

# RIBBLE VALLEY BOROUGH COUNCIL

Department of Development

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Town and Country Planning Act 1990

## PLANNING PERMISSION

**APPLICATION NO:** 3/2012/0962

**DECISION DATE:** 24 January 2013

**DATE RECEIVED:** 23/10/2012

### **APPLICANT:**

Talbot Hotel at Chipping Ltd  
c/o Palewood House  
Whitewell Road  
Cow Ark  
Clitheroe  
Lancashire  
BB7 3DG

### **AGENT:**

IWA Architects  
Unit 3  
Waterloo Mill  
Waterloo Road  
Clitheroe  
Lancs  
BB7 1LR

### **DEVELOPMENT PROPOSED:**

Refurbishment and extension to existing hotel to create 9no. ensuite bedrooms, function suite, bistro restaurant and bar area with ancillary hotel, kitchen and staff facilities; change of use of the existing barn to form 11no. ensuite bedrooms ancillary to the hotel accommodation; extension and refurbishment of existing car parking facilities to create 46no. parking spaces including the repair and refurbishment of the existing cobbled forecourt (Re-submission of 3/2011/0822P).

**AT:** Talbot Hotel Talbot Street Chipping Preston PR3 2QE

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 relate to the development as shown on plans reference: 1723.E001, E002a, E003a, E004a, E005a, E006a, E007, E008, E009, E010, E011, E012, E013, E014, E015 and 1723.P100A, P101, P102, P103, P104, P105, P107, P108 and P110. In relation to landscape details on areas facing towards the brook and the yard area at the rear of 7 Talbot Street the approval relates to the amended plans submitted on the 13/12/12 plan reference 1723.P106REVA.

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

3. Precise specifications or samples of walling and roofing materials including roof lights 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 and DMG1 of Regulation 22 Draft Submission Core Strategy.  
P.T.O.

4. The development hereby permitted shall be in accordance with the landscaping scheme and arboricultural report dated September 2011 submitted with the application.

The landscaping scheme shall be implemented in the first planting season following occupation or use 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 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 Policies G1 and T1 of the Ribble Valley Districtwide Local Plan and Policies DMG1 and DMG3 of Regulation 22 Draft Submission Core Strategy.

5. The development hereby permitted shall be carried out in accordance with the approved flood risk assessment Talbot Hotel, report version 2 September 2012 and include the following mitigation measures detailed within the flood risk assessment.

- a) limiting the service water run-off generated by the 1 in100 year critical storm so that it will not exceed the run-off from the undeveloped site and not increase the risk of flooding off-site.
- b) provision of compensatory flood storage for the site.
- c) the finished internal floor levels for the building shall be set no lower than 111.60m above Ordnance Datum AOD.

REASON: To prevent flooding by ensuring the satisfactory storage of disposal of surface water from the site and prevent flooding elsewhere by ensuring that compensatory storage of flood water is provided and to reduce the risk of flooding for the proposed development and future occupant and to comply with Policy G1 of the Ribble Valley Districtwide Local Plan and DMG1 and DME 6 of Regulation 22 Draft Submission Core Strategy.

REASON: To ensure a satisfactory form of development and in the interests of land drainage in accordance with Policy G1 of the Ribble Valley Districtwide Local Plan.

6. The mitigation measures detailed in the flood risk assessment Talbot Hotel, Chipping flood risk assessment final report version 2, September 2012, shall be fully implemented prior to occupation and subsequently in accordance with the timing/phasing arrangements of bodies within the scheme or within any other period as may be subsequently agreed in writing by the Local Planning Authority.

REASON: To prevent flooding by ensuring the satisfactory storage of disposal of surface water from the site and prevent flooding elsewhere by ensuring that compensatory storage of flood water is provided and to reduce the risk of flooding for the proposed development and future occupant and to comply with Policy G1 of the Ribble Valley Districtwide Local Plan and DMG1 and DME 6 of Regulation 22 Draft Submission Core Strategy

P.T.O.

7. No development shall take place until a surface water drainage scheme for the site based on sustainable drainage principles and assessment of the hydrological and hydrological context of the development has been submitted to and approved in writing by the Local Planning Authority. The drainage strategy shall demonstrate that surface water run-off generated up to and including the 1:100 critical storm will not exceed the run-off from the undeveloped site following the corresponding rainfall event. The scheme shall subsequently be implemented in accordance with the approved details before development is completed.

REASON: To prevent flooding by ensuring the satisfactory storage of disposal of surface water from the site and prevent flooding elsewhere by ensuring that compensatory storage of flood water is provided and to reduce the risk of flooding for the proposed development and future occupant and to comply with Policy G1 of the Ribble Valley Districtwide Local Plan and DMG1 and DME 6 of Regulation 22 Draft Submission Core Strategy

8. A minimum 4m vegetated buffer zone (measured from the top of the bank) shall be provided alongside Chipping Brook. It shall be comprised of locally native plant species of UK genetic provenance and be maintained free of structures, half standing fences for the lifetime of the development. No domestic or commercial uses of the land shall take place within this area.

REASON: To maintain the buffer free of development and uses which disturb or destroy wildlife habitat and prevent the introduction of non native species to the buffer zone. To maintain the species to the buffer zone. To maintain the character of the watercourse and provide undisturbed refuge for wildlife using the river corridor and to comply with Policies G1 and ENV7 of the Districtwide Local Plan and Policies DMG1 and DMG3 of the Core Strategy Regulation 22 Submission Draft.

9. No development shall take place 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:

- (i) the parking of vehicles of site operatives and visitors
- (ii) loading and unloading of plant and materials
- (iii) storage of plant and materials used in constructing the development
- (iv) the erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate
- (v) wheel washing facilities
- (vi) measures to control the emission of dust and dirt during construction
- (vii) a scheme for recycling/disposing of waste resulting from construction works

REASON: To ensure that the development complies with approved details in the interests of the protection of controlled waters in accordance with Policy G1 of the Ribble Valley Districtwide Local Plan.

P.T.O.

10. Prior to commencement of any site works including delivery of building materials and excavations for foundations or services all trees identified in the Arboricultural Survey, shall be protected in accordance with the BS5837 2012 [Trees in Relation to Design, Demolition & Construction] the details of which shall be agreed in writing and implemented in full under the supervision of a qualified arboriculturalist and in liaison with the Countryside/Tree Officer.

A tree protection - monitoring schedule shall be agreed and tree protection measures inspected by the local planning authority before any site works are begun. The root protection/exclusion zone shall 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 and no building materials/spoil/soil/rubble shall be stored or redistributed within the protection/exclusion 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 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 included in a Tree Preservation Order/ Conservation area/considered to be of visual, historic or botanical value are afforded maximum physical protection from the potential adverse effects of development.

In order to comply with planning policies G1, ENV13 of the District Wide Local Plan and Policies DMG1 and DMG3 of Regulation 22 Submission Draft of the Core Strategy.

In order to ensure that trees of visual amenity/botanical/historical value are protected against adverse effects of the development.

11. There shall be no storage of equipment shown on plan reference 1723.P.00D received on 19 December 2012 adjacent to number 7 Talbot House, other than in the area hatched and any equipment or materials shall not exceed a height of 1.5m above existing ground level.

REASON: In order to comply with Policy G1 and protect adjacent residential amenity.

12. There shall be no live music or amplified music after the hours of 0100 hours and any music shall be limited to the function rooms and bar area as detailed on the submitted plans. Prior to commencement of development details of acoustic filters to mechanical extractors shall be submitted and agreed by the Local Planning Authority and thereafter implemented.

REASON: In order to comply with Policy G1 and protect adjacent residential amenity.

13. Before any works to implement this permission are commenced, details of any external alterations to the building, including any flues and extractor units to dispose of fumes from the cooking process shall be submitted to and approved by the local planning authority.

REASON: In order that the Local Planning Authority can be satisfied that the details are not injurious to the visual amenity and in accordance with Policy G1 of the Ribble Valley Districtwide Local Plan and to safeguard, where appropriate, neighbouring residential amenity.

P.T.O.

APPLICATION NO. 3/2012/0962

DECISION DATE: 24 January 2013

Relevant planning policy

Planning and Listed Building Conservation Area Act 1990  
Policy ENV19 - Listed Buildings.  
Policy ENV20 - Proposals Involving Partial Demolition of Listed Buildings.  
Policy ENV13 - Landscape Protection.  
Policy ENV7 - Species Protection.  
Policy ENV16 - Development Within Conservation Areas.  
Policy EMP7 - Extensions/Expansions of Existing Firms.  
Policy EMP8 - Extensions/Expansions of Existing Firms.  
Policy EMP9 - Conversions for Employment Uses.  
Policy RT1 - General Recreation and Tourism Policy.  
Policy RT3 - Conversion of Buildings to Tourism Related Uses.  
Policy ENV1 - Area of Outstanding Natural Beauty.  
Policy G1 - Development Control.  
Policy G5 - Settlement Strategy.  
National Planning Policy Framework (NPPF).  
Supplementary Planning Guidance Note - Retention of Public Houses in Rural Area.  
Core Strategy Regulation 22 Submission Draft  
DS1 - Development Strategy.  
EN5 - Heritage Assets.  
DM12 - Transport Considerations.  
DMG1 - General Considerations.  
DMG3 - Transport and Mobility.  
DME2 - Landscape and Townscape Protection.  
DME4 - Protection Heritage Assets.  
North West of England Regional Spatial Strategy 2021.  
Policy L1 - Health, Sport, Recreation, Cultural and Education Services.

Summary of reasons for approval

The proposal will not create any significant harm to the effects of the visual amenity, setting of the Conservation Area or the listed building or residential amenity or highway safety.

The Local Planning Authority operates a pre-planning application advice service which applicants are encouraged to use. Whether or not this was used, the Local Planning Authority has endeavoured to work proactively and positively to resolve issues and considered the imposition of appropriate conditions and amendments to the application to deliver a sustainable form of development "

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 COMMUNITY SERVICES

