

RIBBLE VALLEY BOROUGH COUNCIL

Department of Development

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Town and Country Planning Act 1990

PLANNING PERMISSION

APPLICATION NO: 3/2006/0081

DECISION DATE: 29 November 2006

DATE RECEIVED: 13/09/2006

APPLICANT:

Oakhill College
Wiswell Lane
Whalley
Lancashire
BB7 9AF

AGENT:

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

DEVELOPMENT PROPOSED: Change of use of land to provide sport and recreational facilities and upgrading of existing football pitches.

AT: Oakhill College Wiswell Lane Whalley Lancashire BB7 9AF

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. This permission shall be implemented in accordance with the proposal as amended by plans DC01/2006/Rev A, 361/2 and 361/3 received on the 18 July 2006 which show detailed sections through the site and plan 361/1A received on 13 September 2006 which denotes the tree protection zones, access point for plant/machinery and landscaping.

REASON: For the avoidance of doubt since the proposal was the subject of agreed amendments in the interests of maintaining biodiversity value of the site.

3. Within 1 month of the date of this approval, the protection zones identified on plan 361/1A shall be formed to the written satisfaction of the Council's Countryside Officer and shall be retained until all construction work has been completed and all soil/spoil has been removed or redistributed throughout the site.

During the building works no excavations or changes in ground levels shall take place and no building materials/spoil/soil/rubble shall be stored or redistributed within the protection zone, in addition no impermeable surfacing shall be constructed within the protection zone.

P.T.O.

No tree surgery or pruning shall be implemented without prior written consent, which will only be granted when the local authority is satisfied that it is necessary, will be in accordance with BS3998 for tree work, that no protected species or habitat will be harmed or damaged and carried out by an approved arboricultural contractor.

REASON: In order to ensure that any trees and hedgerows affected by development and included in a Tree Preservation Order are afforded maximum physical protection from the adverse effects of development.

4. The approved landscaping scheme shall be implemented in the first planting season following occupation or use of the development and shall be maintained thereafter for a period of not less than 5 years to the satisfaction of the Local Planning Authority. This maintenance shall include the replacement of any tree or shrub which is removed, or dies, or is seriously damaged, or becomes seriously diseased, by a species of similar size to those originally planted.

REASON: In the interests of the amenity of the area and to comply with Policy G1 of the Ribble Valley Districtwide Local Plan.

5. The leylandii hedge between points A-D on the approved drawing 361/1A shall be maintained at a height no greater than 2m in perpetuity.

REASON: In the interests of residential amenity and to comply with Policy G1 of the Ribble Valley Districtwide Local Plan.

6. The gateway at the south eastern corner of the site adjacent to grass pitch 4 shall remain locked at all times and at no time whatsoever be used for public access to the sport and recreational facilities hereby approved.

REASON: In the interests of highway safety in accordance with Policy G1 of the Ribble Valley Districtwide Local Plan.

7. Within twelve months on completion of all the works hereby approved the following remedial tree preservation work shall be implemented within the protection zones identified on plan 361/1A.

At 1m centres, in 1m concentric rings out from the bark, injections into the soil to a depth of 300mm shall be made over the entire root/crown zone using a Terravent Pneumatic Soil Decompactor.

Soil inoculation of the root/crown zone with a mixture of ecto and VAM mycorrhizae shall be carried out.

The surface area of the entire root/crown zone shall be mulched with a 150mm layer of organic matter i.e. composted green waste, leaf mould and/or chipped forest bark.

REASON: In order to relieve soil compaction in order to facilitate the percolation of moisture through to the root zone, increase stress, drought resistance and availability of nutrients and improve soil fertility and create conditions for healthier root system and to comply with planning policy ENV13.

P.T.O.

RIBBLE VALLEY BOROUGH COUNCIL
PLANNING PERMISSION CONTINUED

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Relevant planning policy

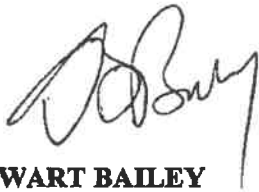
Policy G1 - Development Control.
Policy G5 - Settlement Strategy.
Policy ENV3 - Development in Open Countryside.

Summary of reasons

The proposal has no significant detrimental impact on nearby residential amenity nor would it have an adverse visual impact.

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



STEWART BAILEY
DIRECTOR OF DEVELOPMENT SERVICES

