

RIBBLE VALLEY BOROUGH COUNCIL

Department of Development

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Town and Country Planning Act 1990

CONSERVATION AREA CONSENT

APPLICATION NO: 3/2011/0128

DECISION DATE: 15 July 2011

DATE RECEIVED: 11 March 2011

APPLICANT:

Bowsall (Sabden) Limited
Bowsall House
3 King Street
Salford
Lancs
M3 7DG

AGENT:

PARTICULARS OF PROPOSED WORKS: Partial demolition of Victoria Mill with retention of the mill chimney, offices and spinning block.

AT: Victoria Mill Watt Street Sabden Lancashire BB7 9ED

Ribble Valley Borough Council hereby give notice that **Conservation Area Consent** has been granted for the execution of the works referred to above in accordance with the application and plans 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 Drawing No 5808-PS01D.

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

- 3 The building(s) shall not be demolished before a contract for the carrying out of works of redevelopment of the site has been made, and planning permission has been granted for the redevelopment for which the contract provides.

REASON: To comply with Policies G1 and ENV16 of the Ribble Valley Districtwide Local Plan as the demolition of the building should only occur as and when development is imminent in the interests of visual amenity.

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- 4 The phased development of the site shall be carried out in accordance with the details provided within the e-mail dated 21 of June 2011, and as follows:

- Phase 1 - Plots 4-30,
- Phase 2 - Plots 1-3 and 31-41, and
- Phase 3 - Plots 42-70.

REASON: In order to safeguard the development of the entire site and prevent the further deterioration of the original buildings proposed to be retained on site.

- 5 Prior to the commencement of the demolition works on site, a further full building condition survey relating to the buildings/structures to remain on site, namely the former office building, the chimney and the former spinning mill, shall be carried out by a qualified surveyor. Further surveys including a full, dimensional, verticality survey and a thorough, specialist structural survey, as indicated within the RSK Group plc Structural Condition Report dated February 2011, shall be carried out in relation to the chimney. The details, findings, a schedule of conditions and a proposed sequence of operations for the conversion of the two storey, office building located on the bank of Sabden Brook, shall all be submitted to and approved in writing by the Local Planning Authority, unless otherwise agreed in writing.

REASON: In accordance with the requirements of Policy G1, H16, ENV16 and ENV18 of the Local Plan, and PPS5, in order that the Local Planning Authority may be satisfied as to the extent of necessary rebuilding works, and the manner in which it is to be carried out.

- 6 No site clearance, site preparation or development work shall take place until a scheme for the removal of the culvert has been submitted and approved by in writing by Ribble Valley Borough Council in consultation with specialist advisors. The approved scheme shall be implemented in full.

REASON: To ensure that the watercourse and associated species are adequately protected during this operation.

- 7 No works shall take place on the site until the applicant, or their agent or successors in title, has secured the implementation of two programmes of work, one of building recording and analysis and another of archaeological. 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 archaeological/historical importance associated with the site in accordance with PPS5.

- 8 No development approved by this permission shall be commenced until a detailed management plan for the retention, conservation and maintenance of the chimney on site has been submitted to and approved in writing by the Local Planning Authority. The approved management plan shall be implemented in accordance with the approved scheme.

REASON: To protect and conserve the existing chimney on site in accordance with Policies G1, ENV16 and ENV18 of the Local Plan, and to ensure its survival.

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9 No development shall take place, including any works of demolition until a Construction Method Statement has been submitted to and approved in writing by the Local Planning Authority. The approved Statement shall be adhered to throughout the construction period. The Statement shall provide for:

1. the parking of vehicles of site operatives and visitors;
2. loading and unloading of plant and materials;
3. storage of plant and materials used in constructing the development;
4. the erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate;
5. wheel washing facilities;
6. measures to control the emission of dust and dirt during construction; and
7. a scheme for recycling/disposing of waste resulting from demolition and construction works.

REASON: In the interests of residential amenity.

Relevant Planning Policy

Policy G1 - Development Control.

Policy ENV16 - Development in Conservation Areas.

Policy ENV18 - Retention of Important Buildings in Conservation Areas.

PPS5 - Planning for the Historic Environment.

PPS7 Sustainable Development in Rural Areas.

Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended)

SUMMARY OF REASONS FOR APPROVAL

The proposal is considered to be sympathetic and sensitive to the character of the village of Sabden and will have an acceptable impact on the setting and character of the Conservation Area.

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.


JOHN HEAP
DIRECTOR OF COMMERCIAL SERVICES

