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SUPPLEMENTARY PLANNING INFORMATION – 13TH APRIL 2024

PROPOSED DWELLING, LAND ADJACENT TO BRENTWOOD, PENDLETON ROAD, WISWELL

PLANNING IN PRINCIPLE APPLICATION NO. 3/2024/0170

Introduction

This Supplementary Planning Information is to address concerns raised by Wiswell Parish Council and the Planning Officer's Recommendations Report.

Response to Wiswell Parish Council Concerns

There is no evidence to show that the application land is used for agricultural purposes.

The land is classed as previously developed land as defined in Section 55 of The Town & Country Planning Act 1990 (as amended). This is referred to in the submitted Planning Statement.

In order to confirm that the land is within a domestic curtilage a copy of the HM Land Registry title deed and plan are attached to this information document. Section 4 of the Title Register details the stipulation that a stock proof fence be erected on the boundary of the property, clearly separating it from the adjacent agricultural land.

Response to Planning Officer's Recommendations Report

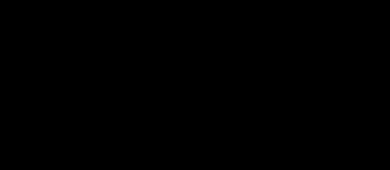
The plan included in the report is misleading, as it shows the full site ownership and is in monochrome. Drawing number 1473-102, Proposed Site Plan, clearly indicates the proposed development site in context with the actual curtilage of the land in the applicant's ownership. A copy of the plan is attached to this document.

Referring to paragraph 6.1.15 of the Planning Officer's report, it should be noted that Permission in Principle applications are only to be used for housing-led development; so the use for agriculture, small scale tourism and recreation cannot be applied. The possibility of using the property as a short term holiday has been considered, but cannot be submitted as part of this application.

Referring to paragraphs 6.1.18 & 6.1.19 there are no direct public transport routes to either Wiswell or Pendleton, so it is not just the application site that is inaccessible by sustainable transport methods. There are, however, regular bus services through Barrow, a 20 minute (1.3km) walk from the application site.

Summary

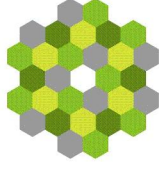
It is requested that the contents of this supplementary information document be considered alongside the original application documentation.



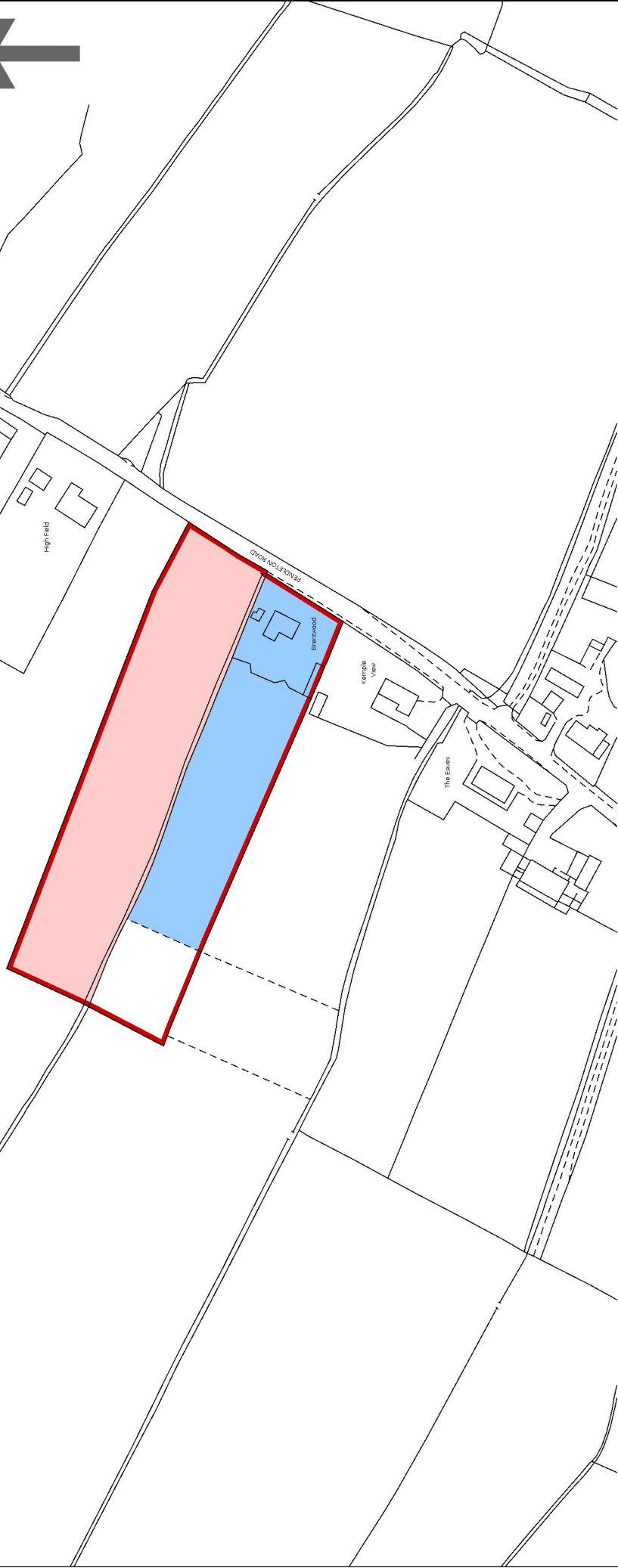
Paul Derbyshire
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HM Land Registry Current title plan

Title number **LAN65192**
Ordnance Survey map reference **SD7538SW**
Scale **1:2500**
Administrative area **Lancashire : Ribble Valley**



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Title register for:

Brentwood, Pendleton Road, Wiswell, Clitheroe, BB7 9BZ (Freehold)

Title number: LAN65192

Accessed on 06 June 2023 at 08:08:43

This information can change if we receive an application. This service can not tell you if HM Land Registry are dealing with an application.



This is not an official copy. It does not take into account if there's a pending application with HM Land Registry. If you need to prove property ownership, for example, for a court case, you'll need to order an official copy of the register.

Register summary

Title number LAN65192

Registered owners

[REDACTED]

Brentwood, Pendleton Road, Wiswell, Clitheroe, Lancs
BB7 9BZ

[REDACTED]

Brentwood, Pendleton Road, Wiswell, Clitheroe, Lancs
BB7 9BZ

Value stated

[REDACTED] on 25 January 2008

A: Property Register

This register describes the land and estates comprised in this title.

Entry number **Entry date**

1	2008-02-19	LANCASHIRE : RIBBLE VALLEY The Freehold land shown edged with red on the plan of the above title filed at the Registry and being Brentwood, Pendleton Road, Wiswell, Clitheroe (BB7 9BZ).
2	2008-02-19	As to the part tinted blue on the title plan, the mines and minerals are excepted.
3	2008-02-19	The land has the benefit of the rights granted by a Deed of Grant of the land in this title and other land dated 16 February 1935 made between [REDACTED] [REDACTED] [REDACTED] [REDACTED] ↪ NOTE:-Copy filed.

B: Proprietorship Register

This register specifies the class of title and identifies the owner. It contains any entries that affect the right of disposal.

Class of Title: Title absolute

Entry number	Entry date	
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1	2008-09-11	[REDACTED] [REDACTED] of Brentwood, Pendleton Road, Wiswell, Clitheroe, Lancs BB7 9BZ.
2	2008-02-19	A Conveyance of the land tinted pink on the title plan dated 6 September 1933 made between (1) [REDACTED] [REDACTED] [REDACTED]) contains purchaser's personal covenant(s) details of which are set out in the

schedule of personal covenants hereto.

3 2008-02-19 The value stated as at 25 January 2008 was

██████████

4 The following are details of the personal covenants contained in the Conveyance dated 6 September 1933 referred to in the Proprietorship Register:-

"THE Purchaser hereby covenants with the Vendor and also with the Corporation that the Purchaser will erect and forever after maintain at his own expense such good and substantial fences so as to be effective barriers against cattle horses sheep and other animals as may be deemed necessary by the Vendor and the Corporation and to their satisfaction separating the property hereby conveyed from the adjoining property of the Vendor"

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