

Ribble Valley Borough Council

DELEGATED ITEM FILE REPORT - APPROVAL

Ref: GT

Application No:

3/2013/0554/P

Development Proposed:

Application for the partial discharge (relating to plots 1 to 6) of condition no. 4 (affordable housing commitment), condition no. 5 (external materials), condition no. 6 (removal of non-native species), condition no. 8 (landscaping proposals), condition no. 9 (tree protection), condition no. 12 (Provision for building dependant species) and condition no. 18 (street lighting) of planning permission 3/2012/1011/P on land next to 14 Church Raike, Chipping, Lancashire, PR3 2QL.

CONSULTATIONS: Highway/Water Authority/Other Bodies

N/A

CONSULTATIONS: Additional Representations

N/A

RELEVANT POLICIES:

NPPF.

Policy G1 - Development Control.

Policy ENV13 – Landscape Protection.

Policy DMG1 of the Core Strategy (Regulation 22 Submission Draft).

Key Statement EN2 of the Core Strategy (Regulation 22 Submission Draft).

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

The approval of details required in connection with the planning condition no. 4 (affordable housing commitment), condition no. 5 (external materials), condition no. 6 (removal of non-native species), condition no. 8 (landscaping proposals), condition no. 9 (tree protection), condition no. 12 (Provision for building dependant species) and condition no. 18 (street lighting) of planning permission 3/2012/1011/P on land next to 14 Church Raike, Chipping, relating to the approved erection of seven dwellings (six affordable and one market). The application is for the partial discharge of these conditions as the details submitted are in relation to the six dwellings.

Condition no. 4 – The applicants have submitted a signed Heads of Terms Agreement relating to the above six Affordable Houses (see e-mail and attached document received on the 17th of October 2013). As the content of this document has been discussed and agreed with the Council's Strategic Housing Officer, and has been produced in accordance with the requirements of the Condition itself, I consider it to be sufficient to enable me to fully discharge this condition.

Condition no. 5 – The agent has supplied details of the proposed materials to be used namely,

Walls – Thorpestone Black Old Weathered Tumbled Stone

Roof – Whilst various makes of slate 'style' roof tiles were originally proposed by the applicant, following negotiations I am pleased to confirm that natural slate WILL be used on the roofs of the properties,

Heads, Cills and Quoins – Stone coloured art stone, and

Windows/Doors – The windows will be upvc and Anthracite in colour, and the doors will be black.

Having assessed the materials on site in relation to other properties nearby, I have no objections to the approval of this detail in relation to this condition.

Conditions 6 – A method statement has been received for the removal of Himalayan Balsam from the site, along with a Management Plan. These conditions remove PD from the development and are not able to be discharged. The detail has been discussed with the Council's Countryside Officer and I have no objections to the approval of this detail in relation to this condition.

Condition 8 – The submitted landscaping scheme (drawing number D3953.001) has been discussed with the Countryside Officer and there are no objections to the approval of this detail in relation to this condition.

Condition 9 – The protection measures have been subject to an agreement with the Council's Countryside Officer on-site and there are no objections to the approval of this detail in relation to this condition.

Condition 12 – The details relating to the proposed bat and bird boxes, and their position within the dwellings, have been discussed and agreed with the Council's Countryside Officer. The plan and supplementary information received via e-mail on the 28th of August has been accepted.

Condition 18 – The replacement street lighting columns proposed have been agreed with LCC Engineers.

SUMMARY OF REASONS FOR APPROVAL:

The proposed details submitted are considered sufficient to formally approve in relation to the above planning conditions.

RECOMMENDATION: That planning condition no's 4 and 18 can be fully discharged, and condition no's 5, 6, 8, 9 and 12 can be partially discharged.