

320180183P

For office use only

Application No. 3/2018/0183

Date received 8/3/18 clg

Fee paid £116.00 Receipt No:

Council Offices, Church Walk, Clitheroe, Lancashire. BB7 2RA Tel: 01200 425111 www.ribblevalley.gov.uk

Application for approval of details reserved by condition.

Town and Country Planning Act 1990

Planning (Listed Buildings and Conservation Areas) Act 1990

You can complete and submit this form electronically via the Planning Portal by visiting www.planningportal.gov.uk/apply

Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the authority's website. If you require any further clarification, please contact the Authority's planning department.

Please complete using block capitals and black ink.

It is important that you read the accompanying guidance notes as incorrect completion will delay the processing of your application.

1. Applicant Name and Address

| | | | |
|---------------------|------------------------|---------------|---|
| Title: | MR. | First name: | J |
| Last name: | BESWICK | | |
| Company (optional): | HAMBLEDON DEVELOPMENTS | | |
| Unit: | 1 | House number: | |
| | | House suffix: | |
| House name: | OLD TOWNS YARD | | |
| Address 1: | EVERY STREET | | |
| Address 2: | | | |
| Address 3: | | | |
| Town: | BURY | | |
| County: | | | |
| Country: | | | |
| Postcode: | BL9 5BE | | |

2. Agent Name and Address

| | | | |
|---------------------|------------------------|---------------|---|
| Title: | | First name: | |
| Last name: | | | |
| Company (optional): | APB BUILDING SURVEYORS | | |
| Unit: | | House number: | 1 |
| | | House suffix: | |
| House name: | | | |
| Address 1: | MAPLE GROVE | | |
| Address 2: | RAMSBOTTOM | | |
| Address 3: | | | |
| Town: | BURY | | |
| County: | | | |
| Country: | | | |
| Postcode: | BL0 0AH | | |

PLANNING

11 MAR 2018

FOR THE
ATTENTION OF

3. Site Address Details

Please provide the full postal address of the application site.

| | | | | | |
|---|-----------------------|---------------|--|---------------|--|
| Unit: | | House number: | | House suffix: | |
| House name: | | | | | |
| Address 1: | BACK ST PAUL'S STREET | | | | |
| Address 2: | CLITHROES | | | | |
| Address 3: | | | | | |
| Town: | | | | | |
| County: | | | | | |
| Postcode (optional): | BB7 2LS | | | | |
| Description of location or a grid reference. (must be completed if postcode is not known): | | | | | |
| Easting: | | Northing: | | | |
| Description: | | | | | |

4. Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application? ☒ Yes ☐ No

If Yes, please complete the following information about the advice you were given. (This will help the authority to deal with this application more efficiently).

Please tick if the full contact details are not known, and then complete as much as possible: ☐

Officer name:

Reference:

Date (DD/MM/YYYY):

(must be pre-application submission)

Details of pre-application advice received?

5. Description Of Your Proposal

Please provide a description of the approved development as shown on the decision letter, including the application reference number and date of decision in the sections below:

REVISED APP FOR FIVE TOWNHOUSES FOLLOWING OUTLINE APPROVAL 3/2015/0312 INCLUDING GARAGES ON BLOCK ON ST PAUL'S TERRACE,

Reference number: 3/2017/0920 Date of decision: 1/12/2017 (Date must be pre-application submission) (DD/MM/YYYY)

Please state the condition number(s) to which this application relates:

| | | | |
|----|--------------|-----|--|
| 1. | SEE ATTACHED | 6. | |
| 2. | SUBSET | 7. | |
| 3. | | 8. | |
| 4. | | 9. | |
| 5. | | 10. | |

Has the development already started?

☐ Yes ☒ No

If Yes, please state when the development started (DD/MM/YYYY):

(date must be pre-application submission)

Has the development been completed?

☐ Yes ☒ No

If Yes, please state when the development was completed (DD/MM/YYYY):

(date must be pre-application submission)

5. Discharge Of Condition

Please provide a full description and/or list of the materials/details that are being submitted for approval:

DWG/01 DWG/02 DWG/05 DWG/06 DWG/07
DOC REF/CM/01

7. Part Discharge Of Condition(s)

Are you seeking to discharge only part of a condition?

☒ Yes ☐ No

If Yes, please indicate which part of the condition your application relates to:

COMBINATION OF SITES

8. Planning Application Requirements - Checklist

Please read the following checklist to make sure you have sent all the information in support of your proposal. Failure to submit all information required will result in your application being deemed invalid. It will not be considered valid until all information required by the Local Planning Authority (LPA) has been submitted.

The original and 3 copies* of a completed and dated application form: ☒

The original and 3 copies* of other plans and drawings or information necessary to describe the subject of the application: ☐

The correct fee: ☐

*National legislation specifies that the applicant must provide the original plus three copies of the form and supporting documents (a total of four copies), unless the application is submitted electronically or, the LPA indicate that a smaller number of copies is required. LPAs may also accept supporting documents in electronic format by post (for example, on a CD, DVD or USB memory stick). You can check your LPA's website for information or contact their planning department to discuss these options.

9. Declaration

I/we hereby apply for planning permission/consent as described in this form and the accompanying plans/drawings and additional information. I/we confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):

20/2/2018

(date cannot be pre-application)

10. Applicant Contact Details

Telephone numbers

| | | |
|----------------------|---------------------------|----------------------|
| Country code: | National number: | Extension number: |
| <input type="text"/> | <input type="text"/> | <input type="text"/> |
| Country code: | Mobile number (optional): | |
| <input type="text"/> | <input type="text"/> | |
| Country code: | Fax number (optional): | |
| <input type="text"/> | <input type="text"/> | |

Email address (optional):

11. Agent Contact Details

Telephone numbers

| | | |
|----------------------|---------------------------|----------------------|
| Country code: | National number: | Extension number: |
| <input type="text"/> | 01706 826300 | <input type="text"/> |
| Country code: | Mobile number (optional): | |
| <input type="text"/> | 07976 404449 | |
| Country code: | Fax number (optional): | |
| <input type="text"/> | <input type="text"/> | |

Email address (optional):

apb. Smeaton & Yates, CO, UK

12. Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land? ☒ Yes ☐ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact? (Please select only one)

☒ Agent

☐ Applicant

☐ Other (if different from the agent/applicant's details)

If Other has been selected, please provide:

Contact name:

FRANK UNSWORTH

Telephone number:

AS ABOVE

Email address:

AS ABOVE

320180183f

CONDITION DISCHARGE

Application: 3/2017/0920

Site Address: Back St Paul's Street, Low Moor, Clitheroe, BB7 2LS

The report below sets out responses to the specific conditions detailed within the planning approval dated 1st December 2017.

- 1. The development must begin before no later than the expiration of three years from 1st December 2017.**

This development will commence following the discharge of conditions below.

- 2. Unless explicitly required by condition, the development will be carried out in accordance with the approved drawings.**

This development will be carried out in accordance with drawings DWG/01 Rev C. 21/11/2017 and DWG /02

- 3. Precise specification or samples of all external surfaces**

| | |
|-----------------------------|---|
| Roof Tiles: | Marley Modern |
| Windows: | Upvc (Dark Grey) window frames set back 75mm from |
| Face Brickwork: | Westbrick Light Multi |
| Fascia Boards & Soffets: | Black Foil covered plastic |
| Gutters & Rain Water Pipes: | Black plastic 100mm gutters 75mm Black RWP |
| Doors: | Dark Grey Elegance by Sash Manufacturers |

- 4. Notwithstanding the submitted details, prior to their installation, elevation details at a scale of not less than 1:20 of the proposed boundary treatments/fencing, walling and any retaining walls, including their location, shall have been submitted to and approved by the Local Planning Authority.**

Please see attached drawing DWG/06.

- 5. Notwithstanding the submitted details, no development including any site preparation, demolition, scrub/hedgerow clearance or tree works/removal shall commence or be undertaken on site until full details of existing and proposed ground levels and proposed building finished floor levels (all relative to ground levels adjoining the site) shall be submitted to and approved in writing by the Local Planning Authority.**

Please see attached drawing DWG/05.

- 6. The windows in the north (front) and side (east) elevations of the development hereby approved (as indicated on DWG 01: Revision B 7.11.17) shall be fitted with obscure glazing.**

Proposed glazing sample enclosed.

- 7. Notwithstanding the submitted details, no development including any site preparation, demolition, scrub/hedgerow clearance or tree works/removal shall commence or be undertaken on site until a scheme for the hard and soft landscaping of the site shall be submitted to and approved. 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.**

Landscape plan attached DWG/06.

- 8. No development shall commence until details of the dedicated garaging and to which dwelling they will be assigned has been submitted to and agreed in writing by the Local Planning Authority.**

Plan showing garage allocation attached DWG/07.

- 9. The parking areas hereby approved shall be surfaced and marked out in accordance with a scheme that shall first have been submitted to and agreed in writing by the Local Planning Authority. The agreed parking scheme will be implemented and made available for use prior to first occupation of any of the dwellings hereby approved.**

Condition 9 to be discharged following construction.

- 10. Notwithstanding the submitted details, no development including any site preparation, demolition, scrub/hedgerow clearance or tree works/removal shall commence or be undertaken on site until details of the revised siting for the refuse storage area, including precise details of the nature of the storage have been submitted to and agreed in writing by the Local Planning Authority.**

Refuse storage is indicated on the landscape drawing DWG/06.

- 11. The doors serving the garaging hereby approved shall be of roller shutter or similar construction that allows the door to remain within the confines of the envelope of the garage building when open or opening, the details of which shall have first been submitted to and approved in writing by the Local Planning Authority prior to their installation. The development shall be carried out in strict accordance with the approved details.**

The garage doors will be roller shutters and kept within the confines of the garage envelope see note on drawing DWG/07 enclosed.

- 12. Notwithstanding the submitted details, no development including any site preparation, demolition, scrub/hedgerow clearance or tree works/removal shall commence or be undertaken on site until details of the provisions to be made for building dependent species of conservation concern. Artificial bird nesting boxes/artificial bat roosting sites have been submitted to, and approved in writing by the Local Planning Authority.**

Bat boxes will be incorporated in the roof construction in accordance with the enclosed Report Ref: BB1

- 13. No development shall take place within a phase (pursuant to condition 3 of this consent) until a Construction Method Statement for the relevant phase has been submitted to and approved in writing by the Local Planning Authority.**

Please see attached site management document and method statements.
Doc Ref/CM/01

- 14. Prior to the commencement of development, the following information shall be submitted to the Local Planning Authority (LPA) for approval in writing:**

- (a) **Desktop study** – a desktop study has been submitted with the application.
- (b) **Potential contamination** - LK Group have been commissioned to undertake ground tests to identify any contamination. The site will be cleared of any contaminated ground identified.

- 15. Foul and surface water shall be drained on a separate system.**

Please refer to drainage plan that shows a separate system of foul and surface water. The surface water will enter into an attenuation tank under the garden area, in accordance with the drainage calculations for surface water, and will then be combined at the last manhole into the existing sewer.

- 16. Prior to the commencement of any development, a surface water drainage scheme, based on the hierarchy of drainage options in the National Planning Practice Guidance with evidence of an assessment of the site conditions shall be submitted to and approved in writing by the Local Planning Authority.**

See drainage calculations referred to in condition 15 above.

- 17. The garage(s) hereby approved shall be kept available for the parking of vehicles ancillary to the enjoyment of the household(s) and shall not be used for any use that would preclude the ability for their use for the parking of private motor vehicles.**

A legal condition is to be attached to each property deeds that will restrict the garage utilisation and prevent them from being sold as a separate building to the dwelling.

- 18. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 or any Order revoking and re-enacting that Order, the dwellings hereby permitted shall not be altered or extended, no new windows, shall be inserted, no alterations to the roof shall be undertaken and no buildings or structures shall be erected within the curtilage of the dwellings hereby approved unless planning permission has first been granted by the Local Planning Authority.**

A legal condition will be attached to each property deeds to restrict any further development in accordance with condition 18, without further planning consent.