

RIBBLE VALLEY BOROUGH COUNCIL

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: 3/2020/0309

DECISION DATE: 21 December 2020

DATE RECEIVED: 12/05/2020

APPLICANT:

Create Homes
Create Developments (Longridge) Ltd
15 Thompson Road
Whitehills
Blackpool
FY4 5PN

AGENT:

Mr Matthew Wyatt
PWA Planning
2 Lockside Office Park
Lockside Road
Preston
PR2 2YS

DEVELOPMENT Erection of 34 dwellings and associated works.

PROPOSED:

AT: Spout Farm Preston Road Longridge PR3 3BE

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 pursuant to section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

2. Approved Plans

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:

Location Plan 2586-100
Proposed site plan 19-133-0001-E
Hard Landscape Plan - UG-487-LAN-HL-DRW-02
Soft Landscape Plan - UG-487-LAN-SL-DRW-03
General Arrangement - UG-487-LAN-GA-DRW-01

HOUSE TYPES

New 2 Bed Bungalow - 19-133 HT2BB
New 4 Bed Detached - 19-133 HT4BD
New 4 Bed Detached 1646sqft - 19-133-HT1646 Rev E
New 4 Bed Detached 1998sqft - 19-133-HT1998 FP Rev D
New 4 Bed Detached 1998sqft - 19-133-HT1998 E Rev D
New 4 Bed Detached 1703sqft - 19-133-HT1703 FP1 Rev D
New 4 Bed Detached 1703sqft - 19-133-HT1703 FP2 Rev D
New 4 Bed Detached 1703sqft - 19-133-HT1703 E Rev D
New 3 Bed Bungalow - 19-133 HT3BB Rev E
Churchtown 19-133 CHU Rev C
Scorton - 19-133 SCO Rev C
Sowerby - 19-133 SOW-FP Rev D
Sowerby - 19-133 SOW-E Rev D
Rawcliffe - 19-133 RAW-FP Rev A
Rawcliffe - 19-133 RAW-E Rev B
Warren - 19-133 WAR-FP Rev D
Warren - 19-133 WAR-E Rev D
Stalmine - 19-133 STA-FP Rev B
Stalmine - 19-133 STA-E Rev B

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

3. Materials

Prior to the commencement of the construction of the development hereby approved full details of the external materials and surfacing materials shall be submitted to and approved in writing by the Local Planning Authority. The development thereafter shall be constructed in accordance with the approved materials.

REASON: To ensure that the appearance of the development is appropriate to the character and setting of the area.

4. Highway conditions

The development shall be carried out in strict accordance with the Construction Management Plan Rev 1.1 received on 16th July 2020 and there shall be no pedestrian access to the site office from Preston Road during the construction phase.

REASON: In the interests of protecting residential amenity from noise and disturbance and to ensure the safe operation of the Highway for the duration of the construction phase of the development.

5. The new estate road/access between the site and Preston Road shall be constructed in accordance with the Lancashire County Council Specification for Construction of Estate Roads to at least base course level before any development takes place within the site.

REASON: To ensure that satisfactory access is provided to the site before the development hereby permitted becomes operative.

6. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 there shall not at any time in connection with the development hereby permitted be erected or planted or allowed to remain upon the land hereinafter defined any building, wall, fence, hedge, tree, shrub or other device over 1m above road level.

The visibility splay to be the subject of this condition shall be that land in front of a line drawn from a point 2.4m measured along the centre line of the proposed road from the continuation of the nearer edge of the carriageway of Preston Road to points measured 59m in each direction along the nearer edge of the carriageway of Preston Road, from the centre line of the access, and shall be constructed and maintained at footway/verge level in accordance with a scheme which has been submitted to and agreed in writing by the Local Planning Authority before development commences and completed in accordance with the approved details prior to occupation of the first dwelling.

REASON: To ensure adequate visibility at the street junction or site access.

7. No part of the development hereby approved shall commence until a scheme for the construction of the site access and the off-site works of highway improvement has been submitted to, and approved in writing by the Local Planning Authority. The site access and off-site works of highway improvement shall be implemented and completed in accordance with the approved details prior to occupation of the first dwelling hereby approved

REASON: In order to satisfy the Local Planning and Highway Authorities that the final details of the highway scheme/works are acceptable before work commences on site.

8. 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.

9. No residential unit hereby permitted shall be occupied until details of arrangements for the future management and maintenance of proposed carriageways, footways, footpaths, landscaped areas and bin storage areas not put forward for adoption within the site have been submitted to and approved in writing by the Local Planning Authority. Following occupation of the first residential unit on the site, the areas shall be maintained in accordance with the approved management and maintenance details.

REASON: To ensure that all private streets, landscaped areas and other communal spaces are appropriately managed and maintained to ensure the safety of all users

10. Each dwelling shall have been provided with an electric vehicle charging point in a location suitable to enable electric vehicles to be charged at the dwelling prior to first occupation.

REASON: To ensure that the development provides adequate and appropriate sustainable transport options and in the interest of lowering emissions resultant from vehicular movements associated with the development.

11. Surface water

The drainage for the development hereby approved, shall be carried out in accordance with principles set out in the submitted Flood Risk Assessment & Drainage Strategy Document (Ref No:30429/SRG, dated: March 2020) which was prepared by Ironside Farrar Limited. No surface water will be permitted to drain directly or indirectly into the public sewer. Any variation to the discharge of foul shall be agreed in writing by the Local Planning Authority prior to the commencement of the development. The development shall be completed in accordance with the approved details.

REASON: To ensure a satisfactory form of development and to prevent an undue increase in surface water run-off and to reduce the risk of flooding.

12. Foul water

Foul and surface water shall be drained on separate systems.

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

13. Biodiversity

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 sites have been submitted to, and approved in writing by the Local Planning Authority.

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: 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.

14. Landscaping

The landscaping proposals hereby approved (Drawing:UG_487_LAN_SL_DRW_03) shall be implemented in the first planting season following occupation of the first dwelling hereby approved 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.

15. Tree Protection

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 proposed development hereby approved.

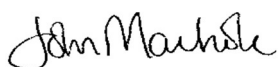
Note(s)

1. For rights of appeal in respect of any condition(s)/or reason(s) attached to the permission see the attached notes.

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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. This permission shall be read in conjunction with the Unilateral Undertaking dated 17th December 2020



pp NICOLA HOPKINS
DIRECTOR ECONOMIC DEVELOPMENT & PLANNING