

RIBBLE VALLEY BOROUGH COUNCIL

Department of Development

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

Telephone: 01200 425111 www.ribblevalley.gov.uk planning@ribblevalley.gov.uk

Town and Country Planning Act 1990

PLANNING PERMISSION

APPLICATION NO: 3/2021/0275

DECISION DATE: 10 January 2025

DATE RECEIVED: 19/03/2021

APPLICANT:

Mr Ben Lee
C/o Agent

AGENT:

Mr Joshua Hellawell
PWA Planning
2 Lockside Office Park
Lockside Road
Preston
PR2 2YS04/03/2021

DEVELOPMENT Proposed erection of 8 new dwellings and associated works.

PROPOSED:

AT: Land Behind The Dog Inn Market Place Longridge PR3 3RR

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 hereby permitted shall be commenced before the expiration of three years from the date of this permission.

REASON: Required to be imposed pursuant to Section 51 of the Planning and Compulsory Purchasing 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:

Proposed Site Plan 3343-020B 1st November 2024
Drainage Surcharge Runoff 3343-070 1st November 2024
Site Location Plan 3343-010 6th January 2023
Site Sections 3343-030A 6th January 2023
Existing Drain Section 3343-040 6th January 2023
GA Plans and Section 3343-050 6th January 2023
GA Elevations 3343-060 6th January 2023

REASON: For the avoidance of doubt as the proposal was the subject of agreed design improvements and/or amendments and to clarify which plans are relevant to the consent hereby approved.

3. All of the windows in the north and west elevations of the properties hereby approved shall be fitted with a minimum of double-glazed units with acoustic trickle ventilators. A minimum of double glazed windows shall be retained thereafter in perpetuity.

REASON: to reduce potential noise impact on the future occupants from the adjacent premises.

4. The materials to be used on the external surfaces of the development as indicated within the approved details shall be implemented in accordance with the approved details.

REASON: In order that the Local Planning Authority may ensure that the materials to be used are appropriate to the locality and respond positively to the inherent character of the area.

5. No development shall take place, including any works of demolition or site clearance, until a Construction Management Plan (CMP) or Construction Method Statement (CMS) has been submitted to, and approved in writing by the Local Planning Authority. The approved plan / statement shall provide:
- 24 Hour emergency contact number;
 - Details of the parking of vehicles of site operatives and visitors (which shall be wholly within the application site);
 - Details of loading and unloading of plant and materials (which shall be wholly within the application site);
 - Arrangements for turning of vehicles within the site;
 - Swept path analysis showing access for the largest vehicles regularly accessing the site and measures to ensure adequate space is available and maintained, including any necessary temporary traffic management measures;
 - Measures to protect vulnerable road users (pedestrians and cyclists);
 - The erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate;
 - Measures to control the emission of dust and dirt during construction;
 - Details of a scheme for recycling/disposing of waste resulting from demolition and construction works;
 - Construction vehicle routing;

The approved Construction Management Plan or Construction Method Statement shall be adhered to throughout the construction period for the development.

REASON: - In the interests of the safe operation of the adopted highway during the demolition and construction phases.

6. Demolition or construction works shall not take place outside 8am to 6pm Mondays to Fridays and 8am hours to 1pm on Saturdays nor at any time on Sundays or Bank Holidays.

REASON: To protect the amenities of the nearby residents.

7. 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, stones and debris being carried onto the highway. Provision to sweep the surrounding highway network by mechanical means will be available and the roads adjacent to the site shall be mechanically swept as required during the full construction period.

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

8. Deliveries to the approved development shall only be accepted between the hours of 9:30am and 2:30pm Monday – Friday, to avoid peak traffic on the surrounding highway network.

REASON: In the interest of highway safety and neighbour amenity.

9. Prior to the commencement of the construction of the dwellinghouses hereby approved the new estate road / access between the site and Market Place shall be constructed in accordance with Lancashire County Council's Specification for Construction of Estate Roads to at least base course level. Thereafter the new estate road/ access shall be completed in accordance with Lancashire County Council's Specification for Construction of Estate Roads prior to the occupation of any of the dwellings hereby approved.

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

10. Prior to the above ground construction of any of the dwellings hereby approved full details of the electric motor vehicle charging points to be provided within the development shall be submitted to and approved in writing by the Local Planning Authority. At least one charging point per dwelling shall be provided. Thereafter the charging points shall be installed and made available for use prior to the occupation of any of the dwellings hereby approved.

REASON: To support sustainable transport objectives and to contribute to a reduction in harmful vehicle emissions.

11. Prior to the occupation of any of the dwellings hereby approved the car parking areas shall have been surfaced or paved in accordance with the approved plans and the car parking spaces and manoeuvring areas marked out in accordance with the approved plan. The car parking area shall thereafter be kept free of obstruction and available for the parking cars at all times.

REASON: To allow for the timely provision and effective use of the parking areas.

12. No development shall be commenced until details of the proposed arrangements for future management and maintenance of the proposed streets within the development have been submitted to and approved in writing by the Local Planning Authority. The streets shall thereafter be maintained in accordance with the approved management and maintenance details until such time as an agreement has been entered into under section 38 of the Highways Act 1980 or a private management and Maintenance Company has been established.

REASON: To ensure that the estate streets serving the development are maintained to an acceptable standard in the interest of residential / highway safety.

13. Prior to the above ground construction of any of the dwellings hereby approved full details of the colour, form and texture of all hard landscaping (ground surfacing materials) (notwithstanding any such detail shown on previously submitted plans and specification) shall have been submitted to and approved in writing by the Local Planning Authority. All works shall be undertaken strictly in accordance with the details as approved and shall be completed in all respects before the final completion of the development and thereafter retained.

REASON: To ensure a satisfactory form of development in the interest of the visual amenity of the area.

14. Prior to the above ground construction of any of the dwellings hereby approved full details of the alignment, height and appearance of all fences, walls (including retaining walls) and gates to be erected (notwithstanding any such detail shown on previously submitted plan(s)) shall have been submitted to and approved in writing by the Local Planning Authority. No dwelling shall be occupied until all fences and walls shown in the approved details to bound its plot have been erected in conformity with the approved details. Other fences and walls shown in the approved details shall have been erected in conformity with the approved details prior to substantial completion of the development.

REASON: To ensure a visually satisfactory form of development, to provide reasonable standards of privacy to residents and to reduce the impact of car headlights on the neighbouring residents.

15. The development hereby permitted shall only be carried out in conformity with the proposed ground and building slab levels shown on the approved plan(s).

REASON: To protect the appearance of the locality and in the interests of the amenities of local residents.

16. A scheme for the landscaping of the development and its surroundings shall be submitted to and approved in writing by the Local Planning Authority prior to the above ground construction of any of the dwellings hereby approved. These details shall include all existing trees and hedgerows on the land; detail any to be retained, together with measures for their protection in the course of development; 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; and detail any changes of ground level or landform, proposed finished levels, means of enclosure, minor artefacts and structures. The scheme should include a landscaping/habitat creation and management plan which should aim to contribute to targets specified in the UK and Lancashire Biodiversity Action Plans. Landscaping proposals should comprise only native plant communities appropriate to the natural area.

In particular the scheme shall detail a timetable for the stripping of the heavy ivy from Tree T2 (identified within the submitted Arboricultural Impact Assessment dated March 2021). Following removal of the ivy a suitable time for the tree to be inspected by the Councils Countryside Officer will be arranged to assess the tree retention value.

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 10 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.

17. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (as amended) (Schedule 2, Part 1, Classes A, B, C, D, E) or any subsequent re-enactment thereof no extension to the dwelling(s), porch, garden shed, greenhouse, garage or car port shall be erected nor any hardstanding area extended other than those expressly authorised by this permission.

REASON: In the interests of neighbour amenity.

18. Prior to the commencement of any demolition works on the existing garage precise details of the means of making good the exposed gable wall of no 13 Market Place, including details of the external finish of that wall, shall be submitted to and approved in writing by the Local Planning Authority. These works shall be carried out to the satisfaction of the Local Planning Authority in accordance with the timescale that has first also been submitted to and approved in writing by the Local Planning Authority.

REASON: In the interests of the amenities of the owners/occupiers of that neighbouring property and the visual amenities of the locality.

19. Prior to the occupation of any of the dwellings hereby approved full details of the Management Company to deal with the future management and maintenance of the site shall be submitted to and approved in writing by the Local Planning Authority. The site shall thereafter be managed by the approved Management Company.

REASON: To ensure the satisfactory management of the private parking area, communal landscape areas and refuse storage/collection at the site.

20. Prior to the occupation of the dwellings hereby approved the refuse collection points detailed on the approved plans shall be hard-surfaced and available to use. Thereafter the collection points shall be kept clear of all bins apart from on bin collection days.

REASON: In the interests of the visual amenities of the site and to ensure adequate provision for refuse collection is provided as part of the development.

21. No removal of vegetation including trees or hedges shall be undertaken within the nesting bird season (1st March - 31st August inclusive) unless a pre-clearance check on the day of removal, by a licenced ecologist, confirms the absence of nesting birds. A letter from the ecologist confirming the absence of nesting birds shall be submitted to the Council within one month of the pre-clearance check being undertaken.

Any removal of vegetation outside the nesting bird season shall be preceded by a pre-clearance check by a licensed ecologist on the day of removal to ensure that removal does not result in unacceptable impacts upon nesting birds or other species of conservation concern.

REASON: To ensure that there are no adverse effects on the favourable conservation status of birds, to protect the bird population and species of importance or conservation concern from the potential impacts of the development.

22. No development shall take place until details of the provisions to be made for building dependent species of conservation concern, artificial bird nesting boxes and artificial bat roosting sites for that phase have been submitted to and approved in writing by the Local Planning Authority. The details shall be submitted on a dwelling/building dependent bird/bat species development site plan and include details of plot numbers and the numbers of artificial bird nesting boxes and artificial bat roosting site per individual building/dwelling and type. The details shall also identify the actual wall and roof elevations into which the above provisions shall be incorporated. The artificial bird/bat boxes shall be incorporated into those individual dwellings/buildings during the actual construction of those individual dwellings/buildings identified on the submitted plan before each such dwelling/building is first brought into use.

REASON: In the interests of biodiversity and to enhance nesting/roosting opportunities for species of conservation concern and reduce the impact of development.

23. The drainage for the development hereby approved, shall be carried out in accordance with principles set out in the submitted Drainage Strategy Incorporating an Assessment of Flood Risk, Revision B Dated October 2022, which was prepared by Gondolin Land & Water supported by the following document: Gondolin Land & Water Ltd, Land behind the Dog Inn, United Utilities Response 08/11/2023 Exceedance Drainage Design in Drawing 020, Rev B - Dated Sept 2022 and Drawing 070 Rev - Dated October 2024 which were prepared by PGB

For the avoidance of doubt surface water must drain to the designed soakaway and United Utilities will need to be consulted again, if infiltration is proved unviable. No surface water will be permitted to drain directly or indirectly into the public sewer. Prior to occupation, of the proposed development, the drainage schemes shall be completed in accordance with the approved details and retained thereafter for the lifetime of the development.

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.

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 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 Decision Notice should be read in conjunction with the officer's report which is available to view on the website.

Informatives

PLEASE NOTE: It should be ensured that the proposal is provided with suitable provision Of Fire Fighting water. Any provisions should comply with National Guidance, details of which can be found: http://www.water.org.uk/publications/water-industry-guidance/%E2%80%A8nationalguidance-document-provision-water-fire-fighting-3rd

PLEASE NOTE: ACCESS - DOCUMENT B, PART B5: It should be ensured that the scheme fully meets all the requirements of Building Regulations Approved Document B, Part B5 'Access and facilities for the Fire Service'.

PLEASE NOTE: Note: Construction Management Plan.

- There must be no reversing into or from the live highway at any time – all vehicles entering the site must do so in a forward gear, and turn around in the site before exiting in a forward gear onto the operational public highway.
- There must be no storage of materials in the public highway at any time.
- There must be no standing or waiting of machinery or vehicles in the public highway at any time.

- Vehicles must only access the site using a designated vehicular access point.
- There must be no machinery operating over the highway at any time, this includes reference to loading/unloading operations – all of which must be managed within the confines of the site.
- A licence to erect hoardings adjacent to the highway (should they be proposed) may be required. If necessary, this can be obtained via the County Council (as the Highway Authority) by contacting the Council by telephoning 01772 533433 or emailing lhsstreetworks@lancashire.gov.uk
- All references to public highway include footway, carriageway and verge

Nicola Hopkins

NICOLA HOPKINS
DIRECTOR OF ECONOMIC DEVELOPMENT AND PLANNING

Notes

Right of Appeal

If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990.

- If you want to appeal against your local planning authority's decision then you must do so within 6 months of the date of this notice.
- If this is a decision to refuse planning permission, or approve with conditions, a householder application, if you want to appeal against your local planning authority's decision then you must do so within 12 weeks of the date of this notice.
- If this is a decision to refuse planning permission, or approve with conditions, a minor commercial application, if you want to appeal against your local planning authority's decision then you must do so within 12 weeks of the date of this notice.

Appeals can be made online at: <https://www.gov.uk/appeal-planning-decision>. If it is a householder appeal it can be made online at: <https://www.gov.uk/appeal-householder-planning-decision>. If you are unable to access the online appeal form, please contact the Planning Inspectorate to obtain a paper copy of the appeal form on tel: 0303 444 5000. The Secretary of State can allow a longer period for giving notice of an appeal but will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal. The Secretary of State need not consider an appeal if it seems to the Secretary of State that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order. If an enforcement notice is served relating to the same or substantially the same land and development as in your application and if you want to appeal against your local planning authority's decision on your application, then you must do so within: 28 days of the date of service of the enforcement notice, or within 6 months [12 weeks in the case of a householder appeal] of the date of this notice, whichever period expires earlier. In certain circumstances, a claim may be made against the local planning authority for compensation, where permission is refused or granted subject to conditions by the Secretary of State on appeal or on a reference of the application to him. The circumstances in which such compensation is payable are set out in section 114 of the Town and Country Planning Act 1990.

Purchase Notices

If permission to develop land is refused or granted subject to conditions, whether by the local planning authority or by the Secretary of State for the Environment and the owner of the land claims that the land has become incapable of reasonably beneficial use in its existing state and cannot be rendered capable of reasonably beneficial use by the carrying out of any development which has been or would be permitted, they may serve on the Council of the county borough or county district in which the land is situated a purchase notice requiring that Council to purchase their interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990.