

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

DATE INSPECTED:

Ribble Valley Borough Council

DELEGATED ITEM FILE REPORT - APPROVAL

Ref: JM/EL

Application No:	3/2015/0276/P
Development Proposed:	Discharge of conditions, revised footways and parking bays, walling and roofing, landscaping and renewable energy in relation to consent 3/2009/0399 at land adjacent 34 Kirklands, Chipping

CONSULTATIONS: Parish/Town Council

N/A

CONSULTATIONS: Highway/Water Authority/Other Bodies

Environment Directorate (County Surveyor) – Following revised plans, still consider there are further alterations necessary to ensure highway safety. .

CONSULTATIONS: Additional Representations.

N/A

RELEVANT POLICIES:

N/A

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

This application seeks to discharge various planning conditions in relation to a residential development scheme at land adjacent to 34 Kirklands, Chipping. In relation to walling and roofing materials and landscaping, I am satisfied that the proposed materials are acceptable in this instance. The site is fairly compact and there are some existing buildings as part of this overall scheme which have been completed and the proposed materials including heads and sills are similar to that already built. Further details have been submitted regarding renewable energy and the additional plan shows details of solar panels on the rear elevation and gable elevation. Although these will be fairly prominent within the Conservation Area, I consider them to be acceptable. In relation to highway matters, the plan has been amended to comply with the County Surveyor's comments but it is clear there is need for a further revision. On the basis of a subsequent amended plan, I am satisfied that the conditions can be discharged.

RECOMMENDATION: That the conditions be discharged.