

# RIBBLE VALLEY BOROUGH COUNCIL

Development Department

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

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Town and Country Planning Act 1990

## OUTLINE PLANNING PERMISSION

**APPLICATION NO:** 3/2015/0010

**DECISION DATE:** 9 July 2015

**DATE RECEIVED:** 23/12/2014

**APPLICANT:**

Hallam Land Management  
C/o Agent

**AGENT:**

Mr Graham Lamb  
Pegasus Group  
Suite 4b  
113 Portland Street  
Manchester  
M1 6DW

**PARTICULARS OF DEVELOPMENT:** Application for outline consent for 18 residential dwellings, including 5 affordable homes and associated access, landscaping and other necessary works.

**AT:** Land off Longsight Road Langho

Ribble Valley Borough Council hereby give notice in pursuance of provisions of the Town and Country Planning Act 1990 that outline planning permission has been granted for the carrying out of the development referred to above in accordance with the application and plans submitted subject to the following conditions:

- 1 Approval of the details of appearance, landscaping, layout and scale (hereinafter called "the reserved matters") shall be obtained from the local planning authority in writing before any development is commenced.
- 2 Plans and particulars of the reserved matters referred to in condition 1 above, shall be submitted in writing to the local planning authority and shall be carried out as approved.
- 3 Application for approval of the reserved matters shall be made to the local planning authority before the expiration of [three] years from the date of this permission.
- 4 The development hereby permitted shall be begun either before the expiration of five years from the date of this permission, or before the expiration of two years from the date of approval of the last of the reserved matters to be approved, whichever is the later.
- 5 The submission of reserved matters in respect of layout, scale, appearance and landscaping shall be in general compliance with the Design and Access Statement, the 'illustrative master plan' (Drawing Number PL1352.AB-002 dated 19.02.15) and the Parameters Plan PL1352.AB-003-02

**REASON:** To define the scope of the permission.

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6 The development hereby permitted in outline relates to the erection of 18 dwellings including 5 "affordable" homes. The application for reserved matters shall not exceed 18 dwellings.

REASON: To define the scope of the permission.

7 Prior to the commencement of development, a Construction Method Statement shall be submitted to and approved in writing by the Local Planning Authority. The Statement shall provide details of:

- i) The parking of vehicles of site operatives and visitors;
- ii) Loading and unloading of plant and materials;
- iii) Storage of plant and materials used in the construction of the development;
- iv) The erection and maintenance of security fencing;
- v) Wheel washing facilities;
- vi) Measures to control the emission of dust and dirt during construction; and
- vii) A scheme for recycling/disposing of waste resulting from construction works.
- viii) Periods when plant and materials trips should not be made to and from the site
- ix) Routes to be used by vehicles carrying plant and materials to and from the site.
- x) Details of how existing habitat features, hedgerows/streams shall be retained and protected during the lifetime of the development from the adverse effects of development works by maintaining construction exclusion zones the details of which shall have first been submitted to and approved in writing by the Local Planning Authority prior to commencement of each phase of development.

The approved construction method statement shall be adhered to throughout the entire period of construction works.

REASON: In order to ensure safe working practices on or near the highway in the interests of safety and in the interests of the amenities of nearby residents in accordance with the requirements of Policy DMG1 of the Core Strategy (Adopted Version).

8 The development hereby permitted in outline shall be carried out in accordance with the approved Flood Risk Assessment (FRA) and drainage strategy dated December 2014 and the following mitigation measures detailed within the FRA:

"Finished floor levels are set no lower than 300mm above existing ground level.

The mitigation measures shall be fully implemented prior to occupation and subsequently in accordance with the timing/phasing arrangements embodied within the scheme, or any other period as may subsequently be agreed in writing by the Local Planning Authority.

REASON: To prevent flooding by ensuring the satisfactory storage/disposal of surface water from the site in order to prevent a mitigate the risks of flooding on and off site and to comply with the requirements Policy DMG1 of the Core Strategy (Adopted Version) and the requirements of the National Planning Policy Framework.

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9 No development shall take place until a surface water drainage scheme for the site (based on sustainable drainage principles and an assessment of the hydrological and hydrogeological context of the development) has been submitted to and approved in writing by the Local Planning Authority. The drainage strategy shall demonstrate the surface water run-off generated up to and including the 1 in 100 year plus climate change critical storm will not exceed the run-off from the undeveloped site following the corresponding rainfall event. Surface water discharge from the site shall be limited to 29l/s as stated in the Drainage Strategy. The scheme shall subsequently be implemented in accordance with the approved details before the development is completed and shall be retained in perpetuity thereafter in a condition commensurate with delivering the approved objectives.

**REASON:** To prevent flooding by ensuring the satisfactory storage/disposal of surface water from the site in order to prevent a mitigate the risks of flooding on and off site and to comply with the requirements of Policy DMG1 of the Core Strategy (Adopted Version) and the requirements of the National Planning Policy Framework.

10 The development hereby permitted in outline shall be carried out in accordance with the conclusions and recommendations of the tree survey report (reference SE581T/H/01c/DH dated 21 July 2014), in particular:

"An Arboricultural Method Statement and a tree protection plan shall be submitted to and approved in writing by the Local Planning Authority and the development shall be carried out fully in accordance with the approved details.

"A Veteran alder in the southwest corner of the site that has conservation value shall be retained where possible for the benefit of the site ecology. Consideration shall be given to limited surgery or the use of supporting structures should this be considered appropriate in this instance.

"Permission should be sought to access private land to further investigate the structural stability of trees along the eastern boundary of the site. Where there is danger of collapse, agreement should be reached with the relevant landowner to take appropriate actions. Some ground stabilisation may be required where trees are being undermined to extend the life of the trees and prevent collapse.

**REASON:** In order to ensure the retention and protection of existing trees in the interests of visual amenity and to comply with Policies DMG1, DME1 and DME2 of the Core Strategy (Adopted Version).

11 The development hereby permitted in outline shall be carried out in accordance with the ecological recommendations in Section 6 of the Preliminary Ecological Appraisal and Bat Activity Report (reference SE602/01b/LH dated 18 July 2014).

**REASON:** To ensure the protection and enhancement of the ecology of the site in accordance with Policies DMG1, DME2 and DME3 of the Core Strategy (Adopted Version).

12 The development hereby permitted in outline shall be carried out in accordance with the energy saving/conservation measures detailed in the Sustainability Statement (reference MAN.0139 dated December 2014) that was submitted with the application.

**REASON:** To ensure the provision of sustainable development in accordance with the requirements of Policy DMG1 of the Core Strategy (Adopted Version) and the requirements of the National Planning Policy Framework.

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13 The vehicular access into the site shall be formed as shown on the illustrative master plan (drawing no PL1352AB-002) and in accordance with the precise details and specifications shown on drawing no SCP/14050/F01REVB within the Transport Statement (reference PT/14050/TS/01 dated December 2014) and shall be fully completed to the satisfaction of the Local Planning Authority prior to the first occupation of any of the dwellings on the site.

REASON: In the interests of highway safety and to comply with Policy DMG1 of the Core Strategy (Adopted Version).

14 The new estate road/access between the site and Longsight 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 in the interests of highway safety and to comply with Policy DMG1 of the Core Strategy (Adopted Version)

15 No part of the development shall be commenced until all necessary off site highway works have been constructed in accordance with a scheme that shall have first been submitted to and approved in writing by the Local Planning Authority.

REASON: To enable all construction traffic to enter and leave the premises in a safe manner without causing a hazard to other road users and to comply with Policy DMG1 of the Core Strategy (Adopted Version)

16 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 by, the Local Planning Authority.

REASON: In order to satisfy the Local Planning Authority and Highway Authority that the final details of the highway scheme/works are acceptable before work commences on site and to comply with Policy DMG1 of the Core Strategy (Adopted Version)

17 No part of the development hereby approved shall be occupied or opened for trading until the approved scheme referred to in Condition 14 has been constructed and completed in accordance with the scheme details.

REASON: In order that the traffic generated by the development does not exacerbate unsatisfactory highway conditions in advance of the completion of the highway scheme/works and to comply with Policy DMG1 of the Core Strategy (Adopted Version).

18 No development shall take place until a Landscape Management and Maintenance Plan for the public open space areas within the site has been submitted to and approved in writing by the Local Planning Authority. The Plan shall set out the management responsibilities and maintenance schedules for all landscaped areas, inclusive of trees, hedges, ditches and balancing ponds. The development shall be undertaken in accordance with the approved details.

REASON: In order to ensure the satisfactory management and maintenance of the public open space areas within the site in the interest of visual amenity and to comply with Policy DMG1 of the Core Strategy (Adopted Version).

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19 The new estate road/ access hereby approved shall not be used to service future development on adjacent land to the west of the application site.

Reason: To protect the existing landscape in accordance with policies DMG 1 and DME3 of the Ribble Valley Core Strategy Adopted Version.

**Note(s)**

- 1 For rights of appeal in respect of any condition(s)/or reason(s) attached to the consent 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 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 Environment Directorate for further information by telephoning the Developer Support Section (Area East) on 0300 123 6780, or writing to Developer Support Section, Lancashire County Council, Environment Directorate, Burnley Highways Office, Widow Hill Road, Burnley BB10 2TJ or email [lhccustomerservice@lancashire.gov.uk](mailto:lhccustomerservice@lancashire.gov.uk)
- 4 This consent does not give approval to a connection being made to the County Council's highway drainage system.
- 5 The grant of planning permission does not entitle a developer to obstruct a right of way and any proposed stopping-up or diversion of a right of way should be the subject of an Order under the appropriate Act. Public Right of Way 3-6-fp6a runs close/adjacent to the site.
- 6 This outline permission shall be read in conjunction with the Section 106 Agreement signed on 30 June 2015.

  
**JOHN HEAP**  
**DIRECTOR OF COMMUNITY SERVICES**

