

RIBBLE VALLEY BOROUGH COUNCIL

Department of Development

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Town and Country Planning Act 1990

PLANNING PERMISSION

APPLICATION NO: 3/2010/0979

DECISION DATE: 10 March 2011

DATE RECEIVED: 01/12/2010

APPLICANT:

Mr N G-le-G Starkie
c/o Agent

AGENT:

Gary Hoerty Associates
Victoria House
34 Wellgate
Clitheroe
Lancs
BB7 2DP

DEVELOPMENT PROPOSED: Proposed replacement dwelling after demolition of the existing cottage.

AT: Ashes Farm Cottage Salesbury Blackburn Lancashire BB1 9EQ

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. The permission shall relate to the development as shown on Plan Reference No's Sta/441/1111/01 Rev. A, Sta/441/1111/02 Rev. A, Sta/441/1111/03 Rev. A, Sta/441/1111/04 Rev. B and Sta/441/1111/05 Rev. A.

Reason: For the avoidance of doubt and to ensure that the development is carried out in accordance with the submitted plans.

3. This permission shall be implemented in accordance with the proposal as amended by letter and plan received on the 11 February 2011.

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

4. Precise specifications and samples of walling and roofing materials and details of any window and door surrounds including materials to be used shall have been submitted to and approved 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 and the adopted Supplementary Planning Guidance - "Extensions and Alterations to Dwellings".

P.T.O

5. All doors and windows shall be in timber and retained as such in perpetuity.

Reason: To comply with Policies G1 and ENV3 of the Ribble Valley Districtwide Local Plan to ensure a satisfactory standard of appearance in the interests of visual amenity.

6. 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 with the application dated 21 October 2010.

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.

7. Before demolition work begins a licensed ecologist shall carry out at least one emergence/dawn survey during the optimum survey period of 1st of May to 31st of August, the details of which shall be submitted to the Local Planning Authority.

REASON: For the avoidance of doubt as the submitted survey was outside the optimum survey period.

8. Prior to commencement of any site works including delivery of building materials and excavations for foundations or services all trees identified in the arboricultural/tree survey shall be protected in accordance with the BS5837 [Trees in Relation to Construction] the details of which shall be agreed in writing, implemented in full, a tree protection monitoring schedule shall be submitted as a discharge of planning condition application and shall include a tree protection monitoring schedule.

A Root Protection Area (RPA) 12 x the DBH measured from the centre of the trunk shall be physically protected in accordance with BS5837 Trees in Relation to Construction [section 9.3 - Ground Protection] and 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 within the protection zone, 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 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 and carried out by an approved arboricultural contractor.

Reason: In order to ensure that any trees affected by development and considered to be of visual, historic or botanical value are afforded maximum physical protection from the adverse affects of development. In order to comply with planning policies G1 and ENV13 of the District Wide Local Plan.

9. Tree felling, vegetation clearance works, demolition work or other works that may affect nesting birds will be avoided between March and August inclusive, unless the absence of nesting birds has been confirmed by further surveys or inspections.

REASON: In order to ensure habitats are protected against adverse affects of the development.

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10. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2010 (or any Order revoking or re-enacting that Order) any future extensions and/or alterations to the dwelling, and any future additional structures, hard standing or fences including any development within the curtilage, as defined in Schedule 2 Part 1 Classes A to H and Part II Class A shall not be carried out without the formal written consent of the Local Planning Authority.

Reason: In the interests of the visual amenity of the area in accordance with Policies G1, H14 and ENV3 of the Ribble Valley Districtwide Local Plan.

11. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2008 (or any Order revoking or re-enacting that Order) the building shall not be altered by the insertion of any window or doorway without the formal written permission of the Local Planning Authority.

Reason: In order to safeguard nearby residential amenity in accordance with Policies G1 and ENV3 of the Ribble Valley Districtwide Local Plan and the adopted Supplementary Planning Guidance - "Extensions and Alterations to Dwellings".

12. No work shall take place on the site until the applicant, or their agent or successors in title, has secured the implementation of a programme of building recording and analysis. This must be carried out in accordance with a written scheme of investigation, which shall first have 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 building, in accordance with Policies G1 and ENV3 of the Ribble Valley Districtwide Local Plan, and PPS5.

13. No development approved by this permission shall be commenced until a scheme for the conveyance of foul drainage to a private treatment plant has been submitted to and approved by the Local Planning Authority. No part of the development shall be brought into use until such treatment plant has been constructed and completed in accordance with the approved plans.

Reason: To prevent pollution of the water environment in accordance with Policy G1 of the Ribble Valley Districtwide Local Plan.

14. Before the access is used for vehicular purposes, any gateposts erected at the access shall be positioned 5m behind the nearside edge of the carriageway and visibility splay fences or walls shall be erected from the gateposts to the existing highway boundary, such splays to be not less than 45o to the centre line of the access. The gates shall open away from the highway. Should the access remain ungated 45o splays shall be provided between the highway boundary and points on either side of the drive measured 5m back from the nearside edge of the carriageway.

Reason: To comply with Policy G1 of the Ribble Valley Districtwide Local Plan and to permit vehicles to pull clear of the carriageway when entering the site and to assist visibility.

15. Prior to the commencement of development, full details relating to the installation of the ground source heat pump (indicated within the supporting statement) and the solar panel (indicated on the elevational drawings of the new property) shall be submitted to and approved in writing by the Local Planning Authority, unless otherwise agreed in writing. Such a scheme shall be constructed and completed in accordance with the approved plans.

REASON: For clarification purposes and to protect the visual amenity of the site in accordance with Policies G1 and ENV3 of the Ribble Valley Districtwide Local Plan. P.T.O.

Relevant planning policy

Policy G1 - Development Control
Policy G5 - Settlement Strategy
Policy ENV3 - Development in Open Countryside
Policy ENV13 - Landscape Protection
Policy H14 - Rebuilding/Replacement Dwellings - Outside Settlements
SPG - "Extensions and Alterations to Dwellings"
PPS5 - Planning for the Historic Environment.

Summary of reasons for approval

The proposal represents an appropriate form of development and given its design, size and location would not result in visual detriment to the surrounding countryside, nor would its use have an adverse impact on 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 grant 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's 6, 7 and 8 in the parish of Salesbury affects the site.



 **STEWART BAILEY**
DIRECTOR OF DEVELOPMENT SERVICES