

RIBBLE VALLEY BOROUGH COUNCIL

Department of Development

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

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Town and Country Planning Act 1990

PLANNING PERMISSION

**APPLICATION NO:** 3/2019/0930

**DECISION DATE:** 22 May 2020

**DATE RECEIVED:** 21/10/2019

**APPLICANT:**

Mr Chris Wilkinson  
Clitheroe Light Engineering  
Units A-C  
Upbrooks Industrial Estate  
Clitheroe  
BB7 1PL

**AGENT:**

Mr Peter Hitchen  
Peter Hitchen Architects  
Marathon House  
The Sidings Business Park  
Whalley  
BB7 9SE

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**DEVELOPMENT PROPOSED:** Proposed extension to factory and creation of new car park with access.

**AT:** Clitheroe Light Engineering Units A-C Upbrooks Industrial Estate Clitheroe BB7 1PL

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 not later than the expiration of three years beginning with the date of this permission.

Reason: Required to be imposed by Section 51 of the Planning and Compulsory Purchase Act 2004.

2. Unless explicitly required by condition within this consent, the development hereby permitted shall be carried out in complete accordance with the proposals as detailed on drawings:

Site Location Plan 1:1250

Proposed New Extension, Elevations and Section (PHA/CLE/200)

Existing Site Plan/ Elevation (PHA/CLE/300)

Proposed Site Plan with Existing and Proposed Levels (PHA/CLE/400) (amended 07.01.2020)

REASON: For the avoidance of doubt and to clarify which plans are relevant to the consent.

3. All new external work and finishes shall match those of the existing buildings in respect of materials used, detailed execution and finished appearance except where indicated otherwise on the approved drawings.

Reason: To ensure that the materials to be used are appropriate to the locality.  
P.T.O.

4. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any Order revoking and/or re-enacting that Order) the building shall only be used for light industrial (B1(c)) use only and for no other purpose (including any other purpose in Class (B1) of the Schedule to the Town and Country Planning (Use Classes) Order 1987 (as amended), or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order).

Reason: This use only is permitted and other uses, either within the same Use Class, or permitted by the Town and Country Planning (GPD) Order 2015 would require further consideration by the Local Planning Authority.

5. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 or any Order revoking or re-enacting that Order, no extensions or alterations, including the introduction of mezzanine floors, shall be carried out in respect of the buildings to which this permission relates.

Reason: To prevent an intensification in the use of the premises, in the interests of the visual amenities of the area and the amenities of local residents.

6. A scheme for the landscaping of the development shall be submitted prior to the commencement of the development. These details shall indicate the types and numbers of trees and shrubs to be planted, their distribution on site, those areas to be seeded, paved or hard landscaped (including full details of the colour, form and texture); and detail any changes of ground level or landform, proposed finished levels, means of enclosure, minor artefacts and structures.

All hard and soft landscape works shall be carried out in accordance with the approved details within the first planting and seeding seasons following the occupation of any buildings or the completion of the development, whichever is the sooner, and any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species.

Reason: To ensure that a satisfactory landscaping scheme for the development is carried out to mitigate the impact of the development and secure a high quality design.

7. Any removal of vegetation including trees and hedges shall be undertaken outside the nesting bird season [March - August inclusive] unless preceded by a pre-clearance check by a licensed ecologist on the day of removal which confirms the absence of nesting birds.

Reason: To ensure that there are no adverse effects on the favourable conservation status of birds.

P.T.O.

8. No externally sited fixed plant, machinery or equipment (including ventilation and extraction equipment); or internally sited fixed plant, machinery and equipment (including ventilation and extraction equipment) which communicates directly to the exterior of a building used in connection with the development shall be fitted without first obtaining planning permission from the Local Planning Authority.

Reason: In the interests of the amenity of the surrounding area due to noise from such equipment.

9. During the construction period no building or engineering operations within the site or deliveries to and from the site shall take place other than between 07:30 hours and 18:00 hours Monday to Friday and between 08:30 hours and 14:00 hours on Saturdays, and not at all on Sundays or Bank Holidays.

Reason: In order to protect the amenities of existing residents.

10. Details of any external lighting to be installed on the new unit, or elsewhere on the site, shall have been submitted to and approved in writing by the Local Planning Authority prior to installation. For the avoidance of doubt the submitted details shall include luminance levels and demonstrate how any proposed external lighting has been designed and located to avoid excessive light spill and pollution.

The external lighting shall be installed precisely in accordance with the approved details and thereby retained as such.

Reason: In order to ensure a satisfactory appearance in the interests of visual amenity and to prevent nuisance.

11. The working hours within the premises shall be restricted to the period from 06:00-18:00 Monday to Friday inclusive, 07:00-12:00 on Saturday and not at all on Sunday and Bank Holidays.

Reason: In order to prevent nuisance arising.

12. There shall be no deliveries or collections to/from the building hereby approved except between the hours of 07:30 and 18:00 Monday to Friday inclusive, 07:30 and 12:00 on Saturday and none at all on Sundays and Bank Holidays.

Reason: In order to protect the residential amenities of the occupiers of the adjacent properties.

P.T.O.

13. The development hereby approved shall be carried out in accordance with the submitted plan, reference PHA/CLE/400 (amended 07.01.2020), and there should be no raising of ground levels within any part of the car park within the flood plain.

Reason: To prevent the risk of flooding by ensuring that there is no loss of flood storage as a result of the proposed development.

14. No part of the development hereby permitted shall be occupied or used until the means of vehicular access from Up Brooks has been constructed in accordance with the approved plans.

Reason: In the interests of highway safety.

15. The layout of the development shall include provisions to enable vehicles to enter and leave the highway (Lincoln Way) in forward gear. Such provisions shall be laid out in accordance with the approved plans and the yard area shall thereafter be retained and remain free from obstruction at all times.

Reason: Vehicles reversing to and from the highway would be a hazard to other road users.

16. The parking facilities shown on the plans hereby approved shall be surfaced or paved and made available in accordance with the approved plan and the car parking spaces and manoeuvring areas marked out in accordance with the approved plan prior to the occupation of any of the buildings; such parking facilities shall thereafter be permanently retained for that purpose (notwithstanding the Town and Country Planning (General Permitted Development) Order 2015).

Reason: In the interest of highway safety and to ensure adequate parking is available within the site.

17. No development shall take place, including any works of demolition, until a construction method statement has been submitted to and approved in writing by the local planning authority. The approved statement shall be adhered to throughout the construction period. It shall provide for:

The parking of vehicles of site operatives and visitors  
The loading and unloading of plant and materials  
The storage of plant and materials used in constructing the development  
The erection and maintenance of security hoarding  
HGV delivery times and routeing to/from the site  
Contact details for the site manager

The approved statement shall be adhered to throughout the construction period of the development hereby approved.

Reason: In the interests of protecting residential amenity from noise and disturbance and to ensure the safe operation of the Highway during the construction phase of the development.  
P.T.O.

18. For the full period of construction, facilities shall be available on site for the cleaning of the wheels of vehicles leaving the site and such equipment shall be used as necessary to prevent mud and stones being carried onto the highway. The roads adjacent to the site shall be mechanically swept as required during the full construction period.

Reason: To prevent stones and mud being carried onto the public highway to the detriment of road safety.

19. Before the development hereby permitted is first occupied, provision for cycle parking, in accordance with details first agreed in writing with the Local Planning Authority, shall have been provided in all respects and made available for use, and shall thereafter be retained.

Reason: To ensure adequate on site provision for cycle parking.

20. A minimum of one parking space shall be equipped with an electric vehicle charging point. The electric charging point shall be installed prior to first use of the development hereby approved and shall be permanently maintained.

Reason: To promote sustainable modes of transport.

21. Foul and surface water shall be drained on separate systems.

Reason: To secure proper drainage and to manage the risk of flooding and pollution.

22. No development shall commence until a surface water drainage scheme has been submitted to and approved in writing by the Local Planning Authority. The drainage scheme must include:

- (i) An investigation of the hierarchy of drainage options in the National Planning Practice Guidance (or any subsequent amendment thereof). This investigation shall include evidence of an assessment of ground conditions and the potential for infiltration of surface water;
- (ii) A restricted rate of discharge of surface water agreed with the local planning authority (if it is agreed that infiltration is discounted by the investigations); and
- (iii) A timetable for its implementation.

The approved scheme shall also be in accordance with the Non-Statutory Technical Standards for Sustainable Drainage Systems (March 2015) or any subsequent replacement national standards.

The development hereby permitted shall be carried out only in accordance with the approved drainage scheme.

Reason: To promote sustainable development, secure proper drainage and to manage the risk of flooding and pollution.

**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.
3. The Local Planning Authority operates a pre-planning application advice service which applicants are encouraged to use. Whether or not this was used, the Local Planning Authority has endeavoured to work proactively and positively to resolve issues and considered the imposition of appropriate conditions and amendments to the application to deliver a sustainable form of development.
4. The grant of planning permission will require the applicant to enter into an appropriate Legal Agreement, with the County Council as Highway Authority. The Highway Authority hereby reserves the right to provide the highway works within the highway associated with this proposal. Provision of the highway works includes design, procurement of the work by contract and supervision of the works. The applicant should be advised to contact the contact the Environment Directorate for further information by telephoning the Developer Support Section on 0300 123 6780, or email [lhscustomerservice@lancashire.gov.uk](mailto:lhscustomerservice@lancashire.gov.uk).
5. This consent does not give approval to a connection being made to the County Council's highway drainage system.
6. This permission should be read in conjunction with the Section 106 Agreement signed and dated 1st May 2020.



**NICOLA HOPKINS**  
**DIRECTOR ECONOMIC DEVELOPMENT & PLANNING**