

## Moor Cock Farm, Clitheroe Road Ribchester PR3 2YT

### Section 73 application vary and remove conditions 3/2023/0619

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#### Background

Mr Hayhurst has bought Moor Cock Farm and cottage. Following recent amendments as part of planning approval 3/2023/0619, further amendments are sought to the access.

#### 2. Plans – vary

Unless explicitly required by condition within this consent, the development hereby permitted shall be carried out in complete accordance with the proposals as detailed on drawings:

- Site Location Plan (submitted with original application ref 3/2021/0261)
- Proposed Ground & First Floor Plans, Elevations North-East Dwg no 3377-001 Rev B
- Proposed Elevations and Roof Plan Dwg no 3377-002 Rev B
- ~~Proposed Block Plan, Garage Plans and Elevation Dwg no 3377-004 Rev B~~  
**Replace with 3377 004 C**
- External Works, Gates and Fencing Details Dwg no 3377-007 Rev A
- ~~External Works Site Entrance Details Dwg no 3377-008 Rev B~~ **Replace with 337 008C**

Reason: For the avoidance of doubt as the proposal was the subject of agreed design improvements and/or amendments and to clarify which plans are relevant to the consent.

Please note that the main need to move the access to the south east is not allow to allow a greater garden area for the farm, but also to give greater visibility along the stretch of the B6243. It should be noted that LCC had no objection to the 2021 application and asked for the site access to be moved as far south as possible;

*‘The visibility from this access could be improved by moving it further south. Whilst we would not expect that it is moved outside the site boundary there is scope to move the access point to the edge of the site which would be a significant improvement’. (LCC comments to application 3/2021/0261)*

**Please refer to supporting Technical Note 1 prepared by Tetra Tech.**

### 3. Gate and entrance wall – vary replace with plans below

The development hereby permitted in relation to the proposed gate and entrance wall shall be carried out in complete accordance with the proposals as detailed on drawings:

External Works, Gates and Fencing Details Dwg no 3377-007 Rev A  
External Works Site Entrance Details Dwg no ~~3377-008 Rev B~~ **Replace with 337 008 C**

Reason: For the avoidance of doubt as the proposal was the subject of agreed design improvements and/or amendments and to clarify which plans are relevant to the consent.

### 13. Surface of the proposed access – vary replace with plans below

The development hereby permitted in relation to the details of the surface of the proposed access shall be carried out in complete accordance with the proposals as detailed on drawings:

- ~~Proposed Block Plan, Garage Plans and Elevation Dwg no 3377-004 Rev B~~  
**Replace with 3377 008 C**

Reason: To prevent loose surface material from being carried on to the public highway thus causing a potential source of danger to road users.