

RIBBLE VALLEY BOROUGH COUNCIL

Department of Development

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Town and Country Planning Act 1990

PLANNING PERMISSION

APPLICATION NO: 3/2013/0350

DECISION DATE: 20 May 2013

DATE RECEIVED: 05/04/2013

APPLICANT:

AGENT:

McDermott Developments Ltd
Jupiter House
Mercury Rise
Altham Business Park
Altham
Lancs
BB5 5BY

DEVELOPMENT PROPOSED: Proposed erection of a temporary builders compound on land to rear of proposed residential development at the Brown Leaves Hotel, for a period of twelve months.

AT: Land to the rear of Brown Leaves Hotel Longsight Road Copster Green Lancashire BB1 9EU

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 permission shall relate to the development as shown on Plan Drawing numbers TC/01 and C1.0.

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

2. The use hereby permitted shall cease and any associated plants, materials, and equipment shall be removed on or before the 31st of May 2014 and the site restored to its former condition to the full satisfaction of the Local Planning Authority unless a renewal of this planning permission has been granted by the Authority.

Reason: This temporary consent has been granted on the basis of the request of the applicant and their specific circumstances. The retention of the development on a permanent basis would likely be contrary to the provisions of Policy G1 of the Ribble Valley Districtwide Local Plan, and Core Strategy 2008/2028 Regulation 22 Submission Draft Policy DMG1.

3. No pedestrian/vehicular access shall be permitted from Albany Drive.

Reason: To ensure that no vehicles associated with the development have cause to drive or park on Albany Drive, in order to comply with Policy G1 of the Ribble Valley Districtwide Local Plan, and Core Strategy 2008/2028 Regulation 22 Submission Draft Policy DMG1.

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4. Prior to commencement of any site works including delivery of building materials and excavations for foundations or services, all boundary trees and hedgerows shall be protected in accordance with the BS5837 2012 [Trees in Relation to Demolition, Design & Construction]. 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 the development has been completed, and during the building works no excavations or changes in ground levels shall take place outside the red edge of the site plan.

Reason: In order to ensure that any trees affected by development are afforded maximum physical protection from the potential adverse affects of development.

Relevant planning policy

NPPF.

Policy G1 - Development Control.

Core Strategy 2008/2028 a Local Plan for Ribble Valley Regulation 22 Submission Draft.

DMG1 - General Considerations.

Summary of reasons for approval

As a minor and temporary development, the proposal will not have any detrimental effects upon the visual amenities of the locality and nor will it have an impact upon 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