

RIBBLE VALLEY BOROUGH COUNCIL

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Department of Development

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Town and Country Planning Act 1990

PLANNING PERMISSION

APPLICATION NO: 3/2011/0307

DECISION DATE: 20 February 2012

DATE RECEIVED: 19/04/2011

APPLICANT:

Rowland Homes Ltd
Farrington Hosue
Stanfield Business Park
Leyland
Lancs
PR25 4UA

AGENT:

Steven Abbott Associates
Broadwood House
North Quarry Business Park
Appley Bridge
Wigan
Lancs
WN6 9DB

DEVELOPMENT Residential development of 37 dwellings.

PROPOSED:

AT: Barrow Brook Business Village Barrow 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 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 detailed on drawings RO51/1-2 planning layout Phase 2; RO51/1-101/2 street scenes; RO51/102-2 A2 house type; RO51/103-1-2 A3 house type; HT38/P/01 Ashgate house type; HT105/P/01 Burlington house type; HT148/P/01 Elmbridge house type; HT132/P/01 Victoria house type; HT104/P/01 REV A Dean house type as amended 22 September 2011; HT149/P/02 Bellingham house type elevations; HT149/P/01 Bellingham house type floor plans; HT149/P/01 Renishaw house type; HT147/P/02 Bonington elevations; HT147/P/01 Bonington floor plans; HT147/P/04 Bonington elevations with bay; HT147/P/03 Bonington floor plans with bay; HT147/P/06 Bonington elevations no bay; HT147/P/05 Bonington floor plans no bay; RO51/105 garage details; SD.1 high close board timber fence; S.D.46 high screen wall.

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.

4. No development approved by this permission shall be commenced until a scheme for the disposal of surface waters, including any surface water attenuation measures that may be necessary, have been approved in writing by the Local Planning Authority. Such a scheme shall be constructed and completed in accordance with the approved plans.

REASON: To ensure a satisfactory means of drainage in accordance with Policy G1 of the Ribble Valley Districtwide Local Plan.

5. No development approved by this planning permission shall be commenced until:

(a) A site investigation has been designed for the site using the information obtained from the Phase 1 Geo Environmental Desk Study for Proposed Residential Development at Barrow Brook (second phase) Clitheroe for Rowland Homes (dated March 2011; reference 43933p1r0). This should be submitted to, and approved in writing by the Local Planning Authority prior to that investigation being carried out on the site;

(b) The site investigation and associated risk assessment have been undertaken in accordance with details approved in writing by the Local Planning Authority;

(c) A Method Statement and remediation strategy, based on the information obtained from (b) above has been submitted to, and approved in writing by the Local Planning Authority.

The development shall then proceed in strict accordance with the measures approved. Work shall be carried and completed in accordance with the approved method statement and a mediation strategy referred to in (c) above, and to a timescale agreed in writing by the Local Planning Authority unless otherwise agreed in writing by the Local Planning Authority.

If during development, contamination not previously identified, is found to be present at the site then no further development (unless otherwise agreed in writing with the Local Planning Authority) shall be carried out until the developer has submitted, and obtained written approval from the Local Planning Authority for, an addendum to the Method Statement. This addendum to the Method Statement must detail how this unsuspected contamination shall be dealt with.

Upon completion of the remediation detailed in the Method Statement a report shall be submitted to the Local Planning Authority that provides verification that the required works regarding contamination have been carried out in accordance with the approved Method Statement(s). Post remediation sampling and monitoring results shall be included in the report to demonstrate that the required remediation has been fully met. Future monitoring proposals and reporting shall also be detailed in the report.

REASON: In accordance with Policy G1 of the Ribble Valley Districtwide Local Plan to:

(a) enable:

- a risk assessment to be undertaken;
- refinement of the conceptual model; and
- the development of a method statement and remediation strategy.

(b) and (c) Ensure that the proposed site investigation and remediation strategy will not cause pollution of ground and surface waters both on and off site.

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6. No development shall take place until a scheme for the buffer strip between the development and Barrow Brook has been submitted to and approved by the Local Planning Authority. Such a scheme shall be completed in accordance with the approved plans.

REASON: To maintain the character of the water course and provide undisturbed refuges for wildlife using the river corridor in accordance with Policies G1 and ENV10 of the Ribble Valley Districtwide Local Plan.

7. This permission shall relate to a Section 106 Agreement dated 2 February 2012 which includes provision for the delivery of affordable housing and community provision for public open space.

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

8. The proposed integral garages to house types Victoria, Dean, Bellingham and Renishaw shall not be used for any purpose (including any purpose incidental to the enjoyment of the dwellinghouse) which would preclude their use of the parking of a private motor vehicle.

REASON: To facilitate adequate vehicle parking facilities to serve the dwelling in accordance with Policy G1 of the Ribble Valley Districtwide Local Plan.

9. Prior to 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.

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

10. This permission shall relate to the extended Phase 1 Habitat Survey, Arboricultural Method and Material Statement and supporting letter dated 21 March 2011 from Landscape Planning Group Ltd submitted with the application. All details shall comply full with those reports. The landscaping details including hard landscaping where appropriate shall be submitted to and agreed in writing by the Local Planning Authority prior to the commencement of development.

The approved landscaping scheme shall thereafter be implemented in the first planting season following occupation 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 diseased by a species of similar size to those original planted.

REASON: In the interests of the amenities of the area and to comply with Policy G1 of the Ribble Valley Districtwide Local Plan.

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Relevant planning policy

Policy G1 - Development Control.
Policy G4 - Settlement Strategy.
Policy H20 - Affordable Housing - Villages and Countryside.
Policy H21 - Affordable Housing - Information Needed.
Policy RT8 - Open Space Provision.
Policy I1 - Development Proposals - Transport Implications.
Policy I7 - Parking Provision.
Affordable Housing Memorandum of Understanding.
Policy DP1 - Spatial Principles, North West of England Regional Spatial Strategy to 2021.
Policy DP2 - Promote Sustainable Communities, North West of England Regional Spatial Strategy to 2021.
Policy DP7 - Promote Environmental Quality, North West of England Regional Spatial Strategy to 2021.
Policy L1 - Health, Sport, Recreation, Cultural and Educational Services Provision, North West of England Regional Spatial Strategy to 2021.
Policy L4 - Regional Housing Provision, North West of England Regional Spatial Strategy to 2021.
Policy L5 - Affordable Housing, North West of England Regional Spatial Strategy to 2021.
PPS1 - Delivering Sustainable Development.
PPS3 - Housing.
PPG13 - Transport.
PPG17 - Planning for Open Space, Sport and Recreation.
PPS22 - Renewable Energy.
PPS25 - Development and Flood Risk

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. Any works to the water courses within or adjacent to the site which involves 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 purposes is unlikely to receive consent, without full mitigation for loss of flood storage and habitats.

JOHN HEAP
DIRECTOR OF COMMUNITY SERVICES