

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

APPROVAL OF RESERVED MATTERS

APPLICATION NO: 3/2019/0953

DECISION DATE: 16 March 2020

DATE RECEIVED: 08/11/2019

PARTICULARS OF PLANNING PERMISSION RESERVING DETAILS FOR APPROVAL

APPLICATION NO:

APPLICANT:

Taylor Wimpey Manchester
C/o Agent

AGENT:

Mr James Berggren
Avison Young
Norfolk House
7 Norfolk Street
Manchester
M2 1DW

Development Proposed: Phases 2, 3 and 4 of outline planning permission 3/2015/0895.

AT: Land at Pendle Road Clitheroe

Ribble Valley Borough Council hereby give notice that **approval has been granted** in respect of details referred to above for the purposes of the conditions imposed on the grant of planning permission referred to above and subject to the following condition(s):

1 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:

- Adopted highways plan Rev E
- Boundary Treatment Details Rev B
- Boundary treatment plan sheet 1 Rev F
- Boundary treatment plan sheet 2 Rev F
- Composite Build Route Plan Rev E
- Composite colour layout Rev P
- DAS Rev E
- A4 PHASE 2,3 & 4 Design Code
- BDC HSF - 01 Development Edge Bung3 Plans & Elevations Rev D
- BDC HSF - 02 Development Edge PA34 Plans & Elevations Rev C
- BDC HSF - 03 Development Edge PT36 Plans & Elevations Rev D
- BDC HSF - 04 Development Edge PD30 Plans & Elevations Rev C
- BDC HSF - 06 Development Edge NB31 V1 Plans & Elevations Rev D
- BDC HSF - 07 Development Edge NT41 V1 Plans & Elevations Rev C
- BDC HSF - 08 Development Edge ND40 Elevations Rev C
- BDC HSF - 09 Development Edge ND40 Plans Rev A

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- BDC HSF - 10 Development Edge NT42 Elevations Rev E
 - BDC HSF - 11 Development Edge NT42 Plans
 - BDC HSF - 12 Development Edge PD51 V1 Elevations Rev C
 - BDC HSF - 13 Development Edge PD51 Plans
 - BDC HSF - 14 Development Edge NB31 V2 Plans & Elevations Rev C
 - BDC HSF - 15 Development Edge NT41 V2 Plans & Elevations Rev C
 - BDC HSF - 16 Development Edge PD51 V2 Elevations Rev C
 - BDC HSF - 17 Development Edge NA21 Plans & Elevations
 - BDC HSF - 21 The Lanes BUN 3 Plans & Elevations Rev F
 - BDC HSF - 22 The Lanes PA24 Plans & Elevations Rev C
 - BDC HSF - 23 The Lanes PA34 Plans & Elevations Rev C
 - BDC HSF - 24 The Lanes PT36 Plans & Elevations Rev D
 - BDC HSF - 25 The Lanes PD30 Plans & Elevations Rev C
 - BDC HSF - 26 The Lanes PA42 Plans & Elevations Rev C
 - BDC HSF - 27 The Lanes NB31 Plans & Elevations Rev H
 - BDC HSF - 28 The Lanes NT41 Plans & Elevations Rev G
 - BDC HSF - 29 The Lanes ND40 Elevations Rev C
 - BDC HSF - 30 The Lanes ND40 Plans Rev A
 - BDC HSF - 31 The Lanes NA21 Plans & Elevations
 - BDC HSF - 40 Village Street PA34 Plans & Elevations Rev C
 - BDC HSF - 41 Village Street PT36 Plans & Elevations Rev C
 - BDC HSF - 42 Village Street PD30 Plans & Elevations Rev F
 - BDC HSF - 43 Village Street PA42 Plans & Elevations Rev D
 - BDC HSF - 44 Village Street NB31 V1 Plans & Elevations Rev C
 - BDC HSF - 45 Village Street NT41 V1 Plans & Elevations Rev A
 - BDC HSF - 46 Village Street ND40 Elevations Rev C
 - BDC HSF - 47 Village Street ND40 Plans Rev A
 - BDC HSF - 48 Village Street NT42 Elevations Rev C
 - BDC HSF - 49 Village Street NT42 Plans
 - BDC HSF - 50 Village Street NT41 V2 Plans & Elevations Rev C
 - BDC HSF - 51 Village Street NB31 V2 Plans & Elevations Rev A
 - BDC HSF - 52 Village Street NA21 Plans & Elevations
 - BDC HSF - 60 1 Bed Apartments Elevations Rev A
 - BDC HSF - 61 1 Bed Apartments Plans Rev A
 - BDC HSF - 62 2 Bed Apartments Elevations A-C Rev A
 - BDC HSF - 63 - 2 Bed Apartments Elevations D-F Rev C
 - BDC HSF - 64 2 Bed Apartments Plans Rev A
 - BDC HSF - 65 Bin & Cycle Store Plans & Elevations
 - BDC HSF - 70 Single Garage Plans & Elevations
 - BDC Higher Standen Farm - Composite Location Plan Rev B
 - BDC Higher Standen Farm - Site Sections 1, 2 & 3 Rev B
 - BDC Higher Standen Farm - Site Sections 4, 5 & 6 Rev B
 - BDC Higher Standen Farm - Street Scenes A, B & C Rev G
 - BDC Higher Standen Farm - Street Scenes D, E & F Rev C
 - The Development Edge Characteristics 1
 - The Development Edge Characteristics 2
 - The Lanes Characteristics 1
 - The Lanes Characteristics 2
 - The Lanes Characteristics 3
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- The Village Street Characteristics
 - BDC Higher Standen Farm - Composite Surface Materials Layout Rev E
 - BDC Higher Standen Farm - Materials layout Sheet 1 Rev I
 - BDC Higher Standen Farm - Materials layout Sheet 2 Rev I
 - BDC Higher Standen Farm - Composite Nett Areas Plan Rev G
 - BDC Higher Standen Farm - Composite Site Layout Rev P
 - BDC Higher Standen Farm - Site Layout Sheet 1 Rev P
 - BDC Higher Standen Farm - Site Layout Sheet 2 Rev P
 - BDC Higher Standen Farm - Storey Heights Plan Sheet 1 Rev F
 - BDC Higher Standen Farm - Storey Heights Plan Sheet 2 Rev F
 - BDC Higher Standen Farm - Site Sections 4, 5 & 6 Rev B
 - BDC Higher Standen Farm - Composite Surface Materials Layout Rev E
 - BDC Higher Standen Farm - Waste Management Plan Sheet 1 Rev E
 - BDC Higher Standen Farm - Waste Management Plan Sheet 2 Rev E
 - 16078 I Standen Clitheroe - Landscape proposals, POS- Sheet 1-6, Revision I
 - 16078 I Standen Clitheroe - Landscape proposals- Sheet 1-5, Revision I
 - 16925 E Standen Clitheroe Ph4- Landscape proposals-Sheet 01-05, Revision E

Reason: For the avoidance of doubt and to clarify which plans are relevant to the consent hereby approved.

Landscape and Ecology

- 2 The landscaping proposals hereby approved shall be implemented in the first planting season following first use of the development, whether in whole or part and shall be maintained thereafter for a period of not less than 10 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.

All trees/hedgerow shown as being retained within the approved details shall be retained as such in perpetuity.

REASON: To ensure the proposal is satisfactorily landscaped and trees/hedgerow of landscape/visual amenity value are retained as part of the development.

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- 3 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 and artificial bat roosting have been submitted to, and approved in writing by the Local Planning Authority.

For the avoidance of doubt the details shall be submitted on a dwelling/building dependent species site plan and include details of plot numbers and identify the actual wall and roof elevations into which the above provisions shall be incorporated.

The artificial bird/bat boxes shall be incorporated into the identified individual dwellings during their construction and be made available for use before each such dwelling is occupied and thereafter retained. The development shall be carried out in strict accordance with the approved details.

REASON: In the interests of biodiversity and to enhance nesting/roosting opportunities for species of conservation concern and to minimise/mitigate the potential impacts upon protected species resultant from the development.

- 4 During the construction period, all trees to be retained shall be protected in accordance with British Standard BS 5837:2012 or any subsequent amendment to the British Standard.

REASON: To protect trees/hedging of landscape and visual amenity value on and adjacent to the site or those likely to be affected by the development hereby approved.

Flooding and Drainage

- 5 In accordance with the approved Drainage Strategy Ref 6263 P2/SK01-(1B, 2B, 3B, 4B, 5B and 6B), foul and surface water shall be drained on separate systems.

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

Heritage and Archaeology

- 6 No works shall take place on the site until the applicant, or their agent or successors in title, has secured the implementation of a programme of archaeological investigation and mitigation. This must be carried out in accordance with a written scheme of investigation, which shall first have been submitted to and agreed in writing by the Local Planning Authority.

REASON: To enable the appropriate archaeological recording, excavation and analysis of any surviving upstanding earthworks and buried below-ground archaeological remains of interest.

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Further Control over Development

- 7 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, whether or not permitted by the provisions of the Town and Country Planning (General Permitted Development) Order 2015 or any order amending or revoking and re-enacting that order.

REASON: To ensure to ensure that adequate parking provision is retained on site that limits the visual impact of the parked motor-vehicle upon the street scene/area.

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.



NICOLA HOPKINS
DIRECTOR OF ECONOMIC DEVELOPMENT AND PLANNING