21 JUN 2006
APPROVED WITH CONDITIONS

RIBBLE VALLEY BOROUGH COUNCIL
REGISTRATION SHEET

APPLICATION NO:	**3/2006/0400**	DATE VALID:	08/05/2006
		EXPIRY DATE:	**03 July 2006**
APPLICATION TYPE:	Applications for full consent		
DELEGATED:	Y/~~N~~	QUICK ACCESS	Ribble Valley Luxury Homes Ltd
LOCATION:	**Greenbank Quarry Clitheroe Road Longridge Lancashire**		
PROPOSAL:	**Erection of one holiday chalet. Proposed construction of 40m length of random stone wall 1.5m high along Clitheroe Road.**		
CASE OFFICER:	JM		
PARISH:	**Longridge**		
FEE DUE:	£265.00		
FEE RECEIVED:	£265.00	DATE: 08/05/06	RECEIPT NO: 8590
	£	DATE:	RECEIPT NO:
REFUND:	£		
GRID REF:	~~374170~~ 362125	~~441987~~ 438196	**DOE CODE: 06**

Constraints		**Consultations**		**Neighbours** 18/5/06
TPO		Parish 18/5	✓	The Brows Farm, Higher Road
Hedgerow Notice		County Surveyor 18/5	✓	
SSSI		NW Water		
Biol Heritage		Environment Agency		
AHA		County Planning		
MNA		Rural Estates		
LFCZ		County Archaeology		
British Gas		Highway Agency		
Listed Building		English Heritage		
Conservation Area		English Nature		
Green Belt		Health & Safety		
Footpath Map		CPRE		
ICI Ethylene Pipeline Zone		A Monuments Soc		
AONB		C British Arch		
		Georgian Group		
ADVERT REQUIRED		Adjacent LPA		
Listed Building		Other		
Affects the setting of Listed Building		English Sports Council		
Conservation Area		Env Impact Assessment		
Public Right of Way				
Departure		**Associated Application:**		
Major Development				

HISTORY OF SITE

05/0922 05/0503 02/0447 01/0490 01/0485 00/0208 95/0080 92/0064 93/0362 97/0315 4/2/1119LA 4/2/1309 4/2/1309/1 4/2/1024 4/2/954 4/2/1148 (SU)

PASSED TO OFFICER:		18/5/06
DISPLAY AT LIBRARY:		

RIBBLE VALLEY BOROUGH COUNCIL

Department of Development

Council Offices, Church Walk, Clitheroe, Lancashire, BB7 2RA

Telephone: 01200 425111 Fax: 01200 414488 Planning Fax: 01200 414487

Town and Country Planning Act 1990

PLANNING PERMISSION

APPLICATION NO: 3/2006/0400
DECISION DATE: 21 June 2006
DATE RECEIVED: 08/05/2006

APPLICANT:
Ribble Valley Luxury Homes Ltd
Eastham House Farm
Gtreat Mitton
Whalley
Lancs
BB6 9PH

AGENT:
Janet Dixon Town Planners Ltd
10A Whalley Road
CLITHEROE
BB7 1AW

DEVELOPMENT PROPOSED: Erection of one holiday chalet. Proposed construction of 40m length of random stone wall 1.5m high along Clitheroe Road.

AT: Greenbank Quarry Clitheroe Road Longridge Lancashire

Ribble Valley Borough Council hereby give notice that **permission has been granted** for the carrying out of the above development in accordance with the application plans and documents submitted subject to the following condition(s):

1. The development must be begun not later than the expiration of three years beginning with the date of this permission.

   Reason: Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990.

2. Precise specifications or samples of walling and roofing materials and details of any surface materials to be used 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.

   REASON: In order that the Local Planning Authority may ensure that the materials to be used are appropriate to the locality in accordance with Policy G1 of the Ribble Valley Districtwide Local Plan and the adopted Supplementary Planning Guidance - "Extensions and Alterations to Dwellings".

3. The unit(s) of accommodation shall not be let to or occupied by any one person or group of persons for a continuous period of longer than 3 months in any one year and in any event shall not be used as a permanent accommodation. A register of such lettings shall be kept and made available to the Local Planning Authority to inspect on an annual basis.

   REASON: In order to comply with Policies G1, ENV1, and RT1 of the Ribble Valley Districtwide Local Plan. The building is located in an area where the Local Planning Authority would not normally be minded to grant the use of building for a permanent residential accommodation.

P.T.O.

APPLICATION NO. 3/2006/0400 **DECISION DATE: 21 June 2006**

Relevant planning policy

Policy G1 - Development Control.
Policy ENV1 - Area of Outstanding Natural Beauty.
Policy ENV7 - Species Protection.
Policy RT1 - General Recreation and Tourism Policy.
Policy RT19 - Development Which Prejudices Footpaths.
Policy RT20 - Countryside Recreation - Facilities.

Summary of reasons for approval

The proposal has no significant detrimental impact on nearby residential amenity, nor have visual impact nor highway safety.

Note(s)

1. For rights of appeal in respect of any condition(s)/or reason(s) attached to the permission see the attached notes.

2. The applicant is advised that should there be any deviation from the approved plan the Local Planning Authority must be informed. It is therefore vital that any future Building Regulation application must comply with the approved planning application

[redacted]

STEWART BAILEY
DIRECTOR OF DEVELOPMENT SERVICES

RECOMMENDATION FOR PLANNING AND DEVELOPMENT COMMITTEE

APPROVAL

DATE: **20 JUNE 2006**
REF: **JM/JS**
CHECKED BY:

APPLICATION NO: 3/2006/0400/P (GRID REF: SD 6198 3830)
PROPOSED CREATION OF ADDITIONAL HOLIDAY CHALET AND 400M OF RANDOM STONE WALL AT 1.5M IN HEIGHT AT CLITHEROE OLD ROAD, LONGRIDGE GREEN BANK QUARRY, LONGRIDGE.

TOWN COUNCIL:	Object to the height of the proposed wall, this area is used as a vantage point to look over the valley. This area is well used for that purpose and a wall at this height would prevent this use. Also it was felt that a wall at this point could be dangerous as the current fence is a link fence and can be seen that this sits on the edge of the quarry, should a wall be put there it would not be possible to see that this is on the edge of a quarry. The Town Council also object to the erection of a holiday chalet as this appears to be out of the building line. There was no mention of any road extension, which would appear to be extended in order to reach this chalet. It is felt that the position of the chalet makes it stand out like a sore thumb as it is far removed from the building line. Should the chalet be approved the Council have asked that the conditions regarding occupancy be imposed.
ENVIRONMENT DIRECTORATE (COUNTY SURVEYOR):	No observations received at the time of preparing this report.
NEARBY RESIDENTS:	No representations have been received at the time of preparing this report.

Proposal

This scheme seeks detailed consent for the erection of an additional stone holiday chalet located adjacent to the lake at Greenbank Quarry at the bottom part of the site.

It also involves the erection of a 14m sectional stone walling at 1.5m in height along part of the Clitheroe Old Road. The stone chalet is of a similar size to one which is currently under construction and would measure approximately 11m x 9m with a maximum height of 6.85m.

Site Location

The proposal is on the outskirts of Longridge within the former quarry. Adjacent to the site is a static caravan site situated within the Area of Outstanding Natural Beauty.

Relevant History

3/95/0080 – Outline application for development of 30 holiday chalets, reception, restaurant and car park. Approved with conditions.

3/2001/0485 – Reserved Matters application for 30 chalets. Approved.

3/2001/0419 – Restaurant/reception area. Refused.

3/2002/0447 - Restaurant/reception area. Approved.

3/2005/0922 – Substitution of holiday chalet type to incorporate balcony. Approved.

3/2005/0503 – Three chalets. Approved.

3/2006/0138 – Two additional stone chalets. Refused.

Relevant Policies

Policy G1 - Development Control.
Policy ENV1 - Area of Outstanding Natural Beauty.
Policy ENV7 - Species Protection.
Policy RT1 - General Recreation and Tourism Policy.
Policy RT19 - Development Which Prejudices Footpaths.
Policy RT20 - Countryside Recreation - Facilities.

Environmental, AONB, Human Rights and Other Issues

The main issues regarding this proposal relate to the visual impact caused by the construction of a stone wall along Clitheroe Old Road and also the additional chalet. In relation to the extra unit, although it is divorced from the main part of the site it is within the area designated as the holiday park and adjacent to the lake. I consider that, given the topography of the land it will be reasonably well screened by the existing embankment and would not result in inappropriate additional built form although I acknowledge the views of the Town Council.

The creation of a 40m length of a 1.5m wall on part of Clitheroe Old Road would be visible due to it being on an elevated part of the site. Currently there is a post and wire fence which allows pedestrians and vehicular traffic long distance views of the valley. I note the concern of the Town Council regarding creation of a wall but the right of a view is not a material consideration. The locality has a mixture of stone walls and hedgerows and, as such, a random stone wall would be appropriate.

SUMMARY OF REASONS FOR APPROVAL

The proposal has no significant detrimental impact on nearby residential amenity, nor have visual impact nor highway safety.

RECOMMENDATION: That planning permission be GRANTED subject to the following condition(s):

1. Precise specifications or samples of walling and roofing materials and details of any surface materials to be used 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.

   REASON: In order that the Local Planning Authority may ensure that the materials to be used are appropriate to the locality in accordance with Policy G1 of the Ribble Valley Districtwide Local Plan and the adopted Supplementary Planning Guidance – "Extensions and Alterations to Dwellings".

2. The unit(s) of accommodation shall not be let to or occupied by any one person or group of persons for a continuous period of longer than 3 months in any one year and in any event shall not be used as a permanent accommodation. A register of such lettings shall be kept and made available to the Local Planning Authority to inspect on an annual basis.

   REASON: In order to comply with Policies G1, ENV1, and RT1 of the Ribble Valley Districtwide Local Plan. The building is located in an area where the Local Planning Authority would not normally be minded to grant the use of building for a permanent residential accommodation.

P1

Planning Application

Application No. 3/2006/0400
Date received 8.5.06
Fee paid £ 265.00 Receipt No. 8590

Town and Country Planning Act 1990
Please read the accompanying notes, form P1B, before answering each question. Please complete in BLOCK LETTERS.

Question 1

Name and Address of Applicant

RIBBLE VALLEY LUXURY HOMES LTD
GRATHAM HOUSE FARM
GT. MITTON WHALLEY
Postcode BB6 9PH
Tel. No.

DIRECTOR OF DEVELOPMENT
-8 MAY 2006
FOR THE ATTENTION OF

Question 1a

Name and Address of Agent (if any)

JANET DIXON TOWN PLANNERS LTD
10A WHALLEY ROAD
CLITHEROE
Postcode BB7 1AW
Tel. No. 01200 442505
(Contact's name J. DIXON)

Question 2

Address or Location of Application Site - indicate on the plan any adjoining land in the applicants control

GREENBANK QUARRY
CLITHEROE ROAD
LONGRIDGE

Question 3

Accurate description of the proposed development (including site area if known)

ERECTION OF ONE HOLIDAY CHALET; CONSTRUCTION OF 40m. LENGTH OF RANDOM STONE WALL 1.5m HIGH ALONG CLITHEROE ROAD.

Question 4

Please state yes in the appropriate box

Type of application

a. Full application for a change of use not involving any building works [ ]
b. Full application for a change of use and/or new building/engineering work or alterations [YES]
c. Outline application for the erection of building(s) [ ]
   (i) Please state yes/no which matters, if any, are being applied for

Siting	Design	Means of Access	External Appearance	Landscaping
[ ]	[ ]	[ ]	[ ]	[ ]

   (ii) For residential development give number and type of dwellings (indicate on separate sheet if necessary).
d. **Reserved Matters** application
   (i) Please give reference number of outline permission ..... [ ]
   (ii) Please state yes/no which reserved matters are being dealt with in this application

Siting	Design	Means of Access	External Appearance	Landscaping
[ ]	[ ]	[ ]	[ ]	[ ]

e. **Continuation of Temporary Permission**
   Please give reference number of previous permission ..... [ ]
f. **Modification or Removal of a Condition**
   Please give the number of the planning permission and the relevant condition ..... [ ]
   .....

Question 5 Access

	Please state Yes or No		Please state Yes or No
Does the proposal involve a new vehicular access?	NO	an altered vehicular access?	NO
a new pedestrian access?	NO	an altered pedestrian access?	NO
Does there exist any public right of way within the application site?			NO

Question 6 Trees

Do you intend to prune or fell any trees as part of the proposed development? If yes, please show the tree(s) on the plan and describe the works proposed.

Please state Yes or No: NO

Question 7 Existing Uses

Describe the existing or, if vacant, the last use(s) of the site: TOURIST PARK

Question 8 Additional Information

a. Is the application for shopping, office, industrial, or other commercial use? If so, please complete a Planning Application (Part 2), form P1A

b. Is the application for or associated with the winning and working of minerals or waste disposal? If so, please complete a Planning Application (Part 3), form P1M.

Please state Yes or No: a. NO; b. NO

Question 9 Drainage/Water Supply

a. How will surface water be dealt with? S.W. SEWER
b. How will sewage be dealt with? TREATMENT WORKS } ALL BY MAINS
c. How will water be supplied?

Question 10 Materials

If building works are proposed please describe all external materials, including roof materials (e.g. brick walls, colour, make and type and show them on your plan)

WALLS - NATURAL RANDOM STONE

ROOF - BLUE SLATE

Question 11 Plans

Please list the drawings and plans submitted with this application form (5 sets are required):

LOCATION

3688/09K PROPOSED SITE LAYOUT

3688/18 PROPOSED CHALET

Question 12

Please read and then sign the following statement

Declaration

I wish to apply for planning permission for the development described in this application and accompanying plans and enclose the fee of £ 265

Signed [redacted] .....(~~Applicant~~/Agent) Date 28/4/06

Question 13

Certificate under Article 7 Town and Country Planning (General Development Procedure) Order 1995

Certificate A

I certify that on the day 21 days before the date of the accompanying application nobody, except the applicant, was the owner of any part of the land to which the application relates.

None of the land to which the application relates is, or is part of, an agricultural holding.

Signed [redacted] .....(~~Applicant~~/Agent) Date 28/4/06

RIBBLE VALLEY BOROUGH COUNCIL

lease ask for: John Macholc
direct line: 01200414502
planning fax: 01200 414487
my ref: NC2/3/2006/0400
your ref:
date: 18 May 2006

Council Offices
Church Walk, Clitheroe
Lancashire BB7 2RA

Tel: 01200 425111
Fax: 01200 414488
DX Clitheroe 15157
www.ribblevalley.gov.uk

Applicant: Ribble Valley Luxury Homes Ltd
Planning Application No: 3/2006/0400
Grid Ref: 362125 438196
Proposal: Erection of one holiday chalet. Proposed construction of 40m length of random stone wall 1.5m high along Clitheroe Road.
Location: Greenbank Quarry Clitheroe Road Longridge Lancashire

Dear Sir/Madam

An application for planning permission for the development above has been made to the council. The plans may be inspected at these offices between 8.45am and 5.00pm on Mondays to Fridays.

Any representations you make about the proposal should be in writing and received within 21 DAYS of the date of this letter. Your letter will be acknowledged, but I regret that I cannot notify you personally of the decision on the application. You may be able to speak at the Planning and Development Committee meeting that considers this application, dates of Committee meetings are printed overleaf, for further information on public participation please contact John or Olwen on 01200 414408.

Under the provisions of the Local Government (Access to Information) Act 1985, any representations received will be available for inspection once the application has appeared on the committee agenda. Such representations will also be placed before the Committee.

Yours faithfully

[redacted]

on behalf of
DIRECTOR OF DEVELOPMENT SERVICES

The Owner And/Or Occupier
file copy

RIBBLE VALLEY BOROUGH COUNCIL

PLANNING & DEVELOPMENT COMMITTEE MEETING CYCLE 2006/2007

Day	Date	Time
Thursday	**25 May 2006**	**7.00pm**
Tuesday	**20 June 2006**	**7.00pm**
Thursday	**20 July 2006**	**7.00pm**
Tuesday	**15 August 2006**	**7.00pm**
Thursday	**14 September 2006**	**7.00pm**
Tuesday	**10 October 2006**	**7.00pm**
Thursday	**9 November 2006**	**7.00pm**
Tuesday	**28 November 2006**	**7.00pm**
Thursday	**21 December 2006**	**7.00pm**
Tuesday	**18 January 2007**	**7.00pm**
Tuesday	**6 February 2007**	**7.00pm**
Thursday	**15 March 2007**	**7.00pm**
Tuesday	**3 April 2007**	**7.00pm**
Thursday	**26 April 2007**	**7.00pm**

NOTES

- You are advised to visit the Development Department to inspect the plans and fully assess the proposals. If you are unable to inspect the plans at the Council Offices plans may be available at the local Parish or Town Council.
- All applications are treated on their individual merits. If the application is a resubmission you WILL need to make new representation.
- Although all representations will be noted only material planning considerations are valid objections.

Examples of material considerations

- loss of light
- highway safety
- noise disturbance

Examples of non-material considerations

- loss of view
- devaluation of property

Application Number: 8/2006/0400

Date Received in Planning Office:

DIRECTOR OF
-8 MAY 2006
THE
ATTENTION OF

Validated	Vetted	Register 1 (paper register & inputting of application into MVM)	Plotted	Allocate Officer	Register 2 (Ack & Notify Neighbours & Register on MVM)	Given to Officer	Decision to manager to sign off	Decision sent out
In		11/5/06 LB	PM 12.5.06 LB	PM 15.5.06 LB	15/5 Reg 17/5 Let 18/5	18/5 HS		

- Please initial and date at each stage
- Reason for invalidity:

Has this application been decided within 8 weeks Yes/No
If no reason -

Major applications decided within 13 weeks Yes/No

Greenbank Quarry
Citheroe Road.
Longridge.

SM.

The Town Council of Longridge

Council Offices, Station Buildings, Berry Lane,
Longridge, Lancashire, PR3 3JP
Telephone & Fax: Longridge (01772) 782461

Shona Thurlow
Clerk to the Council

The Chief Planning Officer
Ribble Valley Borough Council
Church Walk
Clitheroe
Lancs
BB7 2RA

26 MAY 2006
FOR THE ATTENTION OF

25 May 2006

Dear Mr Bailey,

PLANNING APPLICATIONS

I am directed to forward the comments of my Council as follows ;-

3/2006/0370 Replacement of storage shed 'A'
AT; H T Forrest Ltd, 27 Inglewhite Road, Longridge.

The Town Council would request that possible noise pollution is looked At and reduced by insulation wherever possible.
Providing this application is just a renewal of the application previously approved, and the heights do not exceed previously approved heights. Then NO OBJECTION. However, if this application should differ from what Was previously approved the Town Council would OBJECT.

3/2006/0373 Detached granny annex in rear garden.
AT; Seven acre Cottage, Forty Acre Lane, Longridge.
(The location of this application has been checked with Colin Sharpe RVBC Planning. It does actually fall into Thornley with Wheatley, but as it lies so Close to the boundary LTC are welcome to comment).

NO OBJECTION in principal the Town Council have asked that full consultation with near neighbours be carried out and that the materials Be reviewed to ensure that they are in keeping. The Town Council have Further requested that this development be subject to conditions to ensure It remains as one dwelling.

The Town Council of Longridge

Council Offices, Station Buildings, Berry Lane,
Longridge, Lancashire, PR3 3JP
Telephone & Fax: Longridge (01772) 782461

Shona Thurlow
Clerk to the Council

3/2006/0355 Single Storey side and rear extension
AT; 10 Coniston Close, Longridge, Preston

Providing that matching materials are used in construction and that neighbours are consulted NO OBJECTION. We ask that the work on the development be restricted to reasonable hours to avoid nuisance to neighbours and suggest 08.00 to 19.00 Monday to Friday, 10.00 to 16.00 on Saturdays and 10.00 to 14.00 on Sundays.

3/2006/0393 Rear conservatory and improvements to existing roof and bay window at rear of property.
AT; Westfield, 45 Little Lane, Longridge.

Providing that matching materials are used in construction and that neighbours are consulted NO OBJECTION. We ask that the work on the development be restricted to reasonable hours to avoid nuisance to neighbours and suggest 08.00 to 19.00 Monday to Friday, 10.00 to 16.00 on Saturdays and 10.00 to 14.00 on Sundays.

3/2006/0396 Change of use from residential to office use.
AT; 54 Berry Lane, Longridge.

NO OBJECTION

3/2006/0400 Erection of one holiday chalet. Proposed construction of 40m length of random stone wall 1.5m high along Clitheroe Road.
AT; Greenbank Quarry, Clitheroe Road, Longridge.

The Town Council OBJECT to the height of the proposed wall, this area is used As a vantagepoint to look over the valley. This area is well used for that purpose and a wall of this height would prevent this use. Also, it was felt that A wall at this point could be dangerous, as the current fence is a link fence and it Can be seen that this sits on the edge of a quarry, should a wall be put there it will not be possible to see that this is on the edge of a quarry.
The Town Council also OBJECT to the erection of the Holiday Chalet, as this chalet appears to be out of the building line. With no mention of any road extension, which would appear to need to be extended in order to reach this chalet, it is felt that the positioning of this chalet makes it stand out like a sore thumb as it is so far removed from the building line. Should this chalet be approved the Council have asked that conditions regarding occupancy be imposed as with the rest of the development.

The Town Council of Longridge

Council Offices, Station Buildings, Berry Lane,
Longridge, Lancashire, PR3 3JP
Telephone & Fax: Longridge (01772) 782461

Shona Thurlow
Clerk to the Council

Yours sincerely

[redacted]

Shona Thurlow
Clerk to the Council

JM

Lancashire County Council

Environment Directorate

www.lancashire.gov.uk

tel (01772) 534636
fax (01772) 534512
e-mail trafficandsafety@env.lancscc.gov.uk

Mr S Bailey
Chief Planning Officer
Ribble Valley Borough Council
Council Offices
Church Walk
Clitheroe
BB7 2RA

Your ref CONCS/3/2006/0400
Our ref TS/D3/06/400/BLC/VF
Date 8 June 2006

Dear Sir

TOWN AND COUNTRY PLANNING ACT 1990
PROPOSED ERECTION OF ONE HOLIDAY CHALET CONSTRUCTION OF 40M LENGTH OF RANDOM STONE WALL 1.5M HIGH ALONG CLITHEROE ROAD
GREENBANK QUARRY CLITHEROE ROAD LONGRIDGE
FOR RIBBLE VALLEY LUXURY HOMES LTD

I have no objection to this proposal.

Yours faithfully

[redacted]

Brian Cooper
Chief Traffic & Development Engineer (East)

DIRECTOR OF
ENT
12 JUN 2006
ATTE

Brian Cooper • Chief Traffic & Development Engineer (East)
Highways and Environmental Management
PO Box 9 • Guild House • Cross Street • Preston • PR1 8RD

Beacon Council
2003-2004 Supporting the Rural Economy
2004-2005 Transforming the School Workforce

Recycled

3200604 00 P

Janet Dixon
TOWN PLANNERS LIMITED

10A Whalley Road, Clitheroe Lancashire BB7 1AW
Telephone: 01200 425051 Fax 01200 426471
e-mail: jdixontownplanners@tiscali.co.uk

Janet Dixon BA (Hons) MCD, MRTPI
Judith Douglas BSc (Hons) Dip TP, MRTPI

12 May 2006

Mr J Macholc
Chief Planning Officer
Ribble Valley Borough Council
Council Offices
Church Walk
Clitheroe
BB7 2RA

DIRECTOR OF DEVELOPMENT
-8 MAY 2006
FOR THE ATTENTION OF

Dear Mr Macholc

PROPOSED HOLIDAY CHALET AT GREENBANK QUARRY, LONGRIDGE

Further to your site meeting with Mr S Ainsworth, I now enclose an application for an additional holiday chalet at the holiday park. The existing Legal Agreement restricting occupancy would cover any grant of planning permission on this particular plot as well.

The application also includes the construction of a 40m section of random stone wall to the highway boundary. This is proposed as a safety measure for both users of the public highway and those occupying the chalets below the quarry face. The wall is to protect occupiers of the holiday park in the event that a vehicle on the public highway leaves the road and falls into the quarry.

Yours sincerely

[redacted]

Janet Dixon

Encl.

JM 2225

1059

The Town Council of Longridge

Council Offices, Station Buildings, Berry Lane,
Longridge, Lancashire, PR3 3JP
Telephone & Fax: Longridge (01772) 782461

Shona Thurlow
Clerk to the Council

The Chief Planning Officer
Ribble Valley Borough Council
Church Walk
Clitheroe
Lancs
BB7 2RA

4 August 2006

Dear Mr Bailey,

Could you please take a look at a question which was recently raised.

The question is in relation to planning application 3/2006/0400 and one of my Councillors asked why the Town Council's comments had not been considered ?

He was show the agenda for the planning meeting on 20 June 2006, which clearly states the Town Councils position's in relation to this planning application, this then gave rise to a further question.

The question I would like you to take a look at is why is the information given in the agenda not available to be viewed on the internet ?

Could you please let me have your comments on this matter.

Yours sincerely

[redacted]

Shona Thurlow
Clerk to the Council

DIRECTOR OF DEVELOPMENT
-7 AUG 2006
FOR THE ATTENTION OF

3/2006/0400/P

RIBBLE VALLEY BOROUGH COUNCIL

please ask for: JOHN MACHOLC
direct line: 01200 414502
e-mail: john.macholc@ribblevalley.gov.uk
my ref: JM/CMS/7/16/1
your ref:
date: 17 August 2006

Council Offices
Church Walk
CLITHEROE
Lancashire BB7 2RA

Switchboard: 01200 425111
Fax: 01200 414487
DX: Clitheroe 15157
www.ribblevalley.gov.uk

Dear Shona

RE: GREENBANK QUARRY
APPLICATION NO: 3/2006/0400/P

With reference to your letter forwarded to Stewart Bailey I wish to make the following observations.

As you will be aware, the application was approved by the Planning and Development Committee on the 20 June 2006 and as you correctly state, your comments regarding the proposal was referred to in the report. It was considered by Members that having regard to all other issues, the scheme was acceptable and as you will be aware in determining any proposal, Committee will have regard to all comments whether supportive of the scheme or against the scheme and then make a balanced decision.

In relation to your question regarding the Agenda not being able to be viewed on the Internet, I have managed to find the full Agenda which includes full details of the Committee report. The relevant link is **http://www.ribblevalley.gov.uk/downloads/pd_Report_20_July_06.doc.** If you have any problems accessing this, please let me know and I will investigate the matter further.

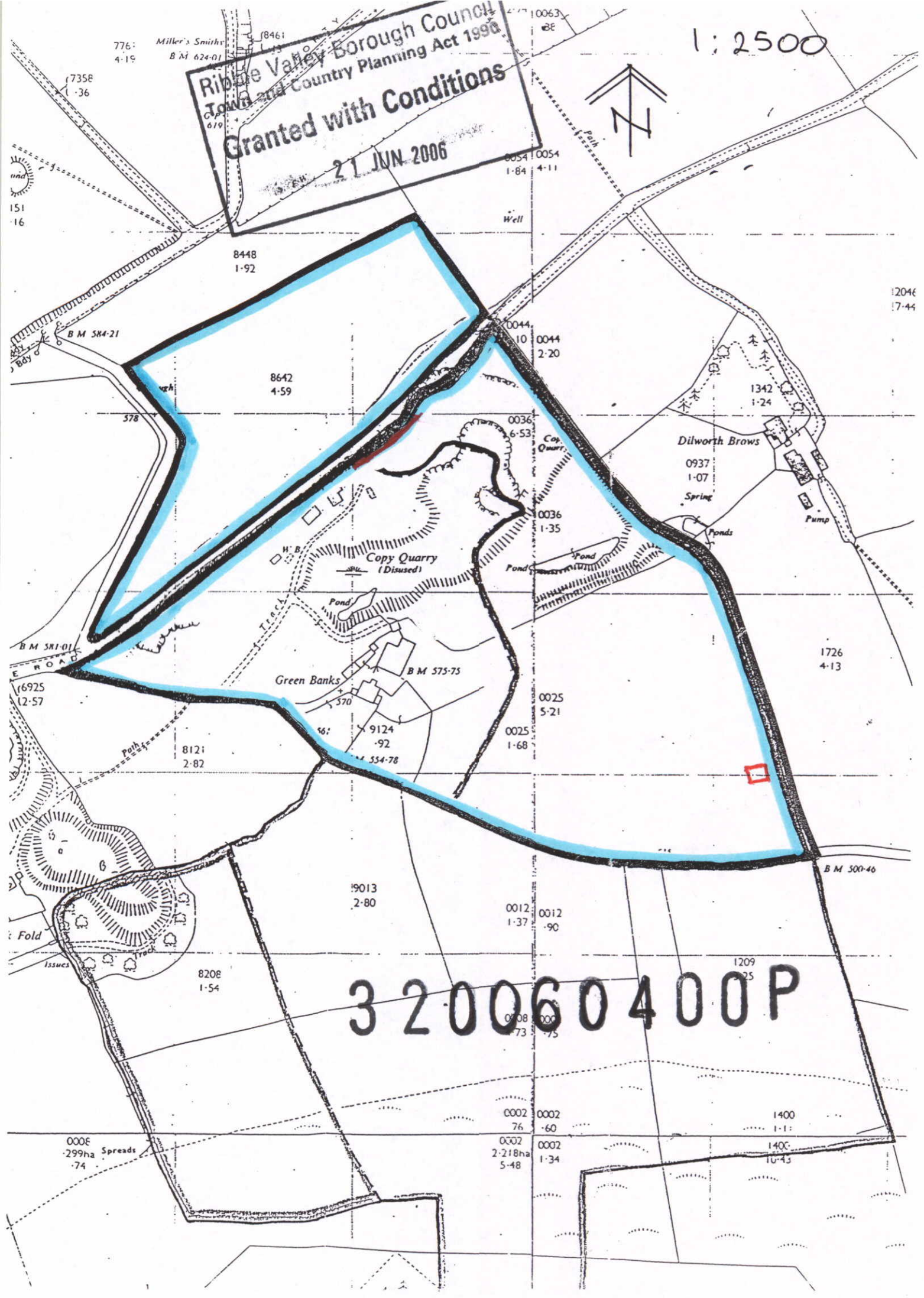
Yours sincerely

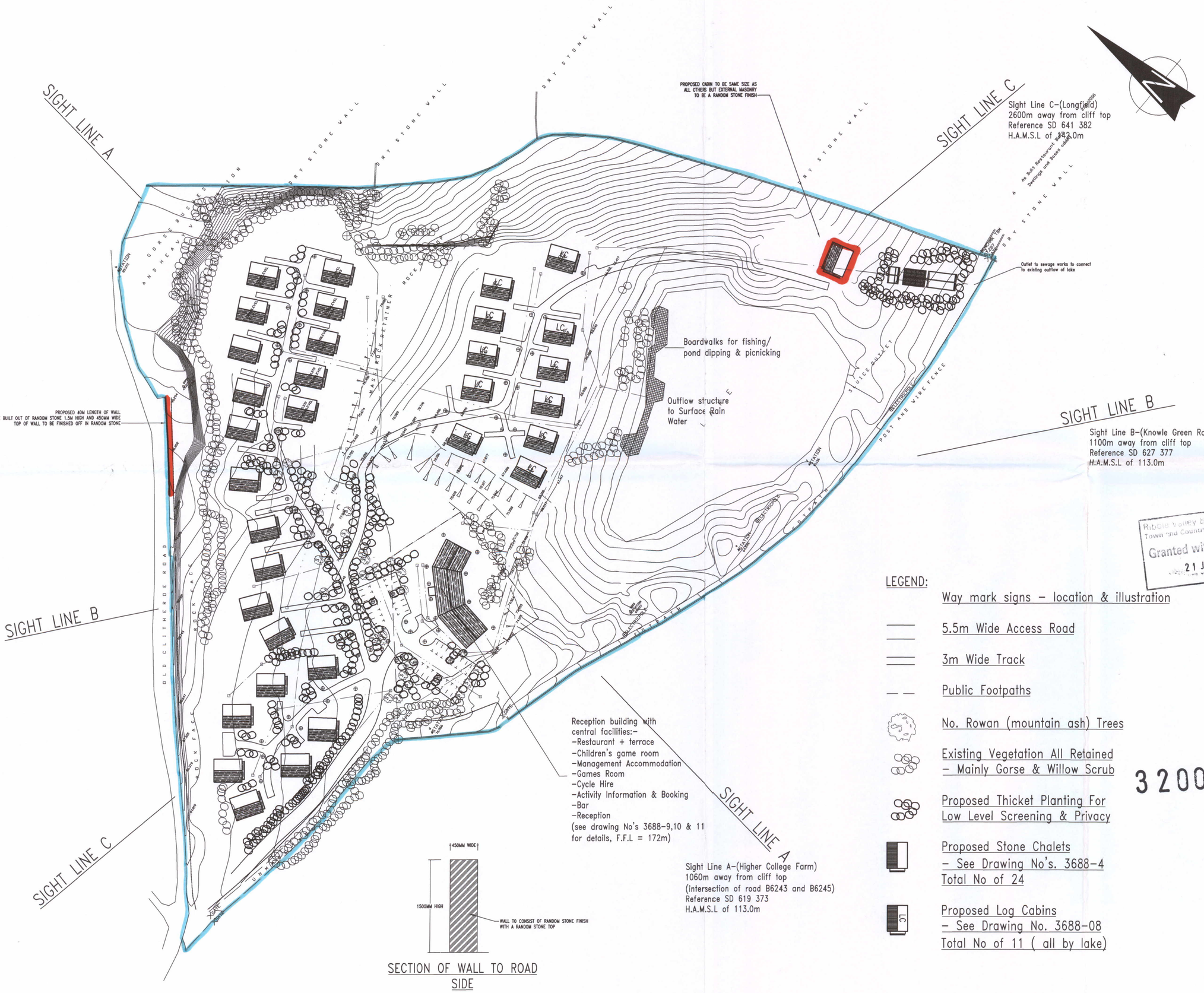
JOHN MACHOLC
BUILDING AND DEVELOPMENT CONTROL MANAGER

FAO Shona Thurlow
Longridge Town Council
Council Offices
Station Buildings
Berry Lane
Longridge
PRESTON Lancs PR3 3JP

JM08-15A

Chief Executive: David Morris MCIEH
Directors: John Heap B.Eng. C. Eng. MICE, Marshal Scott CPFA,
Stewart Bailey BA. MBA. MRTPI


Ribble Valley Borough Council
Town and Country Planning Act 1990
Granted with Conditions
21 JUN 2006
1:2500
Copy Quarry
(Disused)
Green Banks
Dilworth Brows
Pond
Spring
Pump
Ponds
Track
Path
Well
B M 575·75
B M 500·46
B M 554·78
3200604 00P



†450MM WIDE†

1500MM HIGH

WALL TO CONSIST OF RANDOM STONE FINISH WITH A RANDOM STONE TOP

SECTION OF WALL TO ROAD SIDE

LEGEND:

- Way mark signs - location & illustration
- 5.5m Wide Access Road
- 3m Wide Track
- Public Footpaths
- No. Rowan (mountain ash) Trees
- Existing Vegetation All Retained - Mainly Gorse & Willow Scrub
- Proposed Thicket Planting For Low Level Screening & Privacy
- Proposed Stone Chalets - See Drawing No's. 3688-4 Total No of 24
- Proposed Log Cabins - See Drawing No. 3688-08 Total No of 11 (all by lake)

Do not scale off drawing: work to figured dimensions only.
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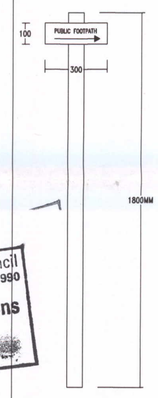
Notes

1. Total number of carpark spaces to be 22.
2. Each car park area is 4.8x2.4m.
3. Planting Schedule:
Aim: low level shrub planting to give all year round interest to car park area.
This will consist of:
20No. Rowan (Mountain Ash) 'standards', staked and tied, planted in quality compost at 4m centres.
These trees will provide the structure to the planting scheme.
The shrub layers to consist of:
20% holly
10% snowberry
20% gorse
20% hawthorn
10% guelder rose
10% elder
Planted at 2m centres in the areas on the plan. Planted as whips or container grown (holly).

Area of scheme

Illuminated Bollards (1m high)
Main Foul Sewer Drains
Main Surface Water Drains
Manholes

All signs to public footpaths to be constructed in stained timber, posts to be 1.8m high and sign to be 0.3x0.1m in dimensions. Inscribtion on sign to say:
Public Footpath



Ribble Valley Borough Council
Town and Country Planning Act 1990
Granted with Conditions
21 JUN 2006

Rev	Remarks	Date
K	2 CABINS REMOVED AND 1 ADDED	28/04/06
	+ 40M LENGTH OF WALL TO ROADSIDE	
J	AMENDMENTS	14/02/06
H	CABINS MOVED & ADDED	09/05/05
G	CABINS MOVED	06/08/04
F	SCHEME CHANGES	30/07/04
E	CABIN SIZE ALTERED SLIGHTLY	05/04/04
D	MINOR ALTERATIONS	28/10/03
C	Drainage & Landscape Additions	23/01/03
B	Slight Amendments To Main Building	22/10/02
A	Alterations to layout	10/07/02

Client

320060400P Spaceform Ltd

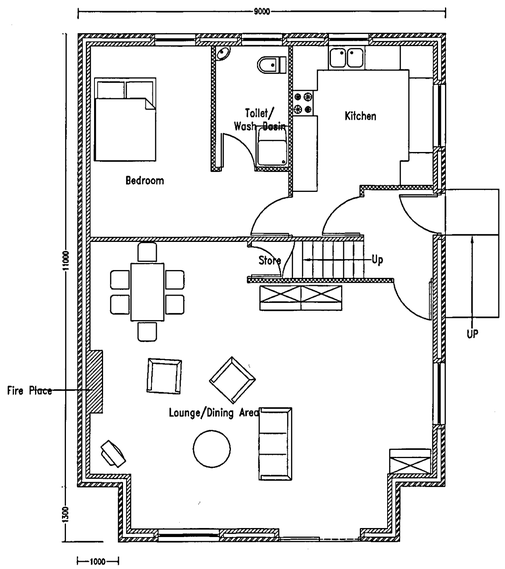
D. J. LINGARD & ASSOCIATES LTD
CONSULTING CIVIL AND STRUCTURAL ENGINEERS
26 ST. JAMES STREET,
ACCRINGTON, LANCASHIRE,
BB5 1NT.
TEL: (01254) 399711
(01254) 399044 FAX: (01254) 233804

Project
Tourism Development
Greenbank Quarry,
Longridge

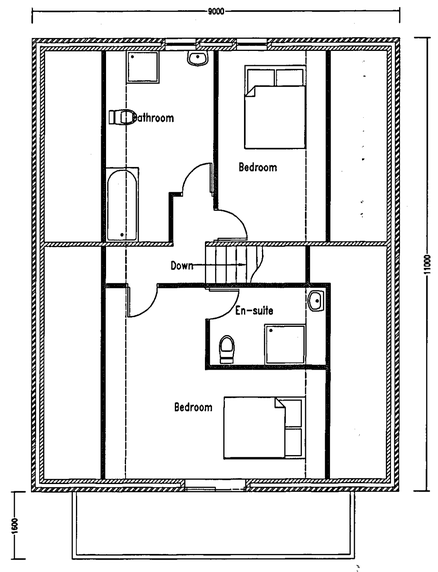
Drawing
Proposed Site Layout

A1 @ 1:750

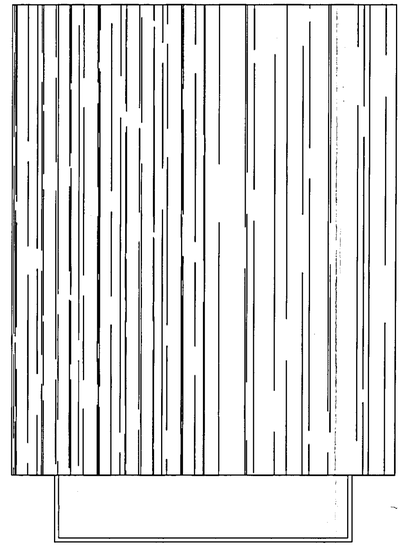
By	JFD	Date	APR'06	3688-09	K
Check	DJL	Scale	1:750	Drwg. No.	Rev.



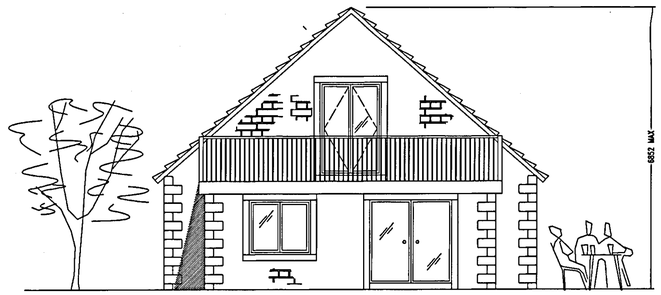
Ground Floor Plan
(1:75)



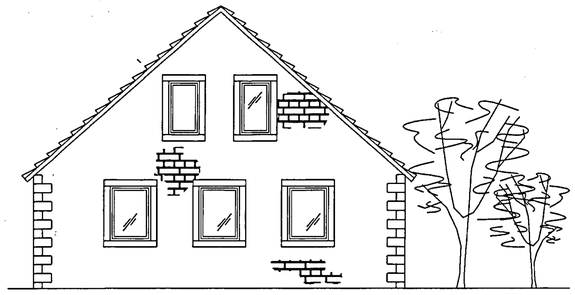
First Floor Plan
(1:75)



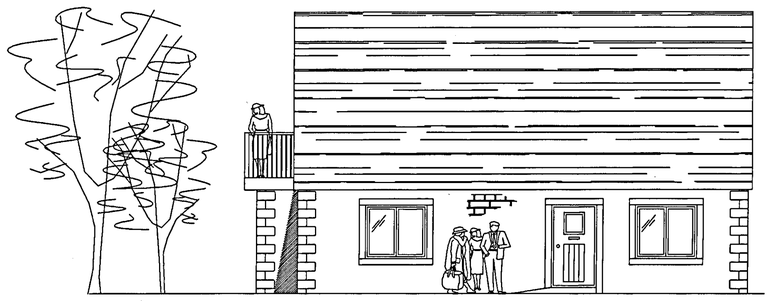
Roof Plan
(1:75)



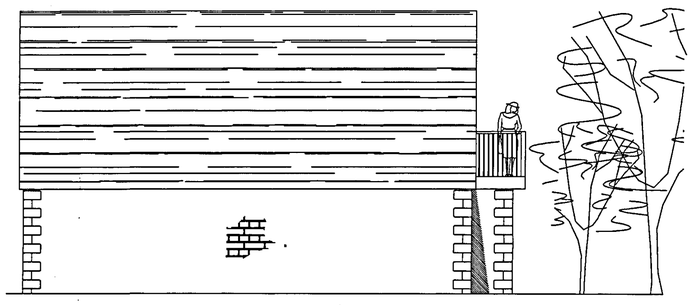
Front Elevation
(1:75)



Rear Elevation
(1:75)



Side Elevation
(1:75)



Side Elevation
(1:75)

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Notes

1. All masonry to be random stone.
2. Roof material to be blue slate.
3. Window frames to be hardwood.

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3/2006/0400P

Rev	Remarks	Date

Client

Paceform Ltd

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Project

Tourism Development
Greenbank Quarry,
Longridge

Drawing

Proposed Random Stone Chalet
– Plans & Elevations–

By	JFD	Date	APR'06	3688-18	
Check	DJL	Scale	1:75	Drwg. No.	Rev.