

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

DATE INSPECTED:

Ribble Valley Borough Council

DELEGATED ITEM FILE REPORT - APPROVAL

Ref: CS/CMS

Application No:

3/2015/0073/P

Development Proposed:

Discharge of condition 3 (materials) from planning permission 3/2011/0833/P at Preston's Yard, Longridge Road, Chipping

CONSULTATIONS: Parish/Town Council

N/A.

CONSULTATIONS: Highway/Water Authority/Other Bodies

N/A.

CONSULTATIONS: Additional Representations.

N/A.

RELEVANT POLICIES:

N/A.

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

Under reference 3/2011/0833/P full planning permission was granted on 16 March 2012 for the proposed demolition of the existing wooden structure to be replaced by 4 no residential units at Preston's Yard, Longridge Road, Chipping.

Condition no 1 of the permission required the development to be begun no later than the expiration of 3 years beginning with the date of the permission ie before 16 March 2015. There were no 'conditions precedent' that needed to be discharged prior to the commencement of development. As stated in the description of the proposal, the development involved the "proposed demolition of the existing wooden structure". In such circumstances, demolition is classed as development. The applicants have submitted photographs prior to 16 March 2015 showing that the wooden structure has been demolished. The development has therefore been commenced within the required period and therefore remains extant; although no construction works have yet commenced.

Condition no 3 of the permission requires precise specifications or samples of walling and roofing materials and details of any surface materials to be use including their colour and texture to have been submitted to and approved in writing by the Local Planning Authority **before their use in the proposed works.**

To address this condition, the applicants have submitted samples as follows:

1. Natural blue roof slates.
2. Natural random stone for the walls.
3. Cut stone for quoins, heads and cills.

These submitted materials are considered to be acceptable for these proposed dwellings in this location. Condition no 3 can therefore be discharged insofar as it relates to the

submission of these specific materials.

RECOMMENDATION: That condition no 3 of planning permission 3/2011/0833/P be discharged.

Condition no 3 is discharged insofar as the submitted details of external materials are considered by the Local Planning Authority to be acceptable for use in this development.