



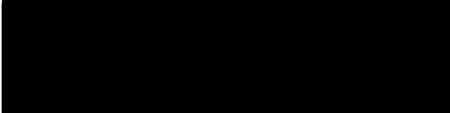
1 July 2024

320240571P

Our Ref: Coa/065/3065/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 – Messrs A and P Coates, Hill Farm, Hill Lane, Hurst Green, Clitheroe, BB7 9QT. Application for the modification of a Planning Obligation.

Please find enclosed an application to modify a Section 106 Agreement which was entered into by our above-named clients on 15 October 2013 with RVBC and LCC. The agreement relates to land at Lawsonsteads Farm, to the East of Clitheroe Road a copy of which is included with the application.

The agreement which we are applying to vary reserved a parcel of land so that it was available if required as a primary school site, however a subsequent planning application which has been implemented, application 3/2018/0914, was approved and in the determination of that planning application LCC concluded that a school site was not required and did not include any provisions in the subsequent Section 106 Agreement in respect of application 3/2018/0914 to reserve the school site or impose any triggers for it to be called upon. Therefore, the part of the Section 106 Agreement we are applying to modify cannot be implemented by anyone and is redundant.

We trust that the Council has all the information that they require to register and validate the application. If, however, any further information is required please will you let us know at your earliest convenience.

Yours faithfully



Gary Hoerty
Encl'

CC Messrs A & P Coates



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

