

**PLANNING & DEVELOPMENT
COMMITTEE AMENDMENTS**

DATE: 5 MARCH 2009

<u>PAGE</u>	<u>APPLICATION</u>	
14	3/2008/0766	Additional Conditions 7. No development approved by this permission shall be commenced until a desk study has been undertaken and agreed by the Local Planning Authority to investigate and produce an assessment of the risk of the potential for on-site contamination. If the desk study identifies potential contamination a detailed site investigation should be carried out to establish the degree and nature of the contamination and its potential to pollute the environment or cause harm to human health. If remediation measures are necessary they will be implemented in accordance with the assessment and to the satisfaction of the Local Planning Authority. REASON: To ensure a safe form of development that poses no unacceptable risk of pollution to water resources or to human health in accordance with Policy G1 of the Ribble Valley Districtwide Local Plan. 8. Prior to commencement of development precise details of the finished floor levels of the dwellings and the parking areas shall be submitted to and approved in writing by the Local Planning Authority. REASON: To comply with Policy G1 of the Ribble valley Districtwide Local Plan and protect residential amenity.
50	3/2009/0040	Condition 1 altered This permission shall be implemented in accordance with the proposal as amended by letter and plan received on the 3 March 2009. REASON: For the avoidance of doubt since the proposal was the subject of agreed amendments.
56	3/2009/0060	Condition 2 altered The proposed access/vehicular entrance to the site and the proposed parking and manoeuvring areas shall be constructed in accordance with the scheme shown on the amended site and location plan received on 18 February 2009, reference number 125604 revision A, before the use of the premises hereby permitted becomes operative.

61	3/2009/0065	Condition 2 altered Notwithstanding the submitted plan, the layout of the development shall include provisions to enable vehicles to enter and leave the highway in a forward gear and such provision shall be laid out in accordance with an approved plan. Prior to commencement of development, the visibility splays shall be submitted to ensure satisfactory visibility between the access and the highway junction. The scheme shall be approved by the Council and thereafter retained in perpetuity. Condition 3 altered This permission shall relate to the bat survey submitted with the application received on 3 March 2009.
71	3/2008/0548	Condition altered 2. Notwithstanding the revised landscaping plans received on the 4 March 2009 the development hereby permitted shall not be commenced until further details of the landscaping of the site, including wherever possible the retention of existing trees, have been submitted to, and approved in writing by, the Local Planning Authority. The scheme shall indicate, as appropriate, the types and numbers of trees and shrubs, their distribution on site, those areas to be seeded, turfed, paved or hard landscaped, including details of any changes of level or landform and the types and details of all fencing and screening. REASON: In the interests of the amenity of the area and to comply with Policy G1 of the Ribble Valley Districtwide Local Plan. Additional condition 5 5. Prior to the Commencement of development works all arboricultural work identified in the Tree Survey Detail Report of the 19th of February 2002 shall be implemented in accordance with the prescribed tree work schedule for trees numbered 2450 to 2555. There shall be no deviation from the tree work described and all tree work shall be in accordance with BS3998 For Tree Work. Prior to commencement of any site works a tree protection monitoring procedure including time scale and frequency of site visits and remedial tree works shall be agreed in writing with the local planning authority.

		Prior to commencement of any site works including delivery of building materials and excavations for foundations or services all existing trees shall be protected in accordance with BS 5837, the details of which shall included, tree root protection zones and details of protective fencing, shall submitted and agreed in writing. A post development remedial tree work schedule shall be submitted and agreed in writing, the details of which shall include details on ground de-compaction, improvement to soil fertility and remedial tree surgery/pruning. REASON: In order to ensure that any existing protected trees are afforded maximum from the physical affects of development and ensure that post development survival rates of tree cover is guaranteed.
80	3/2009/0114	That Committee be minded to approve the application subject to the following conditions and defer and delegate to the Director of Development Services subject to no new material issues arising from the consultation period. Condition 1 altered No traffic leaving the development site shall use Ward Hall Lane north of the development site in order to access Lower Road B6243 by Dilworth Cottage. This permission shall relate to the signage details submitted with the application and on drawing number INS05 dated 20 February 2009. The sign shall be installed prior to commencement of use of the premises and thereafter retained in perpetuity. REASON: In the interest of highway safety in accordance with Policy G1 of the Ribble Valley Districtwide Local Plan. Condition 2 altered Unless otherwise agreed in writing with the Local Planning Authority the development shall be carried out in strict accordance with the recommendations of the bat survey and report submitted and approved under application 3/2008/0017/P and dated 14 January 2008. The permission shall relate to details of the bat boxes shown on drawing numbers 10 revision C, 11 revision D and submitted on 5 March 2009. These boxes shall be provided prior to commencement of use of the premises. REASON: To comply with policies G1 and ENV7 of the Ribble Valley Districtwide Local Plan ensuring that no species/habitat protected by the Wildlife and Countryside Act 1981 are destroyed.