

This report needs to be read in conjunction with the Decision Notice.

DATE INSPECTED:

Ribble Valley Borough Council



DELEGATED ITEM FILE REPORT - APPROVAL

Ref: SW/EL

Application No:	3/2014/0544/P
Development Proposed:	Discharge of condition 10 – programme of archaeological works at Mill Lane Depot, Mill Lane, Hesketh Lane, Chipping

CONSULTATIONS: Parish/Town Council

Parish Council - No objections to this proposal.

CONSULTATIONS: Highway/Water Authority/Other Bodies

LCC (Archaeology) – The written scheme of investigation submitted in support of the discharge of condition is a project design for the proposed works to be carried out on site which I can confirm does meet with LCAS approval.

LCAS would however recommend that condition 10 not be discharged until such time as all the on-site works and their reporting has been completed and you have received confirmation from LCAS that such works were carried out in accordance with the supplied written scheme of investigation.

CONSULTATIONS: Additional Representations.

No representations have been received.

RELEVANT POLICIES:

Ribble Valley Districtwide Local Plan
Policy G1 - Development Control.
Policy ENV14 - Ancient Monuments and Other Important Archaeological Remains.

The Core Strategy Submission version as proposed to be modified
Policy DMG1 – General Considerations.
Policy DME4 – Protecting Heritage Assets

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

Consent is sought for the discharge of condition 10 on application 3/2010/0283/P which detail the replacement of three existing maintenance sheds with the proposed two bay workshop and office for a small coach business including change of use from B8 to B2 use at a site within the AONB. The condition sought for discharge requires that no works take place on site until the applicant or their agent or successors in title secure the implementation of a programme of archaeological works with the work being carried out in accordance with a written scheme of investigation, which has first been submitted to and agreed in writing by the Local Planning Authority. Works have commenced on site with details submitted with this application identifying by way of a sworn statement from the contractor and thus whilst I am mindful that the condition seeks approval of works prior to commencement of development, I do not consider these works in themselves go the heart of the permission and thus consideration of this application can be given. I am mindful of the comments of LCAS who recommend that the condition not be discharged until such time as the on-site works and their reporting has been completed. However, the condition requires in

the first instance the submission of and approval of a written scheme of investigation. That is what has been submitted under this application and thus I consider that a partial discharge can be given, however there will remain the need to carry out the works in accordance with the scheme so approved.

RECOMMENDATION: That condition 10 be partially discharged.