

RIBBLE VALLEY BOROUGH COUNCIL

Department of Development

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

Telephone: 01200 425111 Fax: 01200 414488

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Town and Country Planning Act 1990

PLANNING PERMISSION

APPLICATION NO: 3/2010/0054

DECISION DATE: 24 March 2010

DATE RECEIVED: 28/01/2010

APPLICANT:

Contour Housing Group Ltd & Beck
Developments Ltd
c/o Agent

AGENT:

JWPC Ltd
Stanley House
Lowergate
Clitheroe
Lancs
BB7 1AD

DEVELOPMENT PROPOSED: Regeneration of open land (incl. the former E.A. Depot - part) for the residential development (25no. affordable units), to form part of the wider Primrose Housing scheme (app. 3/2008/0526P), including access link to existing Contour housing scheme.

AT: former EA Depot and adjacent land to rear of Primrose Mill Woone Lane Clitheroe.

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 no later than the expiration of three years beginning with the date of this permission.

REASON: Required to be imposed in pursuance 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 received on 26 February 2010 and drawing numbers 6371/100 section through site boundary, 901/P2 proposed site plan; 905/P3 block plans 1 and 2; 906/P4 block plans 3 and 4; 907/P4 block plans 5 and 6; 908/P3 block plan 7 as well as drawing numbers:

909/P2 street scene elevations (amended 10 February 2010); 902/P1 house type A; 903/P1 house type B; 904/P1 apartment type C.

REASON: For the avoidance of doubt since the proposal was the subject of agreed amendments and to clarify what plans are relevant.

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.

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4. 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 part 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. This permission shall relate to a Section 106 Agreement dated 24 March 2010 which includes mechanisms for the delivery of affordable housing and appropriate contributions and triggers for highway improvement and public open space.

REASON: For the avoidance of doubt and to comply with Policy G1 of the Ribble Valley Districtwide Local Plan.

6. Prior to the commencement of development a scheme identifying how a minimum of 10% of the energy requirements generated by the development will be achieved by renewable energy production methods shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall then be provided in accordance with the approved details prior to occupation of the development and thereafter retained in perpetuity.

REASON: In order to encourage renewable energy and to comply with Policy G1 of the Ribble Valley Districtwide Local Plan.

7. The windows on the gable elevations of blocks 1 and 2 shall be obscure glazed to the satisfaction of the Local Planning Authority and remain in that manner in perpetuity.

REASON: In order to protect nearby residential amenity as required by with Policy G1 of the Ribble Valley Districtwide Local Plan.

8. All construction traffic associated with the development shall access the site via the existing Woone Lane access in accordance with the details outlined in the transport statement dated January 2010.

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

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9. Prior to commencement of development approved by this planning permission (or such other date or stage in development as maybe agreed in writing with the Local Planning Authority) the following components of a scheme to deal with the risks associated with contamination of the site shall each be submitted to and approved in writing by the Local Planning Authority.

1.A site investigation scheme, based on desk duty report, Primrose Mill, Primrose Road, Clitheroe, Lancashire for Beck Developments Ltd, GEA, June 2008, Ref J07352 to provide information for a detailed assessment of the risk to all receptors that maybe affected, including those off site.

2.The site investigation results and the detailed risk assessment (1) and, based on these, an options appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken.

3.A verification plan providing details of the data that will be collected in order to demonstrate that the works set out in (2) are complete and identifying any requirements for longer term monitoring of pollutant linkages, maintenance and arrangements for contingency action.

REASON: To prevent the pollution of controlled waters from potential contamination on site in accordance with Policy G1 of the Ribble Valley Districtwide Local Plan.

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

REASON: To reduce the risk of flooding in accordance with Policy G1 of the Ribble Valley Districtwide Local Plan.

11. The new estate road will be constructed in accordance with the Lancashire County Council Specification for Construction of Estate Roads prior to occupation of any of the dwellings.

REASON: To comply with Policies G1 and T1 of the Ribble Valley Districtwide Local Plan and to ensure that satisfactory access is provided for the site before the development hereby permitted is occupied.

12. Prior to commencement of development, precise details of the proposed slab level(s) of the units and any appropriate road levels shall be submitted to and approved in writing by the Local Planning Authority with the works completed in accordance with the details so approved.

REASON: In the interests of visual amenity and safeguarding any adjacent residential amenity in accordance with Policy G1 of the Ribble Valley Districtwide Local Plan.

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Relevant planning policy

Policy G1 - Development Control.
Policy G2 - Settlement Strategy.
Policy ENV9 - Important Wildlife Site.
Policy H19 - Affordable Housing - Large Developments and Main Settlements.
Policy H21 - Affordable Housing - Information Needed.
Policy EMP11 - Loss of Employment Land.
Policy RT8 - Open Space Provision.
Policy T1 - Development Proposals - Transport Implications.
Policy T7 - Parking Provision.
Policy A1 - Primrose Area Policy.
Affordable Housing Memorandum of Understanding.
North West of England Plan - Regional Spatial Strategy to 2021 - Policy DP1 - Spatial Principles.
Regional Spatial Strategy to 2021 - Policy L4 - Regional Housing Provision.
Regional Spatial Strategy to 2021 - Policy L5 - Affordable Housing.
Regional Spatial Strategy - Policy DP7 - Environmental Quality.

Summary of reasons for approval

The proposal has no significant detrimental impact on nearby residential amenity, nor would it have an adverse visual impact or be to the detriment of 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.
3. This consent requires the construction, improvement or alteration of an access to a public highway. Under the Highways Act 1980 Section 184 the County Council, as Highway Authority, must specify the works to be carried out. Only the Highway Authority or a contractor approved by the Highway Authority can carry out these works and therefore, before any access works can start, you must contact the Environment Directorate for further information by telephoning Area Surveyor East on 01254 823831 or writing to the Area Surveyor East, Lancashire County Council, Area Office, Riddings Lane, Whalley, Clitheroe BB7 9RW quoting the planning application number.

STEWART BAILEY
DIRECTOR OF DEVELOPMENT SERVICES