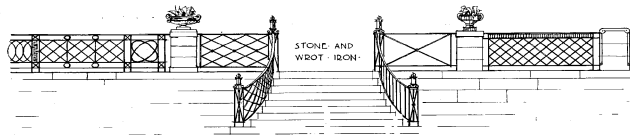


Patrons Sir Mark and Lady Lennox-Boyd



Lancashire Gardens Trust
Conservation & Planning Group

13 February 2025

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

For the attention of Ben Taylor

By email only to planning@ribblevalley.gov.uk

Dear Sir

**Proposed demolition of existing dwelling, erection of replacement two storey four bedroom self build dwelling with detached double garage and associated site works. Application 3/2025/0006.
Avenue Farm, Avenue Road, Hurst Green BB7 9QB. JCNAS Ref 202639.**

Thank you for your consultation in relation to the above planning application. As previously notified to you, the Gardens Trust (GT) as the statutory consultee on matters concerning registered parks and gardens, is now working closely with County Garden Trusts. Therefore the responsibility for commenting on planning applications in this context has now passed to the County Trusts. Accordingly the Lancashire Gardens Trust responds in this case.

We have reviewed the application documents, however no site visit has been undertaken. The current application is for a new build detached dwelling adjoining the Grade II* Registered Park and Garden at Stonyhurst College and is for a modified dwelling from that applied for under 3/2024/0745 last year.

Our view remains that the site is almost fully screened from Avenue Road by existing woodland. However the access which is included within the redline is within the RPG. As far as we can determine there is no proposal to upgrade or alter this existing access in any way. In the earlier application the highway authority commented that the first five metres of driveway will require to be surfaced. This also applies to the current application. We note that Historic England response on the earlier application required that there be no alteration to the driveway but in the current application they have made no comment. If unavoidably the driveway is to be formalised we recommend that this is treated in the most low key manner as possible ie without the use of upstanding road kerbs for instance.

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The screening woodland appears from the location plan blue line to be within the applicant's ownership. It is a concern that the ownership of the RPG is becoming subdivided. We understand that the woodland is not within a conservation area and may not be covered by a TPO. This issue needs to be addressed in the conditions attached to any approval, to ensure that any management or other works to the woodland are controlled and regulated through planning.

If there are any matters arising from this letter please contact me, by email conservation@lancsgt.org.uk.

Yours faithfully

Stephen Robson

S E Robson Chair, Conservation & Planning Group
Lancashire Gardens Trust