

**Report to be read in conjunction with the Decision Notice.**

**Application Ref:** 3/2017/0010

**Date Inspected:** --

**Officer:** RM



**Ribble Valley  
Borough Council**

www.ribblevalley.gov.uk

**DELEGATED ITEM FILE REPORT:**

**CONDITION DISCHARGE**

**Development Description:** Discharge of condition 3 (external materials) from planning permission 3/2016/0748.

**Site Address/Location:** Land off Chatburn Old Road, Chatburn

**CONSULTATIONS:** Parish/Town Council

N/A

**CONSULTATIONS:** Additional Representations.

N/A

**RELEVANT POLICIES:**

**Ribble Valley Core Strategy:**

Policy DMG1 – General Considerations

National Planning Policy Framework (NPPF)

**ASSESSMENT OF PROPOSED DISCHARGE OF CONDITION:**

The application seeks to discharge of condition 3 (external materials) from planning permission 3/2016/0748.

**Condition 03:**

*Precise specifications or samples of walling, roofing and window/door framing materials including their colour and texture shall have been submitted to and approved in writing by the Local Planning Authority before their use in the proposed works.*

Materials agreed as detailed within materials schedule: 5138 - Version 1.05 – Dated 08.09.16 Rev D.

Condition 03 is partially discharged insofar that the submitted details have been agreed by the Local Planning Authority. The condition cannot be fully discharged as it requires that the development to be carried out in accordance with the approved details.

Full discharge of this condition would be premature given the development is not complete.

**RECOMMENDATION:** That condition 3 be partially discharged