

RIBBLE VALLEY BOROUGH COUNCIL

Department of Development

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Town and Country Planning Act 1990

PLANNING PERMISSION

APPLICATION NO: 3/2013/0538

DECISION DATE: 06 December 2013

DATE RECEIVED: 07/06/2013

APPLICANT:

United Utilities
Ms J O'Malley
Grasmere House
Lingley Mere Business Park
Lingley Green Avenue
Warrington
WA5 3LP

AGENT:

Cass Associates LLP
104 The Tea Factory
82 Wood Street
Liverpool
Merseyside
L1 4DQ

DEVELOPMENT PROPOSED: Proposed conversion of Cocklick End Farmhouse and the adjoining barn to provide a single residential unit together with minor alterations to the building and associated works including improvement of the access track (alternative to refused application 3/2012/0984P).

AT: Cocklick End Farmhouse and Barn School Lane Slaidburn Lanes

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 not later than the expiration of three years beginning with the date of this permission.

Reason: Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990

2. The permission shall relate to the development as shown on Drawing Numbers:

Existing Drawings

12D089/001 - Topographical Survey
12D089/002 - Building Survey (Ground Floor)
12D089/003 - Building Survey (First Floor)
12D089/004 - Elevations/ Sections

Proposed Floor Plans

DFP 01 Rev.C - Floor Plans
DE 01 Rev.C - Elevations

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

P.T.O.

3. Prior to the commencement of development, a tree survey and construction method statement for the parking area shall be submitted and approved in writing by the Local Planning Authority detailing the mitigation measures that can be implemented to ensure the protection of the existing sycamore tree.

No works shall commence until the approval in writing is received from the Local Planning Authority in respect of the Tree Survey.

Reason: In order to ensure that the Sycamore tree, and any other trees, affected by development and considered to be of visual amenity and of ecological importance are afforded maximum physical protection from the adverse affects of development in accordance with Policies G1, ENV1, ENV7 and ENV13 of the Ribble Valley Districtwide Local Plan and Policies DMG1, DME1, DME2 and DME3 of the Ribble Valley Core Strategy (Post Submission Draft).

4. Following the approval in writing of condition 3, prior to commencement of any site works including delivery of building materials and excavations for foundations or services all trees identified in the arboricultural/tree survey shall be protected in accordance with the BS5837 2012 [Trees in Relation to Demolition, Design & 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 with out prior written consent, which will only be granted when the local authority is satisfied that it is necessary is in accordance with BS3998 for tree work and carried out by an approved arboricultural contractor.

Reason: In order to ensure that any tree(s) affected by development and included in the Forest of Bowland Area of Outstanding Natural Beauty and considered to be of visual and ecological importance are afforded maximum physical protection from the potential adverse affects of development, in order to comply with planning policies G1, ENV1, ENV7 and ENV13 of the Ribble Valley Districtwide Local Plan and Policies DMG1, DME1 and DME3 of the Ribble Valley Core Strategy (Regulation 22 Post Submission Draft).

5. No works or development shall take place until full details of all proposed planting, and the proposed times of planting, have been approved in writing by the Local Planning Authority, and all planting shall be carried out in accordance with those details and at those times.

Reason: To ensure the provision of amenity afforded by appropriate landscape design, in accordance with Policies G1 and ENV1 of the Ribble Valley Districtwide Local Plan and Policies DMG1, EN2 and DME2 of the Ribble Valley Core Stratgy (Regulation 22 Post Submission Draft).

P.T.O.

6. The actions, methods & timing details included in the mitigation notes attached to the protected species survey shall be adhered to and in the event that any bats are found or disturbed during any part of the development, work shall cease until further advice has been sought from a licensed ecologist.

Mitigation refers to practices adopted to reduce or remove the risk of disturbance, injury or death of a protected species

Reason: To protect the bat population from damaging activities and reduce or remove the impact of development and to ensure that there are no adverse effects on the favourable status of a bat population before and during the proposed development in accordance with Policy ENV7 of the Ribble Valley Districtwide Local Plan and Policy DME3 of the Ribble Valley Core Strategy (Post Submission Draft).

7. A Barn Owl roosting/nesting box shall be provided for Barn Owls within 200 metres of the development to which this consent applies at least 30 days before any part of the site used by Barn Owls is altered in any way. This provision should be made at the earliest possible stage, not subjected to direct disturbance and remain in place until at least 30 days after permanent provision has been made, in accordance with the guidance 'Making Provision for Barn Owls' (Natural England) and in accordance with details that shall have first been submitted to, and approved in writing by, the Local Planning Authority.

No building and construction work shall be commenced unless evidence has been provided to the Local Planning Authority that no birds are nesting at Cocklick End immediately prior to work commencing.

Development works to which this consent applies must not commence between 1st March and 31st August, or at any time while Barn Owls are nesting. Within the 14-days immediately prior to any works to the property, a pre-development barn owl survey, undertaken by a suitably qualified surveyor, shall be carried out. A copy of the survey report shall be submitted to, and approved in writing by, the Local Planning Authority at least 72 hours prior to the commencement of works and the development shall thereafter be carried out in accordance with the survey.

A permanent accessible nesting space for Barn Owls shall be provided within one or more of the developed buildings (farmhouse/ attached barn) to which this consent applies, and thereafter maintained, in accordance with details that shall have first been submitted to, and approved in writing by, the Local Planning Authority, and in line with the Natural England guidance.

Reason: To secure the long-term protection of the barn owl species in the locality by maintaining continuity and permanence of a roosting/ nesting opportunity on the site and to enable the Local Planning Authority to fulfil its obligations under Section 25 (1) of the Wildlife and Countryside Act 1981, having regard to Policies G1 and ENV7 of the Ribble Valley Districtwide Local Plan, Policies DMG1, DME3 and EN5 of the Ribble Valley Core Strategy (Post Submission Draft) and Section 11 of the National Planning Policy Framework.

8. No work shall take place on the site until the applicant, or their agent or successors in title, has secured the making of a detailed record of the building. This must be carried out by a professionally qualified archaeological/building recording consultant or organisation in accordance with a written scheme of investigation which shall first have been submitted to and agreed in writing by the Local Planning Authority.

Reason: To ensure and safeguard the recording and inspection of matters of archaeological/historical importance associated with the building in accordance with Policies G1, ENV1, ENV14 and ENV15 of the Ribble Valley Districtwide Local Plan and Policies DMG1, EN2, EN5 and DME4 of the Ribble Valley Core Strategy (Post Submission Draft).

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9. All doors and windows shall be in timber and retained as such in perpetuity.

Reason: To comply with Policies G1, ENV1, H16 and H17 of the Ribble Valley Districtwide Local Plan and Policies DMG1, EN2, DME1, and DMH4 of the Ribble Valley Core Strategy (Regulation 22 Post Submission Draft) to ensure a satisfactory standard of appearance in the interests of visual amenity.

10. All new and replacement door and window head and sills shall be natural stone to match existing.

Reason: To comply with Policies G1, ENV1, H16 and H17 of the Ribble Valley Districtwide Local Plan and Policies DMG1, EN2, DME1, and DMH4 of the Ribble Valley Core Strategy (Regulation 22 Post Submission Draft) to ensure a satisfactory standard of appearance in the interests of visual amenity.

11. All new and replacement gutters shall be cast iron or aluminium supported on 'drive in' galvanised gutter brackets.

Reason: To comply with Policies G1, ENV1, H16 and H17 of the Ribble Valley Districtwide Local Plan and Policies DMG1, EN2, DME1, and DMH4 of the Ribble Valley Core Strategy (Regulation 22 Post Submission Draft) to ensure a satisfactory standard of appearance in the interests of visual amenity.

12. Notwithstanding the details shown upon the approved plans, the proposed Velux roof lights shall be of the Conservation Type, recessed with a flush fitting, details of which shall be further submitted to and approved by the Local Planning Authority before development commences upon the site.

REASON: To comply with Policies G1, ENV1, H16 and H17 of the Ribble Valley Districtwide Local Plan and Policies DMG1, EN2, DME1, and DMH4 of the Ribble Valley Core Strategy (Regulation 22 Post Submission Draft) to ensure a satisfactory standard of appearance in the interests of visual amenity.

13. Notwithstanding the provisions of Classes A to H of Part 1 of the Town and Country Planning (General Permitted Development) (Amendment) (No.2) (England) Order 2008, or any Order revoking and re-enacting that Order, the dwelling hereby permitted shall not be altered or extended, no new windows shall be inserted, and no buildings or structures shall be erected within the curtilage of the new dwelling unless planning permission has first been granted by the Local Planning Authority.

Reason: To enable the Local Planning Authority to exercise control over development which could materially harm the character and visual amenities of the development and locality and the amenities of nearby residents in accordance with Policies G1, ENV1 and H10 of the Ribble Valley Districtwide Local Plan and Policies DMG1, DME2 and DMH5 of the Ribble Valley Core Strategy (Regulation 22 Post Submission Draft).

14. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2008 (or any Order revoking, amending or re-enacting that Order) the building(s) shall not be altered by the insertion of any window or doorway without the formal written permission of the Local Planning Authority.

Reason: In order to safeguard the intrinsic character and appearance of the property and its setting in accordance with Policies G1, ENV1 and H17 of the Ribble Valley Districtwide Local Plan and Policies DMG1, DME2 and DMH4 of the Ribble Valley Core Strategy (Post Submission Draft).

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15. Notwithstanding the provisions of Class A Schedule 2 Part 2 of the Town and Country Planning (General Permitted Development) Order 1995, or any Order revoking and re-enacting that Order, no gates, walls, fences or other means of enclosure shall be erected within the curtilage of the dwelling unless planning permission has first been granted by the Local Planning Authority.

Reason: To enable the Local Planning Authority to exercise control over development which could materially harm the character and visual amenities of the development and locality and the amenities of nearby residents in accordance with Policies G1, ENV3 and H10 of the Ribble Valley Districtwide Local Plan and Policies DMG1, DME2 and DMH5 of the Ribble Valley Core Strategy (Regulation 22 Post Submission Draft).

16. Notwithstanding the provisions Schedule 2 Part 40 Classes A-I of the Town and Country Planning (General Permitted Development) (Amendment) (England) Order 2008, or any Order revoking and re-enacting that Order, no microgeneration equipment shall be attached to the new dwelling unless planning permission has first been granted by the Local Planning Authority.

Reason: To enable the Local Planning Authority to exercise control over development which could materially harm the character and visual amenities of the development and the Forest of Bowland Area of Outstanding Natural Beauty in accordance with Policies G1, ENV1 and H10 of the Ribble Valley Districtwide Local Plan and Policies DMG1, DME2 and DMH5 of the Ribble Valley Core Strategy (Regulation 22 Post Submission Draft).

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. Under the Environmental Permitting (England & Wales) Regulations 2010 any discharge of sewage or trade effluent made to either surface water or groundwater will need to be registered as an exempt discharge activity or hold an environmental permit issued by the Environment Agency. This applies to any discharge to inland freshwaters, coastal waters or relevant territorial waters.

Domestic effluent discharged from a treatment plant/septic tank at 2 cubic metres or less to ground or 5 cubic metres or less to surface water in any 24 hour period may be registered as an exempt activity provided that no public foul sewer is available to serve the development and that the site is not within an inner Groundwater Source Protection Zone.

A soakaway used to serve a non-mains drainage system must be sited no less than 10 metres from the nearest watercourse, not less than 10 metres from any other foul soakaway and not less than 50 metres from the nearest potable water supply.

Where the proposed development involves the connection of foul drainage to an existing non-mains drainage system, the applicant should ensure that it is in a good state of repair, regularly desludged and of sufficient capacity to deal with any potential increase in flow and loading which may occur as a result of the development.

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4. 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.



JOHN HEAP
DIRECTOR OF COMMUNITY SERVICES