



RIBBLE VALLEY
BOROUGH COUNCIL

For office use only

Application No. 31201210845

Date received 6 Feb 2010/12

Fee paid £ 85.00 Receipt No: 16654

24/09/12

Council Offices, Church Walk, Clitheroe, Lancashire. BB7 2RA Tel: 01200 425111 www.ribblevalley.gov.uk

Application for approval of details reserved by condition.
Town and Country Planning Act 1990
Planning (Listed Buildings and Conservation Areas) Act 1990

Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website
If you require any further clarification, please contact the Authority's planning department.

1. Applicant Name, Address and Contact Details

Title:		First name:		Surname:			
Company name:	Taylor Wimpey						
Street address:	C/o Agent			Country Code	National Number	Extension Number	
				Telephone number:			
				Mobile number:			
Town/City:				Fax number:			
County:				Email address:			
Country:							
Postcode:							
Are you an agent acting on behalf of the applicant?							
☒ Yes ☐ No							

2. Agent Name, Address and Contact Details

Title:		First Name:	Chris	Surname:	Jones		
Company name:	NJL Consulting						
Street address:	Adamson House Towers Business Park Wilmslow Road			Country Code	National Number	Extension Number	
	Didsbury			Telephone number:	01619554754		
				Mobile number:			
Town/City:	Manchester			Fax number:			
County:	Lancashire			Email address:			
Country:	England						
Postcode:	M20 2YY			chris@njlconsulting.co.uk			

3. Site Address Details

Full postal address of the site (including full postcode where available)

House: Suffix:
House name:
Street address:

Town/City:
County:
Postcode:

Description of location or a grid reference
(must be completed if postcode is not known):

Easting:
Northing:

Description:

4. Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

☒ Yes ☐ No

If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):

Officer name:

Title: First name: Surname:

Reference:

Date (DD/MM/YYYY): (Must be pre-application submission)

Details of the pre-application advice received:

5. Description of Proposal

Please provide a description of the approved development as shown on the decision letter:

Application reference number:

Date of decision:

Please state the condition number(s) to which this application relates:

Condition number(s):

Has the development already started? ☐ Yes ☒ No

6. Discharge of Condition(s)

Please provide a full description and/or list of the materials/details that are being submitted for approval:

7. Part Discharge of Condition(s)

Are you seeking to discharge only part of a condition?

☐ Yes ☒ No

8. Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

☒ Yes ☐ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact? (Please select only one)

☒ The agent ☐ The applicant ☐ Other person

9. Declaration

I/we hereby apply for planning permission/consent as described in this form and the accompanying plans/drawings and additional information I/we confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them



Date

320120845P

Lancashire County Council

Scheme of Delegation to Chief Officers - Non Key Decision

The following action is to be taken by the Chief Officer or Authorised Officer as identified below under authority delegated by a Cabinet Member, the Cabinet or Council Committee in accordance with the Scheme of Delegation to Chief Officers

**Land off Chapel Close, Clitheroe
Section 106 Agreement**

Contact for further information:

Martin Nugent, 01254 828060, Environment Directorate

Martin.Nugent@lancashire.gov.uk

Executive Summary

Authority is sought for the County Council to enter into an agreement under Section 106 of the Town and Country Planning Act 1990, for an obligation upon a developer to pay a sum of £22,000 towards improved provision of public transport.

When consulted by Ribble Valley Borough Council on an application for the provision of 54 dwellings on the land off Chapel Close, Clitheroe, officers responded with a request for a developer contribution in line with the Planning Obligations policy

Ribble Valley Borough Council has not yet approved the planning permission for the above site but is mindful to approve the application, subject to the satisfactory completion of a Section 106 agreement.

Decision to be taken

That authorisation is given for the County Secretary and Solicitor to enter into an agreement under Section 106 Agreement of the Town and Country Planning Act 1990, in connection with land off Chapel Close, Clitheroe which includes an obligation on the developer to pay the County Council the sum of £22,000 towards improved provision for public transport

Information

When consulted by Ribble Valley Borough Council on an application for 54 dwellings on land off Chapel Close, Clitheroe, officers responded with a request for a developer contribution in line with the Planning Obligations Policy.

The application was for the erection of 54 dwellings.

Ribble Valley Borough Council has not yet approved the planning permission for the above site but is mindful to approve the application subject to satisfactory completion of a Section 106 Agreement to cover related matters.

The County Council has highlighted the need for good accessibility for all. In connection with these aims and to progress the application, the developer has agreed to pay the sum of £22,000 to the County Council as Highway Authority towards mitigating measures that support sustainable transport movement.

This figure comprises £20,000 towards the upgrading of the existing stop and the provision of a new bus stop on Union Street, Clitheroe. Subject to a suitable design being agreed, the intention would be to raise stops to the County Council's Quality Bus Standards, including the provision of illuminated shelters, raised footway (160mm kerb height) and Bus Stop Clearway Markings. The remainder of the commuted sum of £2,000 would be used for the future maintenance of these stops.

Consultations

Ribble Valley Borough Council is in support of the provision of Quality Bus Route and Bus Stop Clearway.

The local County Councillor has been consulted and is in support of the proposal.

Implications:

This item has the following financial implications:

Financial

Ribble Valley Borough Council is the determining authority for the planning application, and as such determined that £22,000 of the developer contribution would be secured to fund improved provision for public transport for the County Council to administer. The legal agreement commits the developer to pay a commuted sum to the County Council and contains reciprocal obligations on the County Council's behalf in respect of any unexpended commuted sum.

Risk management

If the County Council was not party to the Section 106 Agreement then it would not be able to directly enforce the obligations for payment of the commuted sum against the developer.

Signed:  _____
Jo Turton, Executive Director of Environment

Date: 9/12/11



United Utilities Water PLC
Warrington North Wastewater Treatment Works
Gatewarth Industrial Estate
Off Liverpool Road
Sankey Bridges
Warrington WA5 1DS

unitedutilities.com

RSK,
Spring Lodge,
172 Chester Road,
Helsby,
Cheshire,
WA6 0AR

Direct line 01925 679358
Direct fax 01925 679390
colin.o'mara@uuplc.co.uk

Your Ref
Our Ref WW/05/34/016/COM

320120845P

29 Aug. 12

For the attention of Chris Blinkhorn

Dear Chris,

CHAPEL CLOSE DEVELOPMENT, RIBBLE VALLEY

I refer to your recent correspondence and to the plans enclosed therewith, and would inform you that your submission is now satisfactory for incorporating into a Water Industry Act 1991, Section 104 Agreement, providing that the works can be constructed in full accordance with the acceptable drawings numbered as follows:-

Drainage Layout – 40/01 ✓
Manhole Schedules – 08/01 & 02, 09/01 & 02 ✓
Long Sections – 40/02 & 03 ✓
Hydrobrake Detail – 09/03 ✓
Typical details – 11/01, 02, 03 & 04 ✓

Could you please provide me with one further full set of each of the above drawings for use on site, when work commences.

The Developer or his contractor is responsible for verifying all existing service positions and levels on site, including those of the existing public sewerage system, before work commences.

Where connections are to be made to existing public sewer manholes, the costs for rebuilding the manhole to United Utilities requirements, if deemed necessary by U.U. Field Staff, must be borne by the developer. If the works cannot be constructed in accordance with the acceptable plans, the developer must submit revised proposals for appraisal before continuing with the works.

Any costs associated with service diversions required to enable the scheme to be carried in accordance with the acceptable drawings must be borne by the developer.

To enable the Section 104 Agreement to be completed, I would be grateful if you could now provide me with **TEN** copies of the coloured up Drainage Layout drawing - Foul Water sewers – Brown, Surface Water sewer – Blue, Combined sewers – Red, Site Boundary – Green and Easement areas Yellow. I will also require:

- ❖ Developer's FULL name (e.g. "Lovells" – not sufficient)
- ❖ Developer's registered address (if a company) or full address if not
- ❖ Company registration number
- ❖ FULL name of surety (e.g. "natwest" – not sufficient), registered address, company registration number
- ❖ Is the Developer the owner of the land? - if yes, please provide up to date office copy entries and land registry plan for the land shown edged green on the plan – if no, please forward the following:-
- ❖ FULL name of land owner
- ❖ Registered address of land owner or if not a company full postal address
- ❖ Company registration number (if applicable)
- ❖ Up to date office copy entries and land registry plan for the area shown edged green.
- ❖ Solicitors' or Agents details with full contact name, address, DX address, telephone number and email contact

EASEMENTS

- ❖ 10 copies of a land registry complaint plan with Full extent of land edged green shown, Scale as near to 1:1250 as possible, North Arrow, Landmarks and road names, Easement strip coloured yellow, No bigger than A3 paper size

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Please do not colour highway drainage, existing sewers or private drainage connections, as they do not form part of this agreement

I attach a copy of our 'consent for approval to commence construction of sewers before signing agreement' document for this development. If the developer wishes to commence work on site before the Section 104 Agreement document has been finalised, and providing that there are no live public sewers to be diverted as part of the works, he should complete this form and return with the drawings requested above, together with payment for the Section 104 fee specified on the form.

Full details of this arrangement are in our 'Developers Guide to Wastewater Adoptions' document a copy of which should already have been provided

The developer must also obtain specific permission to construct any new manhole or make any connections to the public sewerage system. I therefore attach a copy of the Sewer Connection application form, (part 2 only), which the appointed contractor must complete and return to the address on the form.

I look forward to receiving the drawings and information requested above at your earliest convenience, but should you require any further information in the meantime, please do not hesitate to contact me

Yours Sincerely



Colin O' Mara
Wastewater Adoptions Engineer



Spring Lodge
172 Chester Road
Helsby
Cheshire
WA6 0AR
UK

4th September 2012

Our Ref: - 880181/CB/L007

Telephone: +44 (0)1928 726006
Fax: +44 (0)1928 725633
www.rsk.co.uk

Mr Mark Dawson
Taylor Wimpey Manchester Ltd
1 Lumsdale Road
Stretford
M32 0UT

320120845P

Dear Mark,

Re Chapel Close, Clitheroe, Lancashire – Response to planners queries in relation to drainage matters.

Further to the queries raised by the local planning authority relating to local resident concerns over the proposed drainage network, we write to address these matters and clarify the current drainage situation.

The incidents of near flooding reported by local residents appear to originate from the Riverside development. From review of the existing public sewer records it is clear that the existing development benefits from its own sewer network with the foul water utilising a pumping station to discharge flows into the downstream combined public sewer network via MH 9803 at the end of Nelson Street.

The residents confirm that the near flooding events occur during periods of heavy rainfall and that UU have in the past cleansed the public sewer network however, this has had no effect to the issue. One of the residents confirms that from discussions with a UU inspector it is believed that the issues stem from capacity issues within the existing pumping station. We would therefore suggest that as this pumping station is in fact adopted United Utilities should investigate this matter further.

The foul flows from the proposed Taylor Wimpey development are minimal (circa 2.5 l/s) based on 54 dwellings and enter the public sewer system much further upstream within Chapel Close & do not connect in to the pumping station network. Given the prolonged time of entry where the flows from the proposed Taylor Wimpey system would enter the combined sewer network at MH 9803 (as above) we would suggest that the impact on the existing combined sewer network will be minimal.



INVESTORS
IN PEOPLE

RSK Land & Development Engineering Ltd

Registered office

Spring Lodge - 172 Chester Road - Helsby - Cheshire - WA6 0AR - UK

Registered in England No 4723637

www.rsk.co.uk



United Utilities have provided technical approval for our design & have confirmed that our proposals are acceptable for inclusion within a Section 104 Agreement. As part of the technical review process the availability & capacity of the existing sewer network would have been assessed and addressed.

We can therefore only conclude that the proposed discharge of foul flows into the existing foul public sewer network will not create an increased risk of flooding downstream as the issues are believed to be elsewhere outside of Taylor Wimpey's control.

We trust the content of this letter to be satisfactory to address the planner's queries however, should you require any further information then please do not hesitate to contact the undersigned.

Yours sincerely,

For RSK Land & Development Engineering Ltd.

A handwritten signature in black ink, appearing to read 'C Blinkhorn'. The signature is fluid and cursive, with a long horizontal stroke at the end.

Chris Blinkhorn ACIOB

Senior Engineer

**CONDITIONS SCHEDULE – APPLICATION NO: 3/2011/0247
Land off Chapel Close Low Moor Clitheroe Lancashire BB7 2ND – Planning Permission**

Condition No.	Brief Outline of Condition	To be discharged?	Evidence Base
4.	Identification showing how the development will reduce energy requirements by 10%.	Yes - Pre Commencement Condition	Carbon Reduction Report submitted with the Reserved Matters Application demonstrating compliance with this Condition.
5.	Evidence of Surface Water drainage works to be approved by LPA.	Yes - Pre Commencement Condition	Adoptable Drainage Layout (DRG NO: 40-01). Drainage Response Letter (RSK, 4th September 2012). United Utilities Section 104 Agreement (Dated 29th August 2012).
6.	Surface Water Regulation system to be approved by LPA.	Yes - Pre Commencement Condition	Adoptable Drainage Layout (DRG NO: 40-01). Drainage Response Letter (RSK, 4th September 2012). United Utilities Section 104 Agreement (Dated 29th August 2012).
7.	Site Investigation works required to establish previous uses and potential contaminants, including a method statement and remediation strategy approved by LPA.	Yes – Pre Commencement Condition	Geo-environmental investigation and quantitative risk assessment (RSK, April 2011) submitted with the Reserved Matters Application.
13.	Landscape management plan including long term design objectives, timing of works, management responsibilities and maintenance schedules for all landscaped areas to be submitted prior to commencement.	Yes - Pre Commencement Condition	Landscape Management Plan (PDP Associates) submitted with the Reserved Matters Application. Landscape Plan (DRG NO: c-820-01 Rev A) submitted with the Reserved Matters Application.
15.	No development shall commence until a scheme for the construction of the site access and the off-site works of highway improvements has been submitted to and approved in writing by the LPA in consultation with the Highway authority.	Yes – Pre Commencement Condition	No off-site highway works are required, as confirmed by the enclosed correspondence from Highways Authority.

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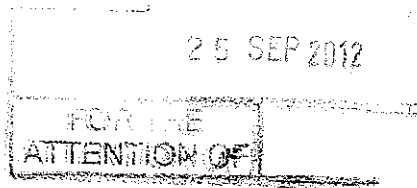
320120845P



Planning Sustainability Development

Our Ref: 2012-028
Your Ref:

Sarah Westwood
Ribble Valley Borough Council
Development Department
Council Offices
Church Walk
Clitheroe
Lancashire
BB7 2RA



NJL Consulting LLP
Adamson House
Towers Business Park
Wilmslow Road
Manchester M20 2YY

Phone: +44 (0)845 362 8202
e-fax: +44 (0)870 130 5579
e-mail: info@njlconsulting.co.uk

www.njlconsulting.co.uk

24th September 2012

Dear Sarah,

**Discharge of Conditions Pursuant to Planning Permission Reference No 3/2011/0247
Land off Chapel Close Low Moor Clitheroe Lancashire BB7 2ND**

I am writing to you on behalf of our client, Taylor Wimpey Manchester Ltd, to request the discharge of a number of conditions attached to the above planning permission. Enclosed in support of this application are the following:

- Planning Application Forms submitted via the Planning Portal
- NJL Conditions Schedule (identifying conditions to be discharged)
- Adoptable Drainage Layout (DRG NO: 40-01)
- Drainage Response Letter (RSK, 4th September 2012)
- United Utilities Section 104 Agreement (Dated 29th August 2012)
- Highways Correspondence (Dated 9th December 2011)
- Cheque in the sum of £85.00 made payable to Ribble Valley Borough Council

The permission was obtained on 2nd May 2012, granting consent for the following development proposal:

'Outline application proposing the erection of 38no market dwellings and 16no. affordable dwellings'

Attached to the planning permission were 16 conditions which must be addressed at different stages of the development process. This application will seek to discharge those conditions that are necessary to commence development at the site, and set out the future intentions of our client for those conditions that will not be discharged as part of this application. Please see the attached Conditions Schedule for information regarding the ways in which each of the conditions will be addressed and satisfied. We trust that the above information is sufficient so as to allow Ribble Valley Borough Council to validate the application. Please do not hesitate to contact me if any further information is required.

Yours sincerely,

Juan Murray
Environmental Planner
For and on behalf of NJL Consulting LLP

RIBBLE VALLEY BOROUGH COUNCIL

Development Department

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

Telephone: 01200 425111

Fax: 01200 414488

Planning Fax: 01200 414487

Town and Country Planning Act 1990

OUTLINE PLANNING PERMISSION

APPLICATION NO: 3/2011/0247

DECISION DATE: 2 May 2012

DATE RECEIVED: 05/04/2011

320120845P

APPLICANT:

AGENT:

Strategic Land Group Limited
Bowsall House
FAO Mr P Dover
3 King Street
Salford
Lancs
M3 7DG

PARTICULARS OF DEVELOPMENT: Outline application proposing the erection of 38no. market dwellings and 16no. affordable dwellings.

AT: land off Chapel Close Low Moor Clitheroe Lancashire BB7 2ND

Ribble Valley Borough Council hereby give notice in pursuance of provisions of the Town and Country Planning Act 1990 that **outline planning permission has been granted** for the carrying out of the development referred to above in accordance with the application and plans submitted subject to the following conditions:

- 1 Application for approval of reserved matters must be made not later than the expiration of 3 years beginning with the date of this permission and the development must be begun not later than whichever is the latter of the following dates:

(a) the expiration of 3 years from the date of this permission; or

(b) the expiration of 2 years from final approval of the reserved matters, or in the case of approval of different dates, the final approval of the last such matter to be approved.

REASON: In order that the Local Planning Authority shall be satisfied as to the details and because the application was made for outline permission and comply with Policy G1 of the Ribble Valley Districtwide Local Plan.

- 2 Detailed plans indicating the design and external appearance of the buildings, landscape and boundary treatment, parking and manoeuvring arrangements of vehicles, including a contoured site plan showing existing features, the proposed slab floor level and road level (called the reserved matters) shall be submitted to and approved by the Local Planning Authority before development commences.

REASON: To comply with Policy G1 of the Ribble Valley Districtwide Local Plan and in order that the Local Planning Authority should be satisfied as to the details and because the application was made for outline permission.

P.I.O.

**RIBBLE VALLEY BOROUGH COUNCIL
OUTLINE PLANNING PERMISSION**

APPLICATION NO: 3/2011/0247

DECISION DATE: 2 May 2012

- 3 This outline planning permission shall be read in conjunction with the Legal Agreement dated 30 April 2012.

REASON: For the avoidance of doubt as the application is subject of an agreement.

- 4 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.

- 5 No development approved by this permission shall be commenced until a scheme for the provision of surface water drainage works has been approved by the Local Planning Authority. The scheme shall be completed in accordance with the approved plans.

REASON: In order to comply with Policy G1 of the Ribble Valley Districtwide Local Plan in order to reduce the increased risk of flooding by ensuring the provision of a satisfactory means of surface water disposal.

- 6 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: In accordance with Policy G1 of the Ribble Valley Districtwide Local Plan to reduce the increased risk of flooding.

P.I.O.

**RIBBLE VALLEY BOROUGH COUNCIL
OUTLINE PLANNING PERMISSION**

APPLICATION NO: 3/2011/0247

DECISION DATE: 2 May 2012

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

a) A desktop study has been undertaken to identify all previous site uses, potential contaminants that might reasonably be expected given those uses and other relevant information. Using this information and diagrammatical representation (Conceptual Model) for the site of all potential contaminant sources, pathways and receptors has been produced.

b) A site investigation has been designed for the site using the information obtained from (a) above. This should be submitted to, and approved in writing, by the Local Planning Authority prior to that investigation being carried out on the site.

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

d) A Method Statement and Remediation Strategy, based on the information obtained from (c) 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 out and completed in accordance with the approved Method Statement and Remediation Strategy referred to in (d) 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) Identify all previous site uses, potential contaminants that might reasonably be expected given those uses and the source of contamination, pathways and receptors.

b) Enable:

- A risk assessment to be undertaken;
- Refinement of the conceptual model; and
- The development of a Method Statement and Remediation Strategy.

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

P.T.O.

**RIBBLE VALLEY BOROUGH COUNCIL
OUTLINE PLANNING PERMISSION**

APPLICATION NO: 3/2011/0247

DECISION DATE: 2 May 2012

- 8 This permission shall relate to the Phase 1 survey report dated March 2011 submitted with the application. All details shall comply fully with that report.

REASON: To protect and conserve the habitats identified on site in accordance with Policy ENV7 of the Ribble Valley Districtwide Local Plan.

- 9 The submission of reserved matters in respect of scale, appearance and landscaping and implementation of development shall be carried out in substantial accordance with the Design and Access Statement and the Indicative Site Layout drawing no. AL001 Rev A as amended dated 8 June 2011.

REASON: For the avoidance of doubt to define the scope of this permission.

- 10 The new estate road/access shall be constructed in accordance with the Lancashire County Council Specification for Construction of Estate Roads to at least base course level before any development takes place within the site.

REASON: To comply with Policies G1 and I1 of the Ribble Valley Districtwide Local Plan and to ensure that satisfactory access is provided to the site before the development hereby permitted becomes operative.

- 11 Prior to commencement of construction works, facilities shall be provided within the site by which means the wheels of vehicles may be cleaned before leaving the site, the wheel cleaning facilities shall be retained throughout the life of the development.

REASON: To comply with Policy G1 of the Ribble Valley Districtwide Local Plan and to avoid the possibility of the public highway being affected by the deposit of mud and/or loose materials thus creating a potential hazard to road users.

- 12 Tree felling, vegetation clearance works, demolition work or other works that may affect nesting birds shall be avoided between March to August. In the event that works are carried out during the nesting period a comprehensive risk assessment in order to establish the absence/presence of nesting birds shall be submitted to the Local Planning Authority prior to any works taking place for approval in writing and any mitigation measures outlined therein shall be carried out to the satisfaction of the Local Planning Authority.

REASON: In the interests of protecting nature and conservation issues in accordance with Policies G1, ENV7 and ENV10 of the Ribble Valley Districtwide Local Plan.

- 13 Prior to commencement of development a landscape management plan including long term design objectives, timing of the works, management responsibilities and maintenance schedules for all landscaped areas (other than within curtilages of buildings) including the public open space area shall be submitted to and approved in writing by the Local Planning Authority. The management plan shall also provide precise details of any play equipment and its maintenance and indicate a timescale when the open space shall be provided and made available for use. The landscape management plan shall be carried out in accordance with the details so approved.

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

P.T.O.

**RIBBLE VALLEY BOROUGH COUNCIL
OUTLINE PLANNING PERMISSION**

APPLICATION NO: 3/2011/0247

DECISION DATE: 2 May 2012

- 14 The plans and particulars submitted in accordance with condition 2 above shall include an Arboricultural Method Statement and Tree Protection Plan (including a tree protection monitoring schedule) detailing special mitigation construction issues in accordance with BS5837 2012 as outlined in the Arboricultural Impact Assessment submitted in support of this application. The development shall thereafter be carried out in strict accordance with the procedures, working methods and protection measures so identified and approved unless agreed otherwise in writing by the Local Planning Authority.

REASON: In order to ensure that any trees affected by development considered to be of visual, historic or botanical value are afforded maximum physical protection from the adverse effects of development in accordance with Policies G1 and ENV13 of the Ribble Valley Districtwide Local Plan.

- 15 No part of the development hereby approved shall commence until a scheme for the construction of the site access and the off-site works of highway improvement has been submitted to and approved in writing by the Local Planning Authority in consultation with the highway authority.

REASON: To comply with Policies G1 and T1 of the Ribble Valley Districtwide Local Plan in order to satisfy the Local Planning Authority and the Highway Authority that the final details of the highway scheme/work are acceptable before work commences on site.

- 16 The proposed garages 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.

Relevant Planning Policy

Policy G1 - Development Control.
Policy G5 - Settlement Strategy.
Policy ENV3 - Development in Open Countryside
Policy H20 - Affordable Housing - Villages and Countryside
Policy H21 - Affordable Housing - Information Needed
Policy RI8 - Open Space Provision.
Policy T1 - Development Proposals - Transport Implications.
Policy T7 - 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
PPS7 - Sustainable Development in Rural Areas.
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. P.T.O.

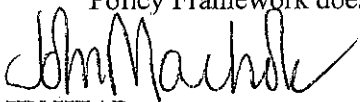
**RIBBLE VALLEY BOROUGH COUNCIL
OUTLINE PLANNING PERMISSION**

APPLICATION NO: 3/2011/0247

DECISION DATE: 2 May 2012

Note(s)

- 1 For rights of appeal in respect of any condition(s)/or reason(s) attached to the consent 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
- 4 This site must be drained on a separate system, with only foul drainage connected into the foul sewer. Surface water should discharge to the soakaway/SUDS as stated on the application form and may require the consent of the Environment Agency.
- 5 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.
- 6 Policies in the Framework have been considered but in light of the facts in this case the National Planning Policy Framework does not alter the Borough Council's conclusions.


JOHN HEAP
DIRECTOR OF COMMUNITY SERVICES