

Development Control
Ribble Valley Borough Council

Phone: 0300 123 6780
Email: developeras@lancashire.gov.uk

Your ref: 24.0725
Our ref: D3.24.0725
Date: 20th September 2024

App no: 24.0725

Address: Crow Trees Farm Crow Trees Brow Chatburn

Proposal: Approval of details reserved by conditions 3 (materials), 4 (landscaping), 17 (site investigation), 21 (electric vehicle charging points), 24 (cycle provision), 27 (boundary treatment), 29 (historic building recording), 30 (archaeological written scheme of investigation) and 34 (farmhouse render details) on planning permission 3/2022/0966.

The submitted documents and plans have been reviewed and the following comments are made.

3/2022/0966 - Proposed erection of 37 affordable residential units with access, parking and landscaping. Conversion and extension of former dairy outbuilding to open-market residential unit and refurbishment/modernisation of Crow Trees Farmhouse (open-market dwelling) including reconfiguration, rooflights, side window and extension of two outbuildings to form garages.

Condition 21

Prior to the first occupation of any dwelling hereby approved details of the provision of electric vehicle charging points within the boundary of the site shall have been submitted to and approved in writing by the local planning authority. These shall have been made available for use prior to the first occupation of the dwelling and thereafter retained as such.

There is no objection to the discharge of this condition.

Condition 24

Prior to slab level being reached, details of the location and appearance of cycle storage area(s) shall be submitted to and approved in writing by the Local Planning Authority for those plots which do not have garages within their curtilage. The development shall be implemented in accordance with the approved details, prior to first occupation of any relevant part of the approved development and thereafter maintained and retained.



The cycle storage is proposed as an external Sheffield type loop stand. This needs to be amended for a secure and covered cycle store such as a cycle locker or shed. We would recommend that this condition is not discharged until the details have been amended.

Condition 27

Notwithstanding the details submitted, details of the alignment, height, and appearance of all boundary treatments, fencing, walling, retaining wall structures and gates to be erected within the development shall have been submitted to and approved in writing by the Local Planning Authority prior to slab level being reached for any dwelling hereby approved. The approved details shall be provided prior to first occupation of the dwelling to which they relate.

There is no objection to the discharge of this condition.

Kelly Holt
Highway Development Control Engineer
Highways and Transport
Lancashire County Council
www.lancashire.gov.uk

