephone conversation prior to withdrawing the application. It transpires your report had been written with a recommendation for refusal. (Principally none compliant with policy D.M.G.2) with your line manager to be signed off, without making an Application Site Visit.

An Application Site Visit would have been useful to assure decision making would be in line with the application albeit not to approve for the following reasons.

- a) At the application validation stage, planning requested an arboricultural report in support of the application. It would have been necessary to make an application site visit to assure the findings of the report are to the satisfaction of planning.
- b) An application site visit would have confirmed the number of stables both sides of the Menage complex, indeed may have use, greater than that of a householder, private lesson hobby and may be in line with demands of policy D.M.G.2.

Details with supporting photographs (19.09.23) of the application site similar to an application site visit confirm with your recommendation to follow the C of L route and maybe in line with policy demands.

- c) An application site visit with emphasis on location of the proposed building and its surroundings may have to some extent address concerns over its size in addition to our reasoning.
- d) Chatburn is a Tier 1 Village?

Summary

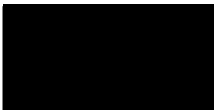
Following the consultation period of the submitted applications, if you are mindful to make an application site visit, please contact the applicant, he will be more than appreciative.

With reference to your concerns with proposed building design and size.

The building design is typical of most agricultural buildings with dual pitched roof and clad with material commensurate rural surroundings.

Please provide precise practical reasoning of your concerns.

Yours sincerely

A solid black rectangular box used to redact the signature of S J Bialecki.

S J Bialecki

c.c. J Devanney