

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

Date 12<sup>th</sup> December 2025

Ref 2450.corr.RVBC.251212PL

Dear Sir/Madam,

**Lower Reaps Farm, Whinney Lane, Mellor, BB2 7EL**

Stanton Andrews is retained by Mr Chris Heys ('the applicant') to progress with an 'Approval of details reserved by a condition (discharge)' application pursuant to planning application ref. 3/2025/0507. This application is intended to discharge the conditions listed below; all relevant information has been submitted to Ribble Valley Borough Council via the Planning Portal alongside this letter.

Condition no.3

*Notwithstanding the submitted plans, the following details, including samples, shall be submitted to and approved in writing by the Local Planning Authority before their use in the proposed development:*

- Details of windows, doors and openings to be in-filled including reveals;
- Details of windows, doors and openings to be created;
- 1m x 1m sample panel showing the coursing, stone used and pointing for the re-build of external walls. The name of the stone (if any additional is required) should be provided along with the pointing mix.
- Details of roofing materials;
- Details of external and internal floor surfaces (including colour and texture); and
- Details of rainwater goods (cast iron or aluminium heritage style in black).
- Sample of boundary treatments

*The approved details shall be implemented within the development in strict accordance with the approved details.'*

Please refer to Materials Condition Statement and Drg. Ref. 2450/dis.20 'Proposed – Section Details' for information.

Condition no.4

*'All new and replacement windows and doors shall be constructed in timber, of which precise specifications of proposed windows and doors including elevations cross - sections, glazing type, opening mechanism and surface finish shall have been submitted to and approved in writing by the Local Planning Authority before their use in the proposed development.*

*The approved windows and doors shall be implemented within the development in strict accordance with the approved details and shall thereafter be retained in perpetuity.'*

Please refer to Drg. Ref. 2450/dis.20 'Proposed – Section Details' for information.



Condition no.5

*'Notwithstanding the details shown upon the approved plans, the proposed roof lights and roof glazing features shall be of the conservation type, recessed with a flush fitting, details of which shall be submitted to and approved by the Local Planning Authority prior to installation. The development shall be carried out in strict accordance with the approved details.'*

Please refer to Drg. Ref. 2450/dis.20 'Proposed – Section Details' for information.

Condition no.7

*'No development, site clearance/preparation, or demolitions shall take place until the applicant ... has secured the implementation of a programme of building recording and analysis'*

An 'Archaeological Building Recording Written Scheme of Investigation' has been prepared by Greenlane Archaeology to address this condition.

Condition no.8

*'No development shall take place, including any works of demolition or site clearance, until a Construction Management Plan (CMP) or Construction Method Statement (CMS) has been submitted to and approved by the local planning authority.'*

Please refer to Construction Management Plan for information.

Condition no.9

*'The development hereby permitted shall not be commenced until details of the landscaping of the site, including the retention of existing trees, have been submitted to, and approved in writing by, the Local Planning Authority. The scheme shall include, as appropriate, the types and numbers of trees and shrubs, their distribution to on site, those areas to be seeded, turfed, paved or hard landscaped, including details of any changes of level or landform and the types and details of all fencing and screening'*

Please refer to Drg. Ref. 2448/dis.21 'Proposed – Landscaping Plan'

We trust the information submitted is to your satisfaction and look forward to receiving confirmation of the application's registration.

Yours faithfully,

Henry Cahill  
for and on behalf of Stanton Andrews Ltd

copy client