

Ribble Valley Borough Council

Council offices

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CLITHEROE

BB7 2RA

My reference: 3/2024/0711

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Date: 25 September 2024

Location: Crow Trees Farm Crow Trees Brow Chatburn BB7 4AA

Proposal: Approval of details reserved by conditions 5 (Estate Road Details), 6 (Estate Road Management), 8 (Off-site highway works) and 9 (Construction Management Plan) on planning permission 3/2022/0966.

I write in response to your application to discharge the conditions pursuant to planning approval

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| Condition 5 is partially discharged insofar that the details in respect of the Estate Road Construction are considered acceptable insofar that they satisfy the requirements of the condition.  For the avoidance of doubt the agreed details are as follows:  Proposed Highway and External Levels Plan-A1L K39346-01  Proposed Highway and Access Roads Longitudinal Sections-A1L K39346-02  Section 278 General Arrangement Plan and Details-A1L K39346-05A  Foul and Surface Water Drainage Plan (K39346-20-A) (including road drainage details)  Foul and Surface Water Drainage Construction Details 1 of 2 (K39346-21)  Streetlighting Plan - LD19657 - prepared by Urbis Shreder  The condition can only be partially discharged at this stage insofar that the condition requires the development be carried out in accordance with the approved details and that no new build dwellings shall be first occupied until the new estate road(s) affording access to such dwellings has been constructed in accordance with the approved details.  P.T.O. |
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| Condition 6 is partially discharged insofar that the details in respect of the Estate Road Management and Maintenance are considered acceptable insofar that they satisfy the requirements of the condition.  For the avoidance of doubt the agreed details are as follows:  Road Management and Maintenance Plan (002) (Aug 2024) – prepared by Pringle Homes  The condition can only be partially discharged at this stage insofar that the condition requires the highway(s) shall thereafter be maintained in accordance with the approved management and maintenance details |
| Condition 8 is partially discharged insofar that the details in respect of the construction of the site access and the off-site works of highway mitigation are considered acceptable insofar that they satisfy the requirements of the condition.  For the avoidance of doubt the agreed details are as follows:  Section 278 General Arrangements Plan and Details (K39346-05-A)  Proposed Sign Arrangement (K39346-10 Rev: B)  The condition can only be partially discharged at this stage insofar that the condition requires that the works shall be completed in accordance with the approved details including approved timetable. |
| Condition 9 is partially discharged insofar that the details in respect of the Site Construction Management Plan are considered acceptable insofar that they satisfy the requirements of the condition.  For the avoidance of doubt the agreed details are as follows:  Construction Phase Plan including Traffic Management Plan- prepared by Pringle Homes  Swept Path Plans (J32-6615-PS-003 and J32-6615-PS-004) – Mode Transport  The condition can only be partially discharged at this stage insofar that the condition requires that the approved Site Construction Management Plan shall be adhered to throughout the construction period for the development. |

Nicola Hopkins

**NICOLA HOPKINS**

**DIRECTOR OF ECONOMIC DEVELOPMENT AND PLANNING**

Pringle Homes

C/o Agent

Agent

Maybern Planning and Development Ltd

Hurstwood Court

New Hall Hey Road

Rawtenstall

BB4 6HR

**Right of Appeal**

If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990.

· If you want to appeal against your local planning authority’s decision then you must do so within 6 months of the date of this notice.

· If this is a decision to refuse planning permission, or approve with conditions, a householder application, if you want to appeal against your local planning authority’s decision then you must do so within 12 weeks of the date of this notice.

· If this is a decision to refuse planning permission, or approve with conditions, a minor commercial application, if you want to appeal against your local planning authority’s decision then you must do so within 12 weeks of the date of this notice.

Appeals can be made online at: <https://www.gov.uk/appeal-planning-decision> . If it is a householder appeal it can be made online at: <https://www.gov.uk/appeal-householder-planning-decision> . If you are unable to access the online appeal form, please contact the Planning Inspectorate to obtain a paper copy of the appeal form on tel: 0303 444 5000. The Secretary of State can allow a longer period for giving notice of an appeal but will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal. The Secretary of State need not consider an appeal if it seems to the Secretary of State that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order. If an enforcement notice is served relating to the same or substantially the same land and development as in your application and if you want to appeal against your local planning authority’s decision on your application, then you must do so within: 28 days of the date of service of the enforcement notice, or within 6 months [12 weeks in the case of a householder appeal] of the date of this notice, whichever period expires earlier. In certain circumstances, a claim may be made against the local planning authority for compensation, where permission is refused or granted subject to conditions by the Secretary of State on appeal or on a reference of the application to him. The circumstances in which such compensation is payable are set out in section 114 of the Town and Country Planning Act 1990.

**Purchase Notices**

If permission to develop land is refused or granted subject to conditions, whether by the local planning authority or by the Secretary of State for the Environment and the owner of the land claims that the land has become incapable of reasonably beneficial use in its existing state and cannot be rendered capable of reasonably beneficial use by the carrying out of any development which has been or would be permitted, they may serve on the Council of the county borough or county district in which the land is situated a purchase notice requiring that Council to purchase their interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990.