

Ribble Valley Borough Council

DELEGATED ITEM FILE REPORT - APPROVAL

Ref: SK

Application No:

3/2013/0135

Development Proposed:

Application to discharge condition no. 1 (Commencement), and condition no.11 (boundary fence) of planning permission 3/2010/0929P.

CONSULTATIONS: Parish/Town Council

N/A

CONSULTATIONS: Highway/Water Authority/Other Bodies

N/A

CONSULTATIONS: Additional Representations

N/A

RELEVANT POLICIES:*Ribble Valley Districtwide Local Plan*

Policy G1 - Development Control.

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

Policy DMG1 – General Considerations.

Policy DME2 – Landscape and Townscape Protection.

COMMENTS/ENVIRONMENTAL/AONB/HUMAN RIGHTS ISSUES/RECOMMENDATION:

Consent is sought for the discharge of condition 1 (Commencement) and condition 11 (boundary fence) attached to planning permission 3/2010/0929P.

The proposed boundary treatment is felt to be appropriate given character and materials palette found within the immediate vicinity of the proposed development.

And contains the detailed addition of a 300mm trellis treatment above the proposed 2200mm timber close boarded fence as required by condition 11.

01-03-13:

Site visit undertaken to confirm development has commenced.

26-03-13:

Description amended removing the pre-commencement conditions numbered 7, 8 & 10 which cannot be discharged by the Local Planning Authority given the development has commenced on site.

SUMMARY OF REASONS FOR APPROVAL:

I consider the boundary fencing as detailed on the submitted information, acceptable in terms of their relationship with the wider and immediate context.

RECOMMENDATION: Approve.