

RIBBLE VALLEY BOROUGH COUNCIL

Department of Development

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Town and Country Planning Act 1990

VARIATION OF CONDITION

APPLICATION NO: 3/2013/0079

DECISION DATE: 15 April 2013

DATE RECEIVED: 01 February 2013

APPLICANT:

Globe MSL
Mr P McCormick
19 Mannin Way
Lancaster Way
Lancaster
Lancs
LA1 3PE

AGENT:

LINKS Architecture Ltd
35 Collinfield
Kendal
Cumbria
LA9 5JD

DEVELOPMENT PROPOSED:

Application to change condition no. 3 of planning application 3/2010/0113P to incorporate revised drawings showing tree reference T21 removed and condition no. 10 (3/2010/0113P) to be changed to incorporate revised proposals for sycamore tree reference T21 to be removed.

AT:

Land adjacent to Whalley Road Sabden Lancashire

Ribble Valley Borough Council in pursuance of its planning powers, hereby varies condition of planning permission 3/2010/0113P dated 12 October 2011 referred to in the schedule below:

REVISED CONDITION AND REASON:

3

The permission shall relate to the development as shown on Plan Drawing No's 8056(0)03 Rev. F, 8056(0)04 Rev. F, 8056(0)06 Rev. D1, 8056(0)20 Rev. G1, 8056(0)23, 8056(0)24, 8056(0)25 Rev. C1 and 412A -12A.

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

P.T.O.

- 10 Prior to the commencement of any site works, an Arboricultural Method Statement and Tree Protection Plan and Monitoring Procedure, including a time scale for site visits and remedial tree works, shall be supplied to and agreed in writing with the local planning authority. 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 and the landscape proposals plan 412A-12A shall be protected in accordance with the BS5837 [Trees in Relation to Construction] the details of which shall be agreed in writing and implemented in full, 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 zone 12 x the DBH and 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 zone, in addition no impermeable surfacing shall be constructed within the protection zone. No tree surgery or pruning shall be implemented without prior written consent, which will only be granted when the local authority is satisfied that it is necessary, will be in accordance with BS3998 for tree work and carried out by an approved arboricultural contractor. Following the removal of the Sycamore tree identified T21 in the Tree survey for Arboricultural Constraints Plan dated 3 October 2009 (updated 26 November 2012), suitable replacement/planting scheme shall be submitted to and approved in writing by the LPA. The tree(s) shall be planted in the first planting season prior to the completion of the development.

REASON: In order to ensure that any trees affected by development and considered to be of visual amenity, historic or botanical value are afforded maximum physical protection

National Planning Policy Framework (NPPF).

Policy G1 - Development Control.

Policy ENV1 - Area of Outstanding Natural Beauty.

Policy ENV13 - Landscape Protection.

Core Strategy 2008/2028 - A Local Plan for Ribble Valley Regulation 22 Submission Draft

Policy DMG1 - General Considerations.

Policy DME2 - Landscape and Townscape Protection.

SUMMARY OF REASONS FOR APPROVAL

The proposal will have an acceptable visual impact on the character and setting of this location within the AONB.

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