

RIBBLE VALLEY BOROUGH COUNCIL

Department of Development

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

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Town and Country Planning Act 1990

APPROVAL OF RESERVED MATTERS

APPLICATION NO: 3/2013/0035

DECISION DATE: 16 April 2013

DATE RECEIVED: 09/01/2013

PARTICULARS OF PLANNING PERMISSION RESERVING DETAILS FOR APPROVAL

APPLICATION NO: 3/2010/0719/P

APPLICANT:

Taylor Wimpey Manchester and Barratt
Homes Manchester
c/o Agent

AGENT:

HOW Planning
40 Peter Street
Manchester
Lancs
M2 5GP

Development Proposed:

Reserved Matters application for up to 270 residential dwellings, a doctor's surgery, landscape, open space, highways and associated works.

AT: Land off Henthorn Road Clitheroe Lancashire

Ribble Valley Borough Council hereby give notice that **approval has been granted** in respect of details referred to above for the purposes of the conditions imposed on the grant of planning permission referred to above and subject to the following condition(s):

1. This permission shall be implemented in accordance with the proposals as detailed on drawings:

1. TW/HR/SL/01 Rev N 26/03/2013- Composite Site layout - Amended 10th April 2013.
2. TW/HR/SL/03 Rev B 08/04/2013- Storey Height Plan - Amended 10th April 2013.
3. TW/HR/SL/04 Rev C 08/04/2013- Materials Distribution Plan - Amended 10th April 2013.
4. Dwg No.4271.04 Rev F April 2013 - Landscape Structure Plan (1 of 3) - Amended 10th April 2013.
5. Dwg No.4271.05 Rev E April 2013 - Landscape Structure Plan (2 of 3) - Amended 10th April 2013.
6. Dwg No.4271.06 Rev E April 2013 - Landscape Structure Plan (3 of 3) - Amended 10th April 2013.
7. TW/HR/BT/01 Rev A 09/04/2013 - Proposed Boundary Treatments - Amended 10th April 2013.
8. TW/HR/BTP/05 Rev A 08/03/2013 - Front Boundary Treatment Plan - Amended 10th April 2013.
9. SD/Henth/001 Rev C March 2013 - Proposed Slab Levels - Amended 10th April.
10. Street Elevations & Site Sections - Amended 22nd March 2013.
11. Sectional Streetscenes & Cross Section - Amended 22nd March 2013.
12. Bus Stop Details - Amended 22nd March 2013.
13. TW/HR/HT/Gar/1 - Single Garage Plans & Elevations Brick - Amended 10th April 2013.
14. TW/HR/HT/Gar/2 - Single Garage Plans & Elevations Stone - Amended 10th April 2013.
15. TW/HR/HT/Gar/3 - Double Garage Plans & Elevations Brick - Amended 10th April 2013.
16. TW/HR/HT/Gar/4 - Double Garage Plans & Elevations Stone - Amended 10th April 2013.
17. TW/HR/HT/Gar/5 - Double Garage Plans & Elevations Brick - Amended 10th April 2013.
18. TW/HR/HT/Gar/6 - Triple garage Plans & Elevations - Amended 10th April 2013.
19. TW/HR/HT/A/2C Rev C 27/03/2013 - House Type A Lilly Cottage Elevations and Plans - Amended 10th April 2013.
20. TW/HR/HT/B/2C Rev C 27/03/2013 - House Type B Mill Terrace Elevations and Plans - Amended 10th April 2013. /Continued.....

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1. /Cont..... 21. TW/HR/HT/C/2C Rev C 27/03/2013 - House Type C Tanners Cottage Elevations and Plans - Amended 10th April 2013.
22. TW/HR/HT/D/01C Rev C 18/03/2013 - House Type D Kingfisher Cottage Elevations and Plans - Amended 10th April 2013.
23. TW/HR/HT/DWC/01A Rev A 02/04/2013 - House Type D Wren Cottage Elevations and Plans - Amended 10th April 2013.
24. TW/HR/HT/E/01C Rev C 02/04/2013 - House Type E The Station House Elevations and Plans - Amended 10th April 2013.
25. 25.TW/HR/HT/F/01C Rev C 02/04/2013 - House Type F The Post Office Elevations and Plans - Amended 10th April 2013.
26. TW/HR/HT/G/01C Rev C 02/04/2013 - House Type G Farriers House Elevations and Plans - Amended 10th April 2013.
27. TW/HR/HT/H/01C Rev C 26/03/2013 - House Type H The Manor Elevations and Plans - Amended 10th April 2013.
28. TW/HR/HT/I/01C Rev C 02/04/2013 - House Type I The Weavers House Elevations and Plans - Amended 10th April 2013.
29. TW/HR/HT/J/01C Rev C 02/04/2013 - House Type J Corner Cottage Elevations and Plans - Amended 10th April 2013.
30. 30.TW/HR/HT/HH/01 Rev A 09/04/2013 - House Type Heron House Plans & Elevations - Amended 10th April 2013.
31. TW/HR/HT/K/01C Rev C 03/04/2013 - House Type K The Guild House Elevations and Plans - Amended 10th April 2013.
32. TW/HR/HT/BH/01 Rev A 08/04/2013 - House Type Bridge House Plans Elevations and Plans - Amended 10th April 2013.
33. TW/HR/HT/L/01B Rev C 08/04/2013 - House Type L The Barn Elevations and Plans - Amended 10th April 2013.
34. TW/HR/HT/M/01C Rev C 08/04/2013 - House Type M The Stables Elevations and Plans - Amended 10th April 2013.
35. TW/HR/HT/NO/01 Rev A 08/04/2013 - House Type N/O The Coach House Plans - Amended 10th April 2013.
36. TW/HR/HT/NO/02 Rev A 08/04/2013 - House Type N/O The Coach House Elevations - Amended 10th April 2013.
37. TW/HR/HT/P/01 Rev A 08/04/2013 - House Type P River Cottage Elevations and Plans - Amended 10th April 2013.
38. TW/HR/HT/PB/01 - House Type PB The Victoria Elevations and Plans - Amended 10th April 2013.
39. TW/HR/HT/Q/01 Rev A 08/04/2013 - House Type Q The Sheppard Cottage Plans Elevations and Plans - Amended 10th April 2013.
40. TW/HR/HT/R/01 Rev A 08/04/2013 - House Type R The Dairy Elevations and Plans - Amended 10th April 2013.

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41. TW/HR/HT/S/01 Rev B 09/04/2013 – House Type S Oak House Elevations and Plans - Amended 10th April 2013.
42. TW/HR/HT/T/01 Rev B 09/04/2013 – House Type T The Boat House Elevations and Plans - Amended 10th April 2013.
43. TW/HR/HT/TGH/01 Rev A 08/04/2013 – House Type The Gatehouse Elevations and Plans - 10th April 2013.
44. TW/HR/HT/U/01 Rev A 26/03/2013 – House Type U The Carpenters House Elevations and Plans - Amended 10th April 2013.
45. TW/HR/HT/V/01A Rev A 26/03/2013 – House Type V Cooper House Elevations and Plans - Amended 10th April 2013.
46. TW/HR/HT/W/01 Rev A 08/04/2013 – House Type W Rose Cottage Elevations and Plans - Amended 10th April 2013.
47. TW/HR/HT/X/01 Rev A 08/04/2013 – House Type X Poachers Cottage Elevations and Plans - Amended 10th April 2013.
48. TW/HR/HT/Y/01 Rev A 08/04/2013 – House Type Y The Farmhouse Elevations and Plans - Amended 10th April 2013.
49. TW/HR/HT/Z/01 Rev A 08/04/2013 – House Type Z Ivy Cottage Elevations and Plans - Amended 10th April 2013.
50. TW/HR/HT/AA/01A Rev A 26/03/2013 – House Type AA The Smithy Elevations and Plans - Amended 10th April 2013.
51. TW/HR/HT/BB/01A Rev A 26/03/2013 – House Type BB The Vicarage Elevations and Plans - Amended 10th April 2013.
52. TW/HR/HT/CC/01A Rev A 27/03/2013 – House Type CC Game Keepers House Elevations and Plans - Amended 10th April 2013.
53. TW/HR/HT/DD/01A Rev A 27/03/2013 – House Type DD The School House Elevations and Plans - Amended 10th April 2013.

REASON: For the avoidance of doubt to clarify which plans are relevant.

- 2 The approved landscaping scheme submitted with this application shall be implemented in the first planting season following occupation or use of the development 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 original planted.

REASON: In the interests of the amenity of the area and to comply with Policy G1 of the Ribble Valley Districtwide Local Plan and Policy DMG1 of the Core Strategy 2008 - 2028 Regulation 22 Submission Draft.

P.T.O.

- 3 No development shall take place until details of the provisions to be made for building dependent species of conservation concern, artificial bird nesting boxes and artificial bat roosting sites for that phase have been submitted to, and approved in writing by the Local Planning Authority. The details shall be submitted on a dwelling/building dependent bird/bat species development site plan and include details of plot numbers and the numbers of artificial bird nesting boxes and artificial bat roosting site per individual building/dwelling and type. The details shall also identify the actual wall and roof elevations into which the above provisions shall be incorporated. The artificial bird/bat boxes shall be incorporated into those individual dwellings/buildings during the actual construction of those individual dwellings/buildings identified on the submitted plan before each such dwelling/building is first brought into use, unless otherwise agreed in writing by the Local Planning Authority.

REASON: In the interests of biodiversity and to enhance nesting/roosting opportunities for species of conservation concern and reduce the impact of development in accordance with Policies G1 and ENV7 of the Ribble Valley Districtwide Local Plan and Policies DMG1 and EN4 of the Core Strategy 2008 - 2028 Regulation 22 Submission Draft.

- 4 Notwithstanding the submitted details no development approved by this permission shall be commenced until design details and specifications of the internal streetscape and its associated lighting, street furniture, walls, fencing and boundary treatments has been submitted to and approved in writing by the Local Planning Authority. The works shall then be completed in accordance with approved details.

REASON: In the interests of the visual amenities of the area in accordance with Policy G1 of the Ribble Valley Districtwide local Plan and Policies DMG1 and DMG2 of the Core Strategy 2008 - 2028 Regulation 22 Submission Draft.

- 5 Precise specifications and samples of walling and roofing materials and details of any window and door framing and surrounds including materials to be used 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 Policies DMG1, DMG2 and DME4 of the Core Strategy 2008 - 2028 Regulation 22 Submission Draft, ensuring a satisfactory standard of appearance and given its location.

- 6 No development shall take place until details of the children's play area, as indicated on drawing TW/HR/SL/01 (Amended 22nd march), shall have been submitted to and approved in writing by the Local Planning Authority.

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 Policies DMG1, DMG2 and DME4 of the Core Strategy 2008 - 2028 Regulation 22 Submission Draft, ensuring a satisfactory standard of appearance and given its location.

- 7 Prior to the occupation of the 1st dwelling detailed plans and elevations of the proposed sub-station and foul water pumping station, as indicated on drawing TW/HR/SL/01 (Amended 22nd march), shall have been submitted to and approved in writing by the Local Planning Authority.

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 Policies DMG1, DMG2 and DME4 of the Core Strategy 2008 - 2028 Regulation 22 Submission Draft, ensuring a satisfactory standard of appearance and given its location. P.T.O.

Relevant Planning Policy

Ribble Valley Districtwide Local Plan

Policy G1 - Development Control.

Policy G3 - Settlement Strategy.

Policy ENV10 - Development Affecting Nature Conservation.

Policy ENV13 - Landscape Protection.

Core Strategy 2008 – 2082 – a Local Plan for Ribble Valley Regulation 19/22 Consultation Draft

Policy DMG1 – General Considerations.

Policy DMG2 – Strategic Considerations.

Policy DME2 – Landscape and Townscape Protection.

Policy DME3 – Site and Species Protection and Conservation.

National Planning Policy Framework (NPPF).

SUMMARY OF REASONS FOR APPROVAL

The proposal has no significant detrimental impact on nearby residential amenity nor would it have an adverse visual impact upon the immediate or wider context.

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.
- 3 The applicant's attention is drawn to conditions attached by planning consent 3/2010/0719/P and the informatives that apply equally to this consent.
- 4 The grant of planning permission will require the applicant to enter into an appropriate Legal Agreement, with the County Council as Highway Authority. The Highway Authority hereby reserved the right to provide the highway works within the highway associated with this proposal. Provision of the highway works includes design, procurement of the work by contract and supervision of the works. The applicant should be advised to contact the Executive Director at PO Box 9, Guild House, Cross Street, Preston PR1 8RD in the first instance to ascertain the details of such an agreement and the information to be provided.

**JOHN HEAP
DIRECTOR OF COMMUNITY SERVICES**

