

# MAYBERN

PLANNING + DEVELOPMENT

Hurstwood Court Business Centre  
New Hall Hey Road  
Rawtenstall  
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BB4 6HR

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

27<sup>th</sup> August 2024

Dear Sir/Madam,

**APPLICATION FOR DISCHARGE OF CONDITIONS: To Planning Permission Reference: 3/2022/0966  
Crow Trees Farm, Crow Trees Brow, Chatburn, BB7 4AA**

On behalf of Pringle Homes, we submit an application to discharge condition numbers 3 (Materials), 4 (Hard/Soft Landscaping Details), 17 (Site Investigation), 21 (EV Charging Points), 24 (Cycle Provision), 27 (Boundary Treatment Details), 29 (Historical Building Recording), 30 (Archaeological WSI) and 34 (Farmhouse Render Details) attached to planning permission reference 3/2022/0966.

This application is supported by the following relevant submission plans and documents:

- Cond. 3 (Materials):
  - Materials Specification New Dwellings (Jan 2024) – prepared by Pringle Homes
  - Materials Specification Barn and Garage (Aug 2024) – prepared by Pringle Homes
  - Materials Specification Dutch Barn (Aug 2024) – prepared by Pringle Homes
  - Materials Specification Farmhouse Rev B – prepared by Pringle Homes
- Cond. 4 (Hard/Soft Landscaping Details)
  - Landscape Layout (4265-101-J) – prepared by TPM Landscape
  - Planting Plan 1 of 2 (4265-201-C) – prepared by TPM Landscape
  - Planting Plan 2 of 2 (4265-202-C) – prepared by TPM Landscape
- Cond. 17 (Site Investigation)
  - Site Investigation & Ground Assessment (BEK-23127-1 – Oct. 2023)
  - Ground Gas Monitoring (BEK 23127- 240802 PH Rev A Aug 2024)
  - Remediation Method Statement (BEK-23127-2 Rev A – Aug 2024)
- Cond. 21 (EVCP) and 24 (Cycle Provision)
  - Proposed Site Layout Plan (21/139/P01-E) – prepared by LMP Architects
- Cond. 27 (Boundary Treatment Details)
  - Proposed Boundary Treatment Details (21/139/P04-C) – prepared by LMP Architects
  - Concrete Post and Panel Fencing Detail (PH-NM-DT-16) – prepared by Pringle Homes

- Mobilane Architektenmap UK Green Screen 9-2023 Detail Sheet – illustrative detail
- Cond. 29 (Historical Recording)
  - Historic Building Survey Report (AAL2024035 – April 2024) – prepared by Allan Archaeology Ltd
  - Specification For A Historic Building Survey (Levels 2 and 3) - prepared by Allan Archaeology Ltd
- Cond. 30 (Written Scheme of Investigation)
  - Specification For An Archaeological Evaluation (Version 3.0 – November 2023) - prepared by Allan Archaeology Ltd
  - Archaeological Evaluation Report- Trial Trenching (AAL2024019 – February 2024)
- Cond. 34 (Farmhouse Render Details)
  - Proposed Render Works – prepared by Pringle Homes

The application is submitted via the planning portal and payment of the requisite application fee has also been made via the planning portal – ref. PP-13237768.

Further information is provided as follows

### Condition 3 (Materials)

Condition 3 requires submission of details and specifications of materials to be used on all external surfaces of the approved development.

Accordingly, the applicant has prepared a detailed materials specification document which outlines the specification of roof tiling, facing brick, render, fascias and soffits, windows and doors and driveway surfacing of the new build units. Each material is supported by a visual example along with specification relating to the colour and style and supplier of the respective elements (NB if a referenced supplier is not able to fulfil the material at a later date an alternative supplier of the same material type will be sourced).

Materials specification documents for the barn and its garage and dutch barn works are also provided. Materials for the farmhouse are provided pursuant to condition 34 (below) and as per the Listed Building Consent (ref 03/2022/0967) discharge of condition submission (ref 3/2024/0564- conds 3 and 8).

If officers wish to view physical samples of any of the proposed materials this can be arranged.

### Condition 4 (Hard/Soft Landscaping Details)

The condition requires the submission of hard and soft landscaping details prior to commencement of development.

With due regard for the approved landscaping layout (4265-101-D), TPM Landscape have produced a hard and soft landscaping layout (ref 4265-101-J) which details the areas of amenity grassland, wildflower planting along with tree planting, hedgerow, shrub mix details alongside landscaping to be retained and to the garden areas (barn and farmhouse). This is supplemented by detailed planting plans (4265-201-C and 4265-202-C) which include planting specifications, schedules and planting instructions.

The layout plan also denotes the location and materials of areas of hardstanding on site.

#### Condition 17 (Site Investigation)

In line with the requirements of condition 17, BEK have undertaken a Phase II Site Investigation and prepared a detailed accompanying Report (BEK-23127-1 – Oct. 2023) and Ground Gas Monitoring with an associated Report (August 2024), informed by the initial Phase I Desk Study Report prepared by BETTS GEO Consulting Engineers (Report Ref: 22CHE293/DS, dated April 2022). In accordance with the condition, BEK have also prepared a Remediation Method Statement for the site (BEK-23127-2Rev A (August 2024)).

#### Condition 21 (EVCP) and 24 (Cycle Provision)

In accordance with this condition, the applicant submits a detailed layout plan (21/139/P01-E) prepared by LMP Architects which denotes the location of cycle storage and electric vehicle charging points to units. The plan also contains illustrations of the detail and appearance of both the proposed cycle provision and charging infrastructure.

The layout plan has due regard to the requirements of this condition and should be discharged accordingly without delay.

#### Condition 27 (Boundary Treatment Details)

Pringle Homes has prepared a detailed Concrete Post and Panel Fencing details plan (PH-NM-DT-16) which contains a specification and details of the height and appearance of close boarded timber screen fencing to be utilised across the site as shown on the accompanying Boundary Treatment Details Plan (21/139/P04-C). Plan P04-C also illustrates the location and trough detail of the green screen fencing and existing site boundaries that are to retain their existing treatment. The detail sheet of Mobilane illustrates the green screen detail and planting to it will be dark evergreen ivy (an alternative similar product from an alternative supplier may be used if unavailable).

#### Condition 29 (Historical Recording)

The condition requires a Level 3 archaeological building recording for the farmhouse and a Level 2 recording for any 19th century ancillary buildings in line with Historic England report 'Understanding Historic Buildings' (2016) to be implemented prior to commencement of development.

Allen Archaeology duly undertook a historical building survey in January 2024 (following liaison with LCC Archaeology) and prepared a detailed Historic Building Survey Report (AAL2024035 – April 2024). The survey covers 7 buildings on site, with a detailed photographic record compiled of all building elevations and features, and a detailed building history subsequently recorded within the Report.

#### Condition 30 (Written Scheme of Investigation)

The condition requires the submission of a Written Scheme of Investigation to inform a programme of archaeological work to be agreed in writing with the Local Planning Authority prior to commencement of development.

Allen Archaeology have produced a WSI which encompassed methodology for a trial trenching exercise for the site based on a site coverage of 4% comprising 7no. 50m long x 2m wide trenches (with a contingency of 1% based on the significance of any findings during excavation and evaluation). The approach and locations of the trenching was agreed with the Planning Officer (Archaeology) for LCC prior to commencement of the on-site evaluation.

An Archaeological Evaluation Report is also submitted following the supervised trial trenching undertaken on site between the 15<sup>th</sup> to 19<sup>th</sup> January 2024. The trial trenching has demonstrated a negligible archaeological potential on the development site, with only a single feature recorded comprising a linear ditch in Trench 1 and with no specific finds.

Condition 34 (Farmhouse Render Details)

In line with the requirements of condition 34, Pringle Homes have prepared a detailed method statement relating to the extent of and method of replacement of render to the existing Listed farmhouse. The method statement details:

- method of working and mixing, application and finishing of the replacement render
- diagrams of the extent of render replacement
- specification of the render
- photographic record of the condition of the existing render

The submitted details have due regard to and are compliant with the requirements of this condition.

We look forward to receiving confirmation that this discharge of conditions application has been received and validated, however should you require any further information or clarification please do not hesitate to contact me.

Yours Faithfully,



Sarah Jones  
Associate  
For and behalf of Maybern Planning and Development