

**From:** joe pawson  
**Sent:** 22 Jun 2021 10:23:08 +0000  
**To:** Planning Inbox (FODDC)  
**Subject:** Fw: Birch Barn - Discharge of Planning Conditions  
**Attachments:** Appendix A Ecology Pre-construction Mitigation & Enhancements.pdf, Appendix B Ecology Post-construction Mitigation & Enhancements.pdf, Ecology postconstruction-The Barn 009 - rev 29.05.21.pdf, Ecology preconstruction-The Barn 008 13.06.21.pdf, JAC\_21\_051 - Birch Cottage, Brockweir \_ BC Calculation Package {1}.pdf, JAC\_19\_014 -FUL-STRUCTURAL\_SURVEY-700026.pdf, Lighting Design-The Barn 007 - rev 29.05.21.pdf, driveway2.PNG, driveway1.PNG, Schedule of Works Birch Barn 2021.pdf

Dear Sir/Madam,

I was advised to email the planning department by Suzanne Jones (see email below) regarding discharging conditions on the planning permission for the barn located at:

Birch Cottage, Brockweir Common, Brockweir, NP16 7NU – P1732/19/FUL

To give some context, over winter 2020/2021 the barn had issues with loose roof panels, stone falling into the road and a collapsed lintel. Due to the unsafe nature of the barn, both internally and externally, I made the decision to commence works on the barn in order to make the structure stable and safe again. The stone has been stabilised and the roof structure completed and signed off by building control (Tony Gywnne), but further work has been postponed as I realise that there are outstanding documents related to the planning conditions below that I need to submit. I apologise for not getting these to you sooner, but have attached the outstanding documents with this email.

Reading through the planning permission documents, I believe that the following conditions have been met and could be discharged: 1,6, 8, 9, 10, 11, 12, 13, 14.

I have just called up the FODCC and paid the fee of £116 that Suzanne advised me about. I have included as much information I can regarding the following conditions below and in the documents attached, but do let me know if I need to supply anything else.

Below I have outlined information relevant to each planning condition and where applicable signposted to the relevant attached documents:

01. Commenced February 2021

06. Parking and vehicle access pre-existing. Visibility splay established prior to works (see condition 12.).

08. Schedule of repairs and accompanying structural reports (see attached three documents: Schedule of works, JAC\_21\_051 & JAC\_19\_014)

09. All works carried out in accordance with the Ecological Impact Assessment and Bat Survey Report (updated March 2020) by Davies Ecology Ltd. As per mitigation strategy, all demolition work was completed in February 2021 outside of bird nesting and bat active season. All pre-construction mitigation completed prior to works commencing and post-construction mitigation implemented (see attached four documents: Ecology preconstruction -The Barn 008, Appendix A Ecology Pre-construction Mitigation & Enhancements, Ecology post-construction -The Barn 009 & Appendix B Ecology Post-construction Mitigation & Enhancements).

10. Details of proposed ecological enhancements (see attached four documents: Ecology preconstruction -The Barn 008, Appendix A Ecology Pre-construction Mitigation & Enhancements, Ecology post-construction -The Barn 009 & Appendix B Ecology Post-construction Mitigation & Enhancements)

11. Lighting design (see attached document: Lighting design - The Barn 007)

12. Visibility splay established to a height of 900mm by the removal of the top course of stone from the dry stone wall prior to works and maintained with frequent hedge pruning (see photos driveway1.PNG and driveway2.PNG).

13. Parking and vehicle access pre-existing, no gates (see photos driveway1.PNG and driveway2.PNG).

14. Sufficient space for parking, unloading and wheel-washing provided.

Many thanks for your help,

Best wishes,

Joe Pawson

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**From:** Suzanne Jones <Suzanne.Jones@fdean.gov.uk>

**Sent:** 15 June 2021 14:51

**To:** [REDACTED]

**Subject:** RE: Birch Barn

Good afternoon Mr Pawson

Thank you for your e-mail. In order to discharge the outstanding conditions, this would need to be subject to a discharge of conditions application. I have attached the relevant application form; alternatively a covering e-mail setting out the conditions to be discharged would be sufficient. The application form/covering e-mail and related documents can be submitted by e-mailing these to [planning@fdean.gov.uk](mailto:planning@fdean.gov.uk). There is a fee of £116 payable, this can be paid via cheque to FODDC or over the phone with customer services on 01594 810000.

Kind regards  
Suzanne

Suzanne Jones  
Senior Planning Officer



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**From:** joe pawson [REDACTED]  
**Sent:** 15 June 2021 15:36  
**To:** Suzanne Jones <[Suzanne.Jones@fdean.gov.uk](mailto:Suzanne.Jones@fdean.gov.uk)>  
**Subject:** Re: Birch Barn

Dear Suzanne,

I hope you are well. I am writing somewhat belatedly regarding the barn. Over winter 2020/2021 the barn had issues with loose roof panels, stone falling into the road and a collapsed lintel. Due to the unsafe nature of the barn, both internally and externally, I made the decision to commence works on the barn in order to make the structure stable and safe again. The stone has been stabilised and the roof structure completed and signed off by building control (Tony Gywnne), but further work has been postponed as I realise that there are outstanding documents related to the planning conditions below that I need to submit. I apologise for not getting these to you sooner, but have attached the outstanding documents with this email.

The work so far has been carried out in accordance with the relevant planning conditions:

- 1.
2. 03. Roof and walls constructed/repared with on-site stone & lime mortar, and reclaimed welsh slate as in approved drawings.
- 3.
4. 06. Parking and vehicle access pre-existing. Visibility splay established prior to works.
- 5.
- 1.
7. 09. All works carried out in accordance with the Ecological Impact Assessment and Bat Survey Report by Davies Ecology Ltd. As per mitigation strategy, all demolition work was completed in February 2021 outside of bird nesting and bat active season. All pre-construction mitigation completed prior to works commencing (see two attached documents: Ecology preconstruction -The Barn 008 & Appendix A Ecology Pre-construction Mitigation & Enhancements).
12. Visibility splay established including the removal of top course of stone wall to establish height of 900mm.
- 8.
9. 14. Sufficient space for parking, unloading and wheel-washing provided.

Outstanding documents for planning conditions:

- 1.
2. 08. Schedule of repairs and accompanying structural reports (see attached three documents: Schedule of works, JAC\_21\_051 & JAC\_19\_014)
- 1.
- 2.
- 3.
4. <sup>[SEP]</sup>10. Details of proposed ecological enhancements (see attached four documents: Ecology preconstruction -The Barn 008, Appendix A Ecology Pre-construction Mitigation & Enhancements, Ecology post-construction -The Barn 009 & Appendix B Ecology Post-construction Mitigation & Enhancements)
- 5.
- 1.
- 2.
- 3.
9. <sup>[SEP]</sup>11. Lighting design<sup>[SEP]</sup> (see attached document: Lighting design - The Barn 007)

Best wishes,

Joe Pawson

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**From:** Suzanne Jones <[Suzanne.Jones@fdean.gov.uk](mailto:Suzanne.Jones@fdean.gov.uk)>  
**Sent:** 20 April 2020 12:28  
**To:** 'joe pawson' [redacted]  
**Subject:** RE: Visibility splay

Good afternoon Joe

I hope all is well.

I'm currently awaiting the response from our sustainability team and for them to carry out the appropriate assessment, once this has been undertaken, I will need to re-consult with Natural England. As our current extension of time expires this Friday, we will need to agree a further extension so that the above can be undertaken. I would therefore be grateful if you can confirm an extension of time until 29 May 2020 is acceptable? If we are in a position where I can issue the decision earlier, then we will do so.

Kind regards  
Suzanne

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**From:** joe pawson [mailto:[redacted]]  
**Sent:** 01 April 2020 16:32  
**To:** Suzanne Jones  
**Subject:** Re: Visibility splay

Hi Suzanne,

I've attached an annotation to the drawing to specify the hedge will be maintained at 900mm max. Currently the hedge is between 700mm and 1050mm, so only a small reduction to it's very highest points will be needed. Let me know if any other information would be helpful.

Many thanks,  
Joe

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**From:** Suzanne Jones <[Suzanne.Jones@fdean.gov.uk](mailto:Suzanne.Jones@fdean.gov.uk)>  
**Sent:** 01 April 2020 13:02  
**To:** 'joe pawson' [redacted]  
**Subject:** RE: Visibility splay

Hi Joe

Would it be possible to annotate this on the proposed site/block plan?

Kind regards

Suzanne

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**From:** joe pawson [redacted]  
**Sent:** 01 April 2020 14:00  
**To:** Suzanne Jones  
**Subject:** Re: Visibility splay

Hi Suzanne,

That's great, yes that's very helpful, it's a relief to hear only a small reduction is needed. I've just been out to measure the wall and hedge and there is a 2.1m long section that will need reducing in height from 1.05m to 0.9m. It is mix of stone wall and hedge, so the removal of one course of stone and a 10cm to 15cm reduction in the hedge will accomplish this. Let me know if there is any other information that either yourself or the ecologist need.

Kind regards,  
Joe

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**From:** Suzanne Jones <[Suzanne.Jones@fdean.gov.uk](mailto:Suzanne.Jones@fdean.gov.uk)>  
**Sent:** 01 April 2020 12:28  
**To:** 'joe pawson' [redacted]  
**Subject:** RE: Visibility splay

Hi Joe

This is the standard wording the Local Highway Authority use for a visibility splay condition, we do amend it slightly to read;

'The vehicular access hereby permitted shall not be brought into use until the existing roadside frontage boundaries have been set back to provide visibility splays extending from a point 2.4 back along the centre of the access measured from the public road carriageway edge (the X point) to a point on the nearer carriageway edge of the public road 24m north and 20m south (the Y points). The area between those splays and the carriageway shall be reduced in level and thereafter maintained.'

Then in terms of walls/hedgerows in order to secure the visibility, we would condition that these are not above 900mm, as at this height, in a vehicle, you would still be able to gain a view of the road. It may be that you would just need to reduce the height of the hedges rather than remove completely.

Hope that helps.

Kind regards  
Suzanne

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**From:** joe pawson [mailto:[\[REDACTED\]](#)]  
**Sent:** 01 April 2020 11:07  
**To:** Suzanne Jones  
**Subject:** Visibility splay

Hi Suzanne,

Hope you are well. I've just seen the Highways correspondence and have seen they suggest a visibility of between 1.05m-2m at the X point and 0.26m-2m at the Y point. My understanding is that this means that at the Y point (the edge of the visibility splay) the visibility needs to be between 0.26m and 2m, but nearer to the driveway/ X-point it needs to be between 1.05m and 2m. Have i understood correctly?

Many thanks,  
Joe

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