

RIBBLE VALLEY BOROUGH COUNCIL

Department of Development

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Town and Country Planning Act 1990

PLANNING PERMISSION

APPLICATION NO: 3/2008/0832

DECISION DATE: 16 January 2009

DATE RECEIVED: 29/09/2008

APPLICANT:

Broxburn Mount Ltd
The Morgan Brightside Building
Bradman Road
Knowsley Industrial Park
Kirkby
Merseyside
L33 7UR

AGENT:

Robert Farrow (Design) Ltd
Millar House
32 Northgate
Hessle
East Riding of Yorkshire
HU13 9AA

DEVELOPMENT PROPOSED: Erection of a building for use as a crematorium and funeral chapel, and construction of a car park.

AT: Ribble Valley Remembrance Park Mitton Road Whalley Clitheroe 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. This permission shall be implemented in accordance with the proposal as amended by letter and plan received on 11 December 2008.

REASON: For the avoidance of doubt since the proposal was the subject of agreed amendments.

3. 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

4. No development approved by this permission shall be commenced until such time as a scheme for the provision and implementation of a surface water regulation system has been submitted to and approved in writing by the Local Planning Authority. The scheme shall be completed in accordance with the approved plans.

REASON: To reduce the increased risk of flooding and to comply with Policy G1 of the Ribble Valley Districtwide Local Plan.

P.T.O

5. The development hereby permitted shall not be commenced until such time as a scheme for the disposal of foul drainage to the package treatment plant has been submitted to, and approved in writing by, the Local Planning Authority. No part of the development shall be brought into use until the scheme has been implemented as approved.

REASON: To prevent pollution of controlled waters and to comply with Policy G1 of the Ribble Valley Districtwide Local Plan.

6. The development hereby permitted shall not be commenced until 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.

The approved landscaping scheme shall be implemented in the first planting season following occupation or use of the development, whether in whole or in part, and shall be maintained thereafter for a period of not less than five 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.

7. Prior to the commencement of any site works a tree protection monitoring procedure, including a time scale for 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 trees identified shall be protected in accordance with the BS5837 (Trees in Relation to Construction) the details of which shall be agreed in writing. This shall include details of the measures for physical protection of the root protection zone for the Oak tree identified T117 in the arboricultural survey.

All physical protection measures shall remain in place until all building work has been completed and all excess materials have been removed from site including soil/spoil and rubble.

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.

No tree surgery or pruning shall be implemented without prior 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 and carried out by an approved arboricultural contractor.

REASON: In order to ensure that all retained trees are protected against the adverse effects of development and to ensure that a specimen Oak of significant visual amenity value is protected by the proposed development; and in order to comply with Policies G1 and ENV13 of the Ribble Valley Districtwide Local Plan.

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PLANNING PERMISSION CONTINUED

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- 8 Prior to the first use of the building hereby permitted, a minimum of 40 parking spaces (including a minimum of four disabled spaces) shall be provided to the satisfaction of the Local Planning Authority. Thereafter, these spaces and their associated manoeuvring areas shall be kept permanently clear of any obstruction to their designated purpose.

REASON: In the interest of highway safety and to comply with Policy G1 of the Ribble Valley Districtwide Local Plan.

- 9 Prior to the first use of the building hereby permitted, the existing entrance into the site shall be amended as shown on drawing number 08014/3RevD in order to provide satisfactory sightlines a minimum of 90m from a point 2.4m back from the edge of the carriageway. Within this visibility splay any walls, fences or planting shall not exceed 1m in height, and nothing in excess of that height shall be allowed to remain within the splay.

REASON: In the interest of highway safety and to comply with Policy G1 of the Ribble Valley Districtwide Local Plan.

- 10 The developer shall provide the Local Planning Authority an annual monitoring and review plan in relation to the operational management of the Crematorium business which shall include traffic management details.

Reason: In the interest of residential amenity and highway safety and to comply with Policy G1 of the District wide local plan.

Relevant planning policy

Policy G1 - Development Control
Policy G5 - Settlement Strategy
Policy ENV3 - Development in Open Countryside
Policy ENV13 - Landscape Protection

SUMMARY OF REASONS FOR APPROVAL

The proposal represents an appropriate development for this site that would not have any seriously detrimental effects upon visual amenity, the amenities of nearby residents or 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.

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3. Any works to the watercourses within or adjacent to the site which involve infilling, diversion, culverting or which may otherwise restrict flow, require the prior formal Consent of the Environment Agency under Section 23 of the Land Drainage Act 1991. Culverting other than for access purpose is unlikely to receive Consent, without full mitigation for loss of flood storage and habitats.

Under the terms of the Water Resources Act 1991, the prior written Consent of the Environment Agency may be required for any discharge of sewage or trade effluent into water, including groundwater via soakaways, and may be required for any discharge of surface water liable to contamination of such controlled waters or for any discharge of sewage or trade effluent from buildings or fixed plant or into waters which are not controlled waters. Such Consents must comply with the requirements of the Groundwater Regulations 1998 including prior investigation, technical precautions and requisite surveillance and may be withheld. (Controlled waters include rivers, streams, groundwater, reservoirs, estuaries and coastal waters).

4. Surface water run off from this site should be restricted to existing rates in order that the proposed development does not contribute to an increased risk of flooding. Surface water run-off can be attenuated through the use of sustainable drainage systems (SUDS) and we advocate their use. SUDS represent a range of techniques including soakaways, infiltration trenches, permeable pavements, grassed swales, ponds and wetlands that attenuate the rate and quantity of surface water run-off from a site and contribute to a reduced risk of flooding. They also offer other benefits in terms of promoting groundwater recharge, water quality improvement and amenity enhancements.

Part H of the Building Regulations 2000 sets out a hierarchy for a surface water disposal which encourages a SUDS approach. Further information on SUDS can be found in the following documents:

PPS25 Annex F

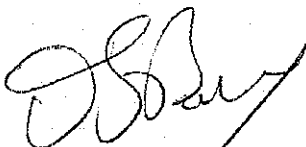
PPS25 Practice Guide

CIRIA C522 document Sustainable Drainage Systems - design manual for England and Wales

CIRIA C697 document SUDS manual

The Interim Code of Practice for Sustainable Drainage Systems

The Interim Code of Practice provides advice on design, adoption and maintenance issues and a full overview of other technical guidance on SUDS and is available on both the Environmental Agency's website (www.environment-agency.gov.uk) and CIRIA's website (www.ciria.org.uk)



STEWART BAILEY
DIRECTOR OF DEVELOPMENT SERVICES