

RIBBLE VALLEY BOROUGH COUNCIL

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Department of Development

Council Offices, Church Walk, Clitheroe, Lancashire, BB7 2RA

Telephone: 01200 425111

Fax: 01200 414488

Planning Fax: 01200 414487

Town and Country Planning Act 1990

PLANNING PERMISSION

APPLICATION NO: 3/2009/0399

DECISION DATE: 23 September 2010

DATE RECEIVED: 20/05/2010

APPLICANT:

Chipping Parish Council
c/o Parish Clerk
14 Brooklands
Chipping
Preston
Lancs
PR3 2QU

AGENT:

John McCall Architects
No 1 Arts Village
Henry Street
Liverpool
Merseyside
L1 5BS

DEVELOPMENT PROPOSED: Proposed erection of 11no. dwellings, five no. affordable and 6no. market housing, including associated car parking.

AT: land off Kirklands Chipping Preston Lancashire PR3 2GN

Ribble Valley Borough Council hereby give notice that **permission has been granted** for the carrying out of the above development in accordance with the application plans and documents submitted subject to the following condition(s):

1. The development must be begun no later than the expiration of three years beginning with the date of this permission.

REASON: Required to be imposed in pursuant to Section 91 of the Town and County Planning Act 1990.

2. Prior to commencement of development, amended plans detailing revised footways and parking bays and manoeuvring spaces shall be submitted to and approved in writing by the Local Planning Authority.

REASON: For the avoidance of doubt since the proposal was the subject of agreed amendments.

3. Precise specifications or samples of walling and roofing materials and details of any surface materials to be used including their colour and texture shall have been submitted to and approved in writing by the Local Planning Authority before their use in the proposed works.

REASON: In order that the Local Planning Authority may ensure that the materials to be used are appropriate to the locality in accordance with Policy G1 of the Ribble Valley Districtwide Local Plan.

P.T.O.

4. The development hereby permitted shall not be commenced until details of the landscaping of the site, including wherever possible the retention of existing trees, have been submitted to, and approved in writing by, the Local Planning Authority. The scheme shall indicate, as appropriate, the types and numbers of trees and shrubs, their distribution on site, those areas to be seeded, turfed, paved or hard landscaped, including details of any changes of level or landform and the types and details of all fencing and screening.

The approved landscaping scheme shall be implemented in the first planting season following occupation or use of the development, whether in whole or part and shall be maintained thereafter for a period of not less than 5 years to the satisfaction of the Local Planning Authority. This maintenance shall include the replacement of any tree or shrub which is removed, or dies, or is seriously damaged, or becomes seriously diseased, by a species of similar size to those originally planted.

REASON: In the interests of the amenity of the area and to comply with Policy G1 of the Ribble Valley Districtwide Local Plan.

5. Prior to commencement of development a scheme identifying how a minimum of 10% of the energy requirements generated by the development will be achieved by renewable energy production methods shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall then be provided in accordance with the approved details prior to occupation of the development and thereafter retained.

REASON: In order to encourage renewable energy and to comply with Policy G1 of the Ribble Valley Districtwide Local Plan.

6. This permission shall relate to the Section 106 Agreement dated 13 September 2010 which deals with the occupancy of the units.

Reason: For the avoidance of doubt.

7. The permission shall relate to the development as shown on Plan References 1040-L01, L02A, L03, L04.

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

Relevant planning policy

Policy G1 - Development Control.
Policy G4 - Settlement Strategy.
Policy G10 - Legal Agreements.
Policy ENV1 - Area of Outstanding Natural Beauty.
Housing Memorandum of Understanding.

SUMMARY OF REASONS FOR APPROVAL

The proposal has no significant detrimental impact on nearby residential amenity nor would it have an adverse visual impact.

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.

**STEWART BAILEY
DIRECTOR OF DEVELOPMENT SERVICES**

