

RIBBLE VALLEY BOROUGH COUNCIL

Department of Development

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Town and Country Planning Act 1990

PLANNING PERMISSION

APPLICATION NO: 3/2010/0897

DECISION DATE: 3 November 2011

DATE RECEIVED: 01/11/2010

APPLICANT:

Beck Developments Ltd
Challenge House
Challenge Way
Greenbank Business Park
Blackburn
LANCS BB1 5QB

AGENT:

JWPC Limited
1B Waterview
White Cross
Lancaster
Lancs
LA1 4XS

DEVELOPMENT PROPOSED: Demolition of existing mill site for residential development for 12no. apartments and 2 no. dwelling houses. Amendment to approved residential scheme ref. 3/2008/0526P.

AT: Primrose Mill Woone Lane Clitheroe Lancashire BB7 1BP

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 drawings BD/PR/M/001 Planning Layout; BD/PR/M/010 Plots 13 and 14 floor plans and elevations BD/PR/M/002 ground floor plan; BD/PR/M/003 first floor plan; BD/PR/M/004 second floor plan; BD/PR/M/005 third floor plan; 3922.01 landscape proposals and the following drawings as amended 24 June 2011 BD/PR/M/006A proposed front elevation - south east; BD/PR/M/007A proposed side elevation - north east; BD/PR/M/008A proposed rear elevation - north west and BD/PR/M/009A proposed side elevation - south west.

REASON: For the avoidance of doubt to clarify which 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.

P.T.O.

APPLICATION NO. 3/2010/0897

DECISION DATE: 3 November 2011

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4. No works shall take place on the site until the applicant, or their agent or successors in title, has secured the implementation of a programme of archaeological work. This must be carried out in accordance with a written scheme of investigation which shall have first been submitted to and agreed in writing by the Local Planning Authority.

REASON: To ensure and safeguard the recording and inspection of matters of archaeological/historical importance associated with the site in accordance with Policies G1, ENV14 and ENV15 of the Ribble Valley Districtwide Local Plan.

5. 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.

6. 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 study 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.

7. 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 Policy G1 of the Ribble Valley Districtwide Local Plan.

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

P.T.O.

APPLICATION NO. 3/2010/0897

DECISION DATE: 3 November 2011

8. The new estate road will be constructed in accordance with the Lancashire County Council Specification for Construction of Estates 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.

9. Before the use of the site hereby permitted is brought into operation, facilities shall be provided within the site by which means the wheels of vehicles may be cleaned before leaving the site. Details of which shall have first been 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 to avoid the possibility of the highway being affected by the deposit of mud and/or loose materials thus creating a potential hazard to road users.

10. The parking bays for the apartments as shown on drawing BD/PR/M/001 shall be provided and made available for use prior to occupation of any of the apartments.

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

11. The bathroom windows on the first floor rear elevation of Plots 13 and 14 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 Policies G1 of the Ribble Valley Districtwide Local Plan.

12. Prior to commencement of development, including any demolition works, a night-time roost activity survey shall be completed during the period April-September 2011 in accordance with Bat Conservation Guidelines 2007. At least two surveys shall be completed at dusk and dawn. The survey shall be submitted to the Local Planning Authority and include mitigation measures as appropriate. Thereafter the development shall be carried out in strict accordance with the recommendations of the survey unless otherwise agreed in writing with the Local Planning Authority.

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.

13. 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.

P.T.O.

APPLICATION NO. 3/2010/0897

DECISION DATE: 3 November 2011

14. Prior to commencement of development a scheme detailing noise mitigation measures to be incorporated into the design of the apartment building shall be submitted to and approved in writing by the Local Planning Authority. The measures so submitted and approved shall thereafter be fully implemented prior to the first occupation of the apartment units to which they relate and thereafter retained.

REASON: In accordance with Policy G1 of the Ribble Valley Districtwide Local Plan in the interests of safeguarding the amenity of occupiers of the new units.

Relevant planning policy

Policy G1 - Development Control.
Policy G2 - Settlement Strategy.
Policy A1 - Primrose Area Policy.
Policy L4 - Regional Housing Provision North West of England Spatial Strategy to 2021.
PPS3 - Housing.
PPS5 - Planning for the Historic Environment.

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. The granting of planning permission does not entitle a developer to obstruct a right of way and any proposed stopping up or diversion of a right of way should be the subject of an Order under the appropriate Act. Footpath 17 abuts the site.
4. This consent requires the construction, improvement or alteration of an access to the 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 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.

 **JOHN HEAP**
DIRECTOR OF COMMUNITY SERVICES