

SCHEDULE 4

Council's Covenants with the Owner

The Council hereby covenants with the Owner in the following terms:

General

- 1. The Council hereby covenants with the Owner to use all sums received from the Owner under the terms of this Deed for the purposes specified in this Deed for which they are to be paid or for such other purposes for the benefit of the Development as the Owner and the Council shall agree in writing.**
- 2. The Council shall provide to the Owner such evidence as the Owner shall reasonably require in order to confirm the expenditure of the sums paid by the Owner under this Deed within 20 Working Days of receipt of such request.**
- 3. At the written request of the Owner the Council shall provide written confirmation of the discharge of the obligations contained in this Deed when satisfied that such obligations have been performed.**

Repayment of contributions

- 4. The Council covenants with the Owner that it will pay to the Owner such amount of any payment made by the Owner to the Council under this Deed which has not been expended or committed for expenditure in accordance with the provisions of this deed within five years of the date of receipt by the Council of the final instalment of such payment together with all interest accrued thereon from the date of payment to the date of refund.**

THE COMMON SEAL of
RIBBLE VALLEY BOROUGH COUNCIL

was hereunto affixed to this Deed in the presence of:



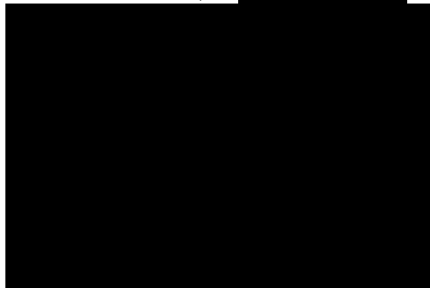
1532



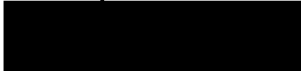
Chief Executive



SIGNED as a DEED by
RONALD JACKSON



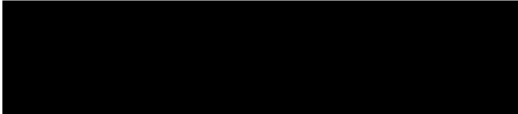
in the presence of:



Witness Signature



Witness Name



Witness Address

..... ACCOUNTANT

Witness Occupation

EP6

Report to be read in conjunction with the Decision Notice.

Application Ref: 3/2018/1080

Date Inspected: 23-Feb

Officer: RM



**Ribble Valley
Borough Council**

www.ribblevalley.gov.uk

DELEGATED ITEM FILE REPORT:

APPROVAL

Development Description: Construction of five new dwelling houses (resubmission of 3/2018/0069)

Site Address/Location: Land off Whalley Road, Mellor Brook.

CONSULTATIONS: Parish/Town Council

No comments received

CONSULTATIONS: Highways/Water Authority/Other Bodies

LCC Highways:

No objections subject to conditions and notes

United Utilities:

No objection subject to conditions

CONSULTATIONS: Additional Representations.

Letters of representation have been received from three households/addresses objecting to the application on the following grounds:

- Inappropriate development;
- Visual intrusive and dominate the locality,
- Little change from previously dismissed appeal;
- Recent refusal for dwellings on Osbaldeston Lane – this site should be given same protection;
- The dwellings would be situated on higher land and provide elevated views into neighbouring properties;
- Tree felling;
- Additional traffic;

RELEVANT POLICIES AND SITE PLANNING HISTORY:

Ribble Valley Core Strategy:

Key Statement DS1 – Development Strategy

Key Statement DS2 – Sustainable Development

Key Statement EN2 – Landscape

Key Statement EN4 – Biodiversity and Geodiversity

Key Statement DMI2 – Transport Considerations

Policy DMG1 – General Considerations

Policy DMG2 – Strategic Considerations
Policy DMG3 – Transport & Mobility
Policy DMH3 – Dwellings in the Open Countryside
Policy DME2 – Landscape & Townscape Protection
Policy DME3 – Site and Species Protection and Conservation

National Planning Policy Framework (NPPF)

Relevant Planning History:

3/2015/0313: Outline application for the erection of four dwellings with all matters reserved except for access – granted subject to conditions

3/2016/0843: Outline application for the erection of one dwelling with access from previously approved access under planning permission 3/2015/0313 – granted subject to conditions

3/2018/0069: Construction of four new dwelling houses – refused and dismissed at appeal

ASSESSMENT OF PROPOSED DEVELOPMENT:

Site Description and Surrounding Area:

The application relates to a plot of grassland measuring 0.98 hectares off Whalley Road in Mellor Brook. The site is located outside of the settlement boundary of Mellor Brook, as defined in the Ribble Valley Districtwide Local Plan (adopted 1998) and is also located outside the recently updated Draft Settlement Boundaries and is therefore defined as open countryside.

The site occupies a wedge of land situated between the highway of Whalley Road and the A59. Whalley Road rises from west to east and the grassed site is well maintained and used for small scale grazing. The site is raised above the highway level of Whalley Road with a retaining stone wall fronting the highway. Outline planning permission has been granted on this site for a total of five dwellings and these permissions remain extant.

A mature Oak tree (TPO - 7/19/3/201) is located at the eastern end of the application site and to the north is a row of trees which screen the site from the A59, however these are located outside the application site. To the west is a wooded area and the waterway of Mellor Brook which border the settlement boundary of Mellor Brook and this wooded area is owned by the applicant, although not within the site edged red. Tree work was commenced within this wooded area resulting in the LPA placing a TPO (3/19/3/208) on the whole of the site. To the south, on the opposite side of Whalley Road, are the residential dwellings known as Glengarth, Brookside and small a cul-de-sac (The Willows).

In early 2018 a full application (3/2018/0069) for the erection of four dwellings on this site was refused on the grounds of siting, scale and design. The applicant appealed this decision with the Inspectorate agreeing with the LPA in respect of the siting and scale of the dwellings when dismissing the appeal.

Proposed Development for which consent is sought:

The application seeks full consent for the erection of five dwellings on this section of land to the

north of Whalley Road, Mellor Brook.

The proposed dwellings would be laid out in a linear formation with the principal front elevations facing Whalley Road. Two of the proposed properties would have their own access point and driveway off Whalley Road, however three would be accessed via a private road to be created off Whalley Road. Due to the existing land levels the land would have to be graded to the front of each dwelling down to Whalley Road. The submitted sections show the stone boundary wall at the front of the site would be retained, although a number of gaps would be created for the access/driveways.

In respect of siting, the dwellings would be located at the western end of the site and would step up in line with the natural land level changes across the site. The dwellings would also be set back from Whalley Road with front garden areas.

In terms of scale and size the proposed dwellings would be relatively large in size, containing five bedrooms and a large landing area at first floor level. At ground floor level the dwellings would contain a lounge, kitchen, dining, day room, study, utility room and downstairs toilet. Each dwelling would also have a detached double garage positioned to the side. Each dwelling would be provided with a rear garden area and due to the tapered nature of the site varying levels of front garden would be provided.

In terms of design and appearance, the proposal would consist of two house types (2 x Ash and 3 x Elm). The Ash house types would have a pitched roof design measuring 7.1m high to the ridge with a forward projecting two storey feature. Also at the front this house type includes a porch which would have the same projection as the aforementioned two storey section.

The Elm house type would have a hipped roof design measuring 7.3m high to the ridge. This dwelling type includes a pair of two storey forward projecting features.

With regard to materials, the application is accompanied by a detailed materials document which shows the dwellings would be finished with a natural sandstone with a concrete tile roof. All window openings would also include a natural stone surround.

In respect of trees, the revised layout plan shows the protected Oak tree to the east would be retained and the proposed development would not take place within the root protection zone of this tree. To the west the proposed dwellings would be outside of the root protection areas of the trees beyond the boundary. At the front of the site four trees (2 x Hawthorn and 2 x Ash) would need to be removed to facilitate the access points. The application is also accompanied by both ecology and noise reports.

For the avoidance of doubt this is a full planning application and is therefore not linked/connected to the existing outline consents, other than they relate to the same development site.

Principle of Development:

At the nearest point the application site is located approximately 20m from the edge of the Settlement Boundary of Mellor Brook, which is defined as a Tier 1 Settlement within Key Statement DS1 of the Core Strategy, and within such Settlements the Council seeks to provide additional housing (Key Statement DS1 and Policy DMG2). At present there is a residual need for four new dwellings within Mellor Brook, however because of the constrained nature of the existing settlement it is considered unlikely that this need can be met by developing sites within the settlement boundary.

As mentioned above the application site is located very close to the existing settle boundary, and is enclosed on three sides by existing highways (Whalley Road and the A59) and to the west by a wooded area, and consequently the release of this land for housing would infill a section of land on the edge of the settlement and not provide an obvious gateway for further development beyond the boundary of the application site. Furthermore, the principle of residential development on this site has been established by the previous outline consents which have granted a total of five dwellings on this site.

In summary, whilst the application site is located outside the settlement boundary, and therefore within the open countryside, there is a need for additional housing in Mellor Brook that is unlikely to be provided within the settlement boundary and therefore this site is considered to be the most viable, both in terms of its distance and access to the settlement boundary and the enclosed nature of the site which would prevent further expansion in the future.

In view of the above, it is considered that in this particular case the benefits of the proposal outweigh the site's location just outside the settlement boundary and the small scale residential development of this site would not cause significant harm to the overall Development Strategy for the Borough as set out in Key Statement DS1 and Policy DMG2 of the Core Strategy.

Impact Upon Residential Amenity:

The proposed dwellings are relatively large in size, in terms of their footprint, scale, massing and height. The two storey dwellings contain five bedrooms, have a ridge height of 7.1 – 7.3m and would be situated on land above road level.

To the north of the site is the A59, to the east is a protected tree and beyond this is the turning head for Whalley Road and a pedestrian access through to the A59. To the west is a wooded area which separates the site from the properties at Green Beeches and Brook Cottage on the other side of the brook, some 55m from the application site. In view of the above the proposed dwellings would be sited a significant distance away from, and have no undue impact upon, any properties to the north, east and west.

The nearest existing residential properties to the proposed development are the properties on the opposite side of Whalley Road known as Glengarth and Brookside, as well as the dwellings at 1 and 6 The Willows. With regard to Glengarth, the proposed dwellings would be sited towards the western end of the application site and therefore the most easterly dwelling (Plot 3) would be situated more than 60m from this neighbouring property, and not in a direct line. In view of this the relationship between the proposed dwellings and Glengarth is considered to be acceptable.

In respect of the dwellings at Brookside and Nos. 1 and 6 The Willows, the closest dwelling would be proposed Plot 7, situated at the most westerly part of the site. Plots 5, 6, and 7 would be set back between 23-25m within the site, and with Whalley Road also in-between, a separation distance of more than 40m is provided between the front elevations of these proposed dwellings and the dwellings opposite (the nearest being Brookside).

Whilst it is accepted that due to the existing land levels the finished floor levels of the proposed dwellings would be sited as much as 4m above road level, as mentioned earlier the dwellings are set back within the site and achieve a separation distance of more than 40m to the nearest properties opposite. With the additional of the 4m land level change, the ridge height of the proposed dwellings would be akin to a three storey property in comparison to the dwellings on the opposite side of the road, however a separation distance of 40m is almost double what the LPA would expect (21m) between principal elevations and therefore the achieved separation distances compensates for the change in levels.

With regard to the amenity of the occupiers of the proposed dwellings, being located close to the A59 the Council's Environmental Health Officer previously requested that a noise assessment be undertaken to establish the amenity level for future occupiers of the proposed dwellings. A noise assessment has been provided which details mitigation measures in respect of glazing and ventilation to ensure that noise levels within the building remain at an acceptable level. These mitigation measures have been secured by condition.

In view of the above, it is considered that the residential development proposed would share an acceptable relationship with neighbouring land uses in accordance with the relevant section of Core Strategy Policy DMG1, subject to compliance with the aforementioned condition.

Visual Amenity/External Appearance:

One of the 12 core principles of the NPPF (para 17) is that new development should *"always seek to secure high quality design..."*

Key Statement EN2 requires new development to be in keeping with the character of the landscape, reflecting local distinctiveness, vernacular style, scale, style, features and building materials. Similarly Policy DMG2 states *"Within the open countryside development will be required to be in keeping with the character of the landscape and acknowledge the special qualities of the area by virtue of its size, design, use of materials, landscaping and siting"*. Policy DMG1 of the Ribble Valley Core Strategy requires development to be of a high standard of design and be sympathetic to existing and proposed land uses in terms of size, intensity and nature, as well as scale, massing, features and style.

The previous application (3/2018/0069) was refused on the grounds that the proposed dwellings, as a result of their siting, size, scale, massing, design, appearance, form and proposed materials would result in incongruous and dominant features which fail to adequately reflect the local character and vernacular of this location within the open countryside, and the visual prominence on land above the highway would only exacerbate these concerns.

The applicant appealed this refusal however the appeal was dismissed by the Inspectorate on the grounds that the elevated location, along with the scale and massing, of the proposed dwellings would result in significant harm to the character and appearance of the area. The Inspector did not however raise an objection to the design of the dwellings, commenting that there is a wide variety of architectural styles and finishes in the area.

Notwithstanding the above, there is currently outline consent for the erection of five dwellings and therefore the principle of the residential development, on this elevated site, has been established. As such the LPA and the applicant have engaged in lengthy discussions in order to achieve a scheme that addresses the previous concerns raised, whilst accepting that the principle of residential development of the site has been established.

The applicant has therefore submitted a revised application for five dwellings, which would be sited at the western end, and lowest section, of the site. The floor levels and ridge heights of the proposed dwellings would then step up to the east in line with the natural slope along Whalley Road. The siting of the dwellings towards the western end of the site results in a more gradual increase in ridge heights and therefore lessens the visual prominence of the site when viewed from the west (Mellor Brook). Furthermore, the western boundary is reasonably well screened by the existing woodland (protected by TPO) and thus the most western of the proposed dwellings would not be as visible or prominent as the most western dwelling on the previous refusal which was located more centrally on the site.

Other alterations from the previous refusal include the lowering of the proposed ridge heights and setting back of the dwellings from Whalley Road to again reduce the visual prominence. Additionally the design of the dwellings has been simplified in comparison to the previous refusal and the current application states that the dwellings will be constructed in natural stone, which is an improvement on the previous refusal.

With all of the above in mind, it is considered that the resubmission has addressed the previous reason for refusal of the Council and thus the layout, scale and design of the proposed development is considered to be acceptable in this location.

Landscape/Ecology:

An ecological report was submitted with the outline consents approved in 2016 and the same report has been submitted with this application. Whilst the LPA would not normally accept an ecology report that was over three years old at the time of submission, in this particular case there remains an extant outline consent for the site and thus a reserved matters application could be submitted which would still rely on the information/mitigation measures contained within the submitted ecology report. As such a condition has been attached requiring the development to be undertaken in accordance with the mitigation measures/recommendation within the submitted ecology report.

The submitted elevations show that a bat and bird box will be incorporated into each dwelling during the construction process and the specifications of these boxes are included within an accompanying document.

At the eastern end of the site is a mature Oak tree protected under a TPO, and the proposed development would be situated a significant distance from this Oak tree. To the west of the site is a woodland and the trees within are also covered by a TPO, however the submitted plans show that the development would not take place within the root protection areas of these trees. A condition has been attached requiring all retained trees to be enclosed within protective fencing throughout the construction process.

To the north of the site, between the proposed development and the A59 and is an embankment containing a number of third party trees and along the frontage of the site are five trees facing onto Whalley Road. The application does not propose the removal of any of these third party trees to the north and an acceptable distance would be provided from the rears of the proposed properties to these trees.

At the front the application would result in the loss of four of the trees fronting Whalley Road however the submitted arboricultural report identifies three of these trees as category U and the other as a category C and thus their loss is not considered to be significant.

The proposed site layout shows which areas of the site are to be hardsurfaced and which are to be landscaped, and a condition has been attached requiring the applicant to submit a management plan for the future maintenance of the landscaped area to the east of the development (around the Oak tree) in order to ensure that this area is properly managed and not left in a visually poor state.

Highways:

The application proposes that two dwellings would be accessed directly off Whalley Road, however three dwellings would be accessed via a new access road to be created within the site. The Highway Officer has raised no objection to this.

In respect of car parking, given the size of the units (5 bedroom) the LPA require three off street car parking spaces to be provided for each unit. Each property would have a double garage which can easily accommodate two vehicles and space in front for the parking of at least two vehicles on the drive, but in most cases more than two space.

The application is accompanied by Construction Management Plan and the applicant has also provided further details as requested by the Highway Officer. A number of other conditions and notes, requested by the Highway Officer have been added to the decision.

Other Matters:

The LPA are aware that there is no mains drain/sewer along this section of Whalley Road and therefore consulted with United Utilities on this application. UU have raised no objection to the proposal, subject to appropriate conditions.

The dwellings are relatively large in size and have a cumulative internal floor area of 998sqm. As such any future development for additional dwellings within the site edged red would take the cumulative development above 1000sqm and would therefore be subject to planning obligations (ie. public open space contributions, affordable housing etc...) across the whole of the development site (both the current and any future development) as detailed within section 3.1 of the Council's Addressing Housing Need Document which states – *"To avoid the site area being sub-divided or otherwise reduced in area below the relevant threshold site size, the Council will have regard to whether there is scope for further development to be undertaken. A planning application for development which forms part of a more substantial potential development on the adjoining land will be treated as site of the overall size in relation to paragraph 1.1 of the policy."* An informative has been attached to the decision in respect of this issue.

Conclusion:

Considering all of the above and having regard to all material considerations and matters raised, the application is considered to be acceptable and subsequently the application is recommended for approval, subject to conditions.

RECOMMENDATION: That planning consent be granted subject to conditions.

EP7



**RIBBLE VALLEY
BOROUGH COUNCIL**

For office use only

Application No.

Date received

Fee paid £

Receipt No:

Council Offices, Church Walk, Clitheroe, Lancashire. BB7 2RA Tel: 01200 425111 www.ribblevalley.gov.uk

**Application for Planning Permission.
Town and Country Planning Act 1990**

Publication of applications on planning authority websites.

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

1. Site Address

Number

Suffix

Property name Oakhill School

Address line 1 Wiswell Lane

Address line 2

Address line 3

Town/city Whalley

Postcode BB7 9AF

Description of site location must be completed if postcode is not known:

Easting (x) 373812

Northing (y) 436892

Description

Land to the southwest of Oakhill School

2. Applicant Details

Title

First name

Surname C/O Agent

Company name Oakhill Investments Ltd

Address line 1 C/O Agent

Address line 2

Address line 3

Town/city

Country

2. Applicant Details

Postcode

Primary number

Secondary number

Fax number

Email address

Are you an agent acting on behalf of the applicant?

Yes No

3. Agent Details

Title Mrs

First name Helen

Surname Binns

Company name Walsingham Planning

Address line 1 Brandon House

Address line 2 King Street

Address line 3

Town/city Knutsford

Country United Kingdom

Postcode WA16 6DX

Primary number

Secondary number

Fax number

Email

4. Site Area

What is the measurement of the site area? 1.9
(numeric characters only).

Unit hectares

5. Description of the Proposal

Please describe details of the proposed development or works including any change of use.

If you are applying for Technical Details Consent on a site that has been granted Permission In Principle, please include the relevant details in the description below.

Erection of 8 dwellings with means of access, associated works and landscaping.

Has the work or change of use already started?

Yes No

6. Existing Use

Please describe the current use of the site

Rough grassland

Is the site currently vacant?

Yes No

Does the proposal involve any of the following? If Yes, you will need to submit an appropriate contamination assessment with your application.

Land which is known to be contaminated

Yes No

Land where contamination is suspected for all or part of the site

Yes No

A proposed use that would be particularly vulnerable to the presence of contamination

Yes No

7. Materials

Does the proposed development require any materials to be used in the build?

Yes No

Please provide a description of existing and proposed materials and finishes to be used in the build (including type, colour and name for each material):

Walls

Description of existing materials and finishes (optional):

N/A

Description of proposed materials and finishes:

Through coloured render and stone plinth

Roof

Description of existing materials and finishes (optional):

N/A

Description of proposed materials and finishes:

Spanish slate

Windows

Description of existing materials and finishes (optional):

N/A

Description of proposed materials and finishes:

Powder coated aluminum

Boundary treatments (e.g. fences, walls)

Description of existing materials and finishes (optional):

N/A

Description of proposed materials and finishes:

Stone wall and fencing

Are you supplying additional information on submitted plans, drawings or a design and access statement?

Yes No

If Yes, please state references for the plans, drawings and/or design and access statement

See covering letter and Design and Access Statement

8. Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicular access proposed to or from the public highway?

Yes No

Is a new or altered pedestrian access proposed to or from the public highway?

Yes No

Are there any new public roads to be provided within the site?

Yes No

8. Pedestrian and Vehicle Access, Roads and Rights of Way

Are there any new public rights of way to be provided within or adjacent to the site? Yes No

Do the proposals require any diversions/extinguishments and/or creation of rights of way? Yes No

If you answered Yes to any of the above questions, please show details on your plans/drawings and state their reference numbers

See submitted plans

9. Vehicle Parking

Is vehicle parking relevant to this proposal? Yes No

Please provide information on the existing and proposed number of on-site parking spaces

Type of vehicle	Existing number of spaces	Total proposed (including spaces retained)	Difference in spaces
Cars	0	32	32

10. Trees and Hedges

Are there trees or hedges on the proposed development site? Yes No

And/or: Are there trees or hedges on land adjacent to the proposed development site that could influence the development or might be important as part of the local landscape character? Yes No

If Yes to either or both of the above, you may need to provide a full tree survey, at the discretion of your local planning authority. If a tree survey is required, this and the accompanying plan should be submitted alongside your application. Your local planning authority should make clear on its website what the survey should contain, in accordance with the current 'BS5837: Trees in relation to design, demolition and construction - Recommendations'.

11. Assessment of Flood Risk

Is the site within an area at risk of flooding? (Refer to the Environment Agency's Flood Map showing flood zones 2 and 3 and consult Environment Agency standing advice and your local planning authority requirements for information as necessary.) Yes No

If Yes, you will need to submit a Flood Risk Assessment to consider the risk to the proposed site.

Is your proposal within 20 metres of a watercourse (e.g. river, stream or beck)? Yes No

Will the proposal increase the flood risk elsewhere? Yes No

How will surface water be disposed of?

Sustainable drainage system

Existing water course

Soakaway

Main sewer

Pond/lake

12. Biodiversity and Geological Conservation

Is there a reasonable likelihood of the following being affected adversely or conserved and enhanced within the application site, or on land adjacent to or near the application site?

To assist in answering this question correctly, please refer to the help text which provides guidance on determining if any important biodiversity or geological conservation features may be present or nearby; and whether they are likely to be affected by the proposals.

a) Protected and priority species:

12. Biodiversity and Geological Conservation

- Yes, on the development site
 Yes, on land adjacent to or near the proposed development
 No

b) Designated sites, important habitats or other biodiversity features:

- Yes, on the development site
 Yes, on land adjacent to or near the proposed development
 No

c) Features of geological conservation importance:

- Yes, on the development site
 Yes, on land adjacent to or near the proposed development
 No

13. Foul Sewage

Please state how foul sewage is to be disposed of:

- Mains Sewer
 Septic Tank
 Package Treatment plant
 Cess Pit
 Other
 Unknown

Are you proposing to connect to the existing drainage system?

Yes No Unknown

If Yes, please include the details of the existing system on the application drawings. Please state the plan(s)/drawing(s) references.

See attached plans

14. Waste Storage and Collection

Do the plans incorporate areas to store and aid the collection of waste?

Yes No

If Yes, please provide details:

See submitted plans

Have arrangements been made for the separate storage and collection of recyclable waste?

Yes No

If Yes, please provide details:

See submitted plans

15. Trade Effluent

Does the proposal involve the need to dispose of trade effluents or trade waste?

Yes No

16. Residential/Dwelling Units

Due to changes in the information requirements for this question that are not currently available on the system, if you need to supply details of Residential/Dwelling Units for your application please follow these steps:

1. Answer 'No' to the question below;
2. Download and complete this supplementary information template (PDF);
3. Upload it as a supporting document on this application, using the 'Supplementary information template' document type.

This will provide the local authority with the required information to validate and determine your application.

Does your proposal include the gain, loss or change of use of residential units?

Yes No

Please select the proposed housing categories that are relevant to your proposal.

16. Residential/Dwelling Units

- Market
 Social
 Intermediate
 Key Worker

Add 'Market' residential units

Market: Proposed Housing

	Number of bedrooms				Unknown	Total
	1	2	3	4+		
Houses	0	0	0	8	0	8
Total	0	0	0	8	0	8

Please select the existing housing categories that are relevant to your proposal.

- Market
 Social
 Intermediate
 Key Worker

Total proposed residential units 8

Total existing residential units 0

17. All Types of Development: Non-Residential Floorspace

Does your proposal involve the loss, gain or change of use of non-residential floorspace?

Yes No

18. Employment

Will the proposed development require the employment of any staff?

Yes No

19. Hours of Opening

Are Hours of Opening relevant to this proposal?

Yes No

20. Industrial or Commercial Processes and Machinery

Please describe the activities and processes which would be carried out on the site and the end products including plant, ventilation or air conditioning. Please include the type of machinery which may be installed on site.

N/A

Is the proposal for a waste management development?

Yes No

If this is a landfill application you will need to provide further information before your application can be determined. Your waste planning authority should make it clear what information it requires on its website

21. Hazardous Substances

Does the proposal involve the use or storage of any hazardous substances?

Yes No

22. Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

Yes No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact? (Please select only one)

- The agent
 The applicant
 Other person

23. Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

Yes No

If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):

Officer name:

Title Mr
First name Stephen
Surname Kilmartin

Reference

Date (Must be pre-application submission)

09/07/2018

Details of the pre-application advice received

24. Authority Employee/Member

With respect to the Authority, is the applicant and/or agent one of the following:

- (a) a member of staff
(b) an elected member
(c) related to a member of staff
(d) related to an elected member

It is an important principle of decision-making that the process is open and transparent.

Yes No

For the purposes of this question, "related to" means related, by birth or otherwise, closely enough that a fair-minded and informed observer, having considered the facts, would conclude that there was bias on the part of the decision-maker in the Local Planning Authority.

Do any of the above statements apply?

25. Ownership Certificates and Agricultural Land Declaration

CERTIFICATE OF OWNERSHIP - CERTIFICATE A - Town and Country Planning (Development Management Procedure) (England) Order 2015 Certificate under Article 14

I certify/The applicant certifies that on the day 21 days before the date of this application nobody except myself/the applicant was the owner* of any part of the land or building to which the application relates, and that none of the land to which the application relates is, or is part of, an agricultural holding**

* 'owner' is a person with a freehold interest or leasehold interest with at least 7 years left to run. ** 'agricultural holding' has the meaning given by reference to the definition of 'agricultural tenant' in section 65(8) of the Act.

NOTE: You should sign Certificate B, C or D, as appropriate, if you are the sole owner of the land or building to which the application relates but the land is, or is part of, an agricultural holding.

Person role

- The applicant
 The agent

Title Mrs

First name Helen

25. Ownership Certificates and Agricultural Land Declaration

Surname Binns

Declaration date
(DD/MM/YYYY) 05/12/2018

Declaration made

26. Declaration

I/we hereby apply for planning permission/consent as described in this form and the accompanying plans/drawings and additional information. I/we confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.

Date (cannot be pre-
application) 05/12/2018

Report to be read in conjunction with the Decision Notice.

Signed: Officer: **GK** Date: **16/4/19** Manager: Date:

Application Ref: 3/2018/1124

Date Inspected: 16/01/19

Officer: Stephen Kilmartin

Ribble Valley
Borough Council

www.ribblevalley.gov.uk

DELEGATED ITEM FILE REPORT:

APPROVAL

Development Description: Erection of eight two-storey, open-market dwellings with means of access, associated works and landscaping.

Site Address/Location: Oakhill School, Wiswell Lane, Whalley BB7 9AF

CONSULTATIONS: Parish/Town Council

Whalley parish Council have raised the following concerns

Whalley Parish Council observes that the increase in the number and size of the housing will naturally lead to more car traffic. This is of a particular concern during the morning rush hour when children will be using the school entrance. The Council therefore recommends that if approval is given, the road link to the Lawsonsteads development suggested in the plans, should be the only route for road traffic to access the site.

CONSULTATIONS: Highways/Water Authority/Other Bodies

LCC Highways:

The Highways development control section have raised no objection to the proposal subject to conditions relating to the control of delivery times and that the provision of an electrical supply for the charging of vehicles be provided within each garage.

LLFA

The Lead Local Flood Authority has raised no objection to the proposed development subject to the imposition of a condition requiring that details of a sustainable surface water drainage system be submitted to and agreed by the Local Planning Authority prior to the commencement of development.

United Utilities

United utilities have raised no objections to the proposal subject to the imposition of conditions relating to foul and surface water drainage.

CONSULTATIONS: Additional Representations.

No representations have been received in respect of the application.

RELEVANT POLICIES AND SITE PLANNING HISTORY:

Ribble Valley Core Strategy:

Key Statement DS1 – Development Strategy
Key Statement DS2 – Sustainable Development
Key Statement DMI2 – Transport Considerations

Policy DMG1 – General Considerations

1
1

2

1
1

The submitted details propose that initially vehicular and pedestrian access will be provided from the north via the existing car park serving Oakhill. However, a secondary vehicular and pedestrian access is proposed that will interface with the adjacent consented housing site to the south.

It is proposed that the northern access will be utilised primarily with the secondary and southern access being utilised when the adjacent development reaches a stage in construction whereby a vehicular and pedestrian link can be made, after which it is proposed that the northern access will thereafter be closed in perpetuity. This matter will be controlled through the imposition of a phasing condition that will require the closure of the northern access prior to the southern access being first brought into use.

Principle of Development:

The application site is located partially within a current committed housing site (DS1 designation) with the eastern extents of the site being adjacent but outside the defined settlement boundary for Whalley. In relation to the adopted Settlement Strategy (Key Statement DS1), Whalley is defined as one of the Boroughs principal settlements and as such is one of the locations to which the majority of new housing should be focused towards.

Outline consent for the development of the committed housing site element of the proposal was originally granted on the 16th of October 2015 with reserved matters, pursuant to the outline consent, being subsequently granted on the 16th of January 2017. The outline consent originally required that the development be commenced before expiration of two years from the final approval of the reserved matters or, in the case of approval on different dates, the final approval of the last such matter to be approved. As such it is considered that this consent no longer remains extant although the western extents of the site remains a committed housing site.

However, given that consent for the development of the western extents of the site for residential purposes has already been established as acceptable when considered against the currently adopted development plan, it is not considered that there is any need to assess this element of the proposal for potential conflict with currently adopted policy.

Turning to the eastern extents of the site, this element of the proposal is located outside of the DS1 allocation, however taking into account the site is bounded to the south by a consented housing site and that the eastern extents of the site benefit from a DS1 allocation, whilst taking account of the modest level of development proposed, it is not considered that that the encroachment of the development into the defined open countryside would result in a measurable level of harm that would warrant the refusal to grant planning permission.

Impact Upon Residential Amenity:

The proposed dwellings benefit from habitable floor space at third-storey level with accommodation being provided within the roof space. As such, it is imperative to not only consider potential impacts upon residential amenity by direct overlooking, but also the potential impacts upon residential amenities as a result of overlooking from an elevated position which may exacerbate any perceived over-looking or perceived loss of privacy by existing residential occupiers.

Number 8 Wiswell Lane is the closest existing located dwelling to the west, the aforementioned dwelling is located approximately 20 metres from the western boundary of the site (at its closest point) and approximately 37.5 metres from the rear facing elevation of the closest proposed dwelling. Taking into account the aforementioned separation distances it is not considered that the proposed dwellings would have any significant impact upon residential amenities of adjacent properties to the east. It is also considered that the proposed offset distances are adequate to successfully mitigate the potential for elevated overlooking from the proposed third storey rear facing windows.

The site directly adjacent and to the south currently benefits from an extant consent (3/2015/0489) for the erection of 160 dwellings, with a further application for the erection of 188 dwellings (3/2018/0914) pending approval subject to the completion of a s106 agreement. As such, consideration must be given to the proposed dwellings and any potential impacts upon their unbuilt counterparts on the site adjacent to the south.

In respect of potential impacts upon dwellings to the south, the proposed dwellings will be located approximately distances ranging from 12m to 21m from the southern boundary, when taking into account the garden depths of the extant dwellings the resultant interface distances between the proposed dwellings and those for which consent remains extant would be in excess of 21m.

Visual Amenity/External Appearance:

The proposed dwellings are of a similar scale and appearance to those previously approved albeit the now proposed dwellings possessing variations in elevational proportioning and detailing to those previously approved.

In this respect and taking account of the direct similarities between both proposals it is considered that the proposed development will not result in any detriment to the character and visual amenities of the area.

Landscape/Ecology:

The application has been accompanied by an ecological appraisal which identifies that the proposed development is likely to have limited impact upon local ecology. The report further makes a number of recommendations in respect of compensatory habitat provision and states that the development should incorporate bird-nesting boxes (both tree and building mounted) and the inclusion of a bat box which should be tree mounted.

The precise nature and detail of such provision will be required to be submitted to the Local Planning Authority through the imposition of condition. Subject to adequate mitigation/enhancement being proposed, it is considered that the proposed development would be in broad compliance with Key Statement EN4 of the adopted Core Strategy.

Observations/Consideration of Matters Raised/Conclusion:

Given the separation distances between existing and proposed dwellings and taking account of the orientation of primary habitable room windows it is not considered that the proposal would result in any significant detrimental impact upon existing or future residential amenity.

It is for the above reasons and having regard to all material considerations and matters raised that the application is recommended for approval subject to the imposition of relevant planning conditions.

RECOMMENDATION: That planning consent be granted subject to the imposition of conditions.

EP8



**RIBBLE VALLEY
BOROUGH COUNCIL**

For office use only

Application No.

Date received

Fee paid £

Receipt No:

Council Offices, Church Walk, Clitheroe, Lancashire, BB7 2RA Tel: 01200 425111 www.ribblevalley.gov.uk

**Application for Planning Permission.
Town and Country Planning Act 1990**

Publication of applications on planning authority websites.

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

1. Applicant Name, Address and Contact Details

Title: First Name: Surname: Waddicor, Pym
Company name: Pendle View Developments Ltd
Street address: Brook View
Hayfield Telephone number:
Beardwood Mobile number:
Town/City: Blackburn Fax number:
Country: Email address:
Postcode: BB2 7BP
Are you an agent acting on behalf of the applicant? Yes No

2. Agent Name, Address and Contact Details

Title: Mr First Name: Paul Surname: Gudgeon
Company name: Sunderland Peacock & Associates Ltd
Street address: Hazelmere
Pimlico Road Telephone number: [REDACTED]
Mobile number:
Town/City: Clitheroe Fax number:
Country: Email address:
Postcode: BB7 2AG [REDACTED]

3. Description of the Proposal

Please describe the proposed development including any change of use:

Re submission of planning application regarding design amendments to previously approved scheme (Ref: 3/2017/0674) in connection with the construction of four dwellings including associated drives, gardens and external landscaping works at Slaidburn road, Waddington, BB7 3AA.

Has the building, work or change of use already started? Yes No

8. Authority Employee/Member

With respect to the Authority, I am:

- (a) a member of staff
- (b) an elected member
- (c) related to a member of staff
- (d) related to an elected member

Do any of these statements apply to you?

Yes No

9. Materials

Please state what materials (including type, colour and name) are to be used externally (if applicable):

Boundary Treatments - description:

Description of *existing* materials and finishes:

Description of *proposed* materials and finishes:

Reclaimed dry stone walls, timber boarded fences, Lancashire rural mix hedgerows

Doors - description:

Description of *existing* materials and finishes:

Description of *proposed* materials and finishes:

Painted/stained timber/powder coated aluminium

Roof - description:

Description of *existing* materials and finishes:

Description of *proposed* materials and finishes:

Natural Slate incorporating flush fitted roof lights and lead lined dormers

Vehicle Access - description:

Description of *existing* materials and finishes:

Description of *proposed* materials and finishes:

Stone cobbles, setts, resin drives, stone flagged patios, lawns

Walls - description:

Description of *existing* materials and finishes:

Description of *proposed* materials and finishes:

Natural Stone

Windows - description:

Description of *existing* materials and finishes:

Description of *proposed* materials and finishes:

powder coated aluminium

Are you supplying additional information on submitted plan(s)/drawing(s)/design and access statement?

Yes No

10. Vehicle Parking

No Vehicle Parking details were submitted for this application

11. Foul Sewage

Please state how foul sewage is to be disposed of:

Mains sewer

Package treatment plant

Unknown

Septic tank

Cess pit

Other

11. Foul Sewage

Are you proposing to connect to the existing drainage system?

Yes No Unknown

12. Assessment of Flood Risk

Is the site within an area at risk of flooding? (Refer to the Environment Agency's Flood Map showing flood zones 2 and 3 and consult Environment Agency standing advice and your local planning authority requirements for information as necessary.)

Yes No

If Yes, you will need to submit an appropriate flood risk assessment to consider the risk to the proposed site.

Is your proposal within 20 metres of a watercourse (e.g. river, stream or beck)?

Yes No

Will the proposal increase the flood risk elsewhere?

Yes No

How will surface water be disposed of?

Sustainable drainage system

Main sewer

Pond/lake

Soakaway

Existing watercourse

13. Biodiversity and Geological Conservation

To assist in answering the following questions refer to the guidance notes for further information on when there is a reasonable likelihood that any important biodiversity or geological conservation features may be present or nearby and whether they are likely to be affected by your proposals.

Having referred to the guidance notes, is there a reasonable likelihood of the following being affected adversely or conserved and enhanced within the application site, OR on land adjacent to or near the application site:

a) Protected and priority species

Yes, on the development site

Yes, on land adjacent to or near the proposed development

No

b) Designated sites, important habitats or other biodiversity features

Yes, on the development site

Yes, on land adjacent to or near the proposed development

No

c) Features of geological conservation importance

Yes, on the development site

Yes, on land adjacent to or near the proposed development

No

14. Existing Use

Please describe the current use of the site:

Demolition Site

Is the site currently vacant?

Yes No

If Yes, please describe the last use of the site:

Former site of the Moorcock Inn.

When did this use end (if known) (DD/MM/YYYY)?

Does the proposal involve any of the following?

If yes, you will need to submit an appropriate contamination assessment with your application.

Land which is known to be contaminated?

Yes No

Land where contamination is suspected for all or part of the site?

Yes No

A proposed use that would be particularly vulnerable to the presence of contamination?

Yes No

15. Trees and Hedges

Are there trees or hedges on the proposed development site?

Yes No

And/or: Are there trees or hedges on land adjacent to the proposed development site that could influence the development or might be important as part of the local landscape character?

Yes No

If Yes to either or both of the above, you may need to provide a full Tree Survey, at the discretion of your local planning authority. If a Tree Survey is required, this and the accompanying plan should be submitted alongside your application. Your local planning authority should make clear on its website what the survey should contain, in accordance with the current 'BS5837: Trees in relation to design, demolition and construction - Recommendations'.

16. Trade Effluent

Does the proposal involve the need to dispose of trade effluents or waste?

Yes No

17. Residential Units

Does your proposal include the gain or loss of residential units?

Yes No

Market Housing - Proposed

	Number of bedrooms				
	1	2	3	4+	Unknown
Bedsits/Studios					
Cluster Flats					
Flats/Maisonettes					
Houses	0	0	0	4	0
Live-Work Units					
Sheltered Housing					
Unknown					

Proposed Market Housing Total

Social Rented Housing - Proposed

	Number of bedrooms				
	1	2	3	4+	Unknown
Bedsits/Studios					
Cluster Flats					
Flats/Maisonettes					
Houses					
Live-Work Units					
Sheltered Housing					
Unknown					

Proposed Social Housing Total

Intermediate Housing - Proposed

	Number of bedrooms				
	1	2	3	4+	Unknown
Bedsits/Studios					
Cluster Flats					
Flats/Maisonettes					
Houses					
Live-Work Units					
Sheltered Housing					
Unknown					

Proposed Intermediate Housing Total

Market Housing - Existing

	Number of bedrooms				
	1	2	3	4+	Unknown
Bedsits/Studios					
Cluster Flats					
Flats/Maisonettes					
Houses					
Live-Work Units					
Sheltered Housing					
Unknown					

Existing Market Housing Total

Social Rented Housing - Existing

	Number of bedrooms				
	1	2	3	4+	Unknown
Bedsits/Studios					
Cluster Flats					
Flats/Maisonettes					
Houses					
Live-Work Units					
Sheltered Housing					
Unknown					

Existing Social Housing Total

Intermediate Housing - Existing

	Number of bedrooms				
	1	2	3	4+	Unknown
Bedsits/Studios					
Cluster Flats					
Flats/Maisonettes					
Houses					
Live-Work Units					
Sheltered Housing					
Unknown					

Existing Intermediate Housing Total

17. Residential Units

Key Worker Housing - Proposed

	Number of bedrooms				
	1	2	3	4+	Unknown
Bedsits/Studios					
Cluster Flats					
Flats/Maisonettes					
Houses					
Live-Work Units					
Sheltered Housing					
Unknown					
Proposed Key Worker Housing Total					

Key Worker Housing - Existing

	Number of bedrooms				
	1	2	3	4+	Unknown
Bedsits/Studios					
Cluster Flats					
Flats/Maisonettes					
Houses					
Live-Work Units					
Sheltered Housing					
Unknown					
Existing Key Worker Housing Total					

Overall Residential Unit Totals

Total proposed residential units 4

Total existing residential units

18. All Types of Development: Non-residential Floorspace

Does your proposal involve the loss, gain or change of use of non-residential floorspace?

Yes No

19. Employment

No Employment details were submitted for this application

20. Hours of Opening

No Hours of Opening details were submitted for this application

21. Site Area

What is the site area? 0.73 hectares

22. Industrial or Commercial Processes and Machinery

Please describe the activities and processes which would be carried out on the site and the end products including plant, ventilation or air conditioning. Please include the type of machinery which may be installed on site:

Is the proposal for a waste management development?

Yes No

If this is a landfill application you will need to provide further information before your application can be determined. Your waste planning authority should make clear what information it requires on its website.

23. Hazardous Substances

Is any hazardous waste involved in the proposal?

Yes No

A. Toxic substances

Amount held on site

Tonne(s)

23. Hazardous Substances

B. Highly reactive/explosive substances

Amount held on site

Tonne(s)

C. Flammable substances (unless specifically named in parts A and B)

Amount held on site

Tonne(s)

24. Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

Yes No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact? (Please select only one)

The agent The applicant Other person

25. Certificates (Certificate A)

Certificate of Ownership - Certificate A

Town and Country Planning (Development Management Procedure) (England) Order 2015 Certificate under Article 14

I certify/The applicant certifies that on the day 21 days before the date of this application nobody except myself/the applicant was the owner (*owner is a person with a freehold interest or leasehold interest with at least 7 years left to run*) of any part of the land to which the application relates, and that none of the land to which the application relates is, or is part of, an agricultural holding (*"agricultural holding" has the meaning given by reference to the definition of "agricultural tenant" in section 65(8) of the Act*).

First name: Paul

Surname: Gudgeon

Person role: AGENT

Declaration date: 19/04/2018

Declaration made

26. Declaration

I/we hereby apply for planning permission/consent as described in this form and the accompanying plans/drawings and additional information. I/we confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.

Date 19/04/2018

EP9

RIBBLE VALLEY BOROUGH COUNCIL

Department of Development

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

**Telephone: 01200 Fax: 01200 414488
425111**

Planning Fax: 01200 414487

Town and Country Planning Act 1990

APPROVAL OF RESERVED MATTERS

APPLICATION NO: 3/2020/0332

DECISION DATE: 06 November 2020

DATE RECEIVED: 30/04/2020

PARTICULARS OF PLANNING PERMISSION RESERVING DETAILS FOR APPROVAL

APPLICATION NO:

APPLICANT:

**Newclose Properties Ltd and Lea Hough
Chartered Surveyors
C/o Agent**

AGENT:

**Mr Mike Hughes
Smith and Love Planning Consultants
Rational House
32 Winckley Square
Preston
PR1 3JJ**

Development Proposed:

Application for reserved matters for appearance, landscaping, layout and scale following outline planning permission 3/2018/0910 for 20 bungalows for the elderly (of which two are affordable) and 6 affordable apartments.

AT: Land off Sheepfold Crescent Barrow BB7 9XR

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:

- "Drawing LH/SCB/LP/01 - Bin Store
- "Drawing LH/SCB/BTP/01 - Boundary Treatment Plan
- "Drawing LH/SCB/BTD/01 - Boundary Treatment Details
- "Drawing LH/SCB/SL/01 - Proposed Site Layout Revision B
- "Drawing LH/SCB/CL/01 - Coloured Layout
- "Drawing LH/SCB/LP/01 - Site Location Plan
- "Drawing LH/SCB/MP/01 - Materials Plan
- "Drawing LH/SCB/SS/01 - Site Sections
- "Drawing LH/SCB/SHP/01 - Storey Height Plan
- "Drawing LH/SCB/WMP/01 - Waste Management Plan
- "Drawing LH/BB/HT/APT/FP - Apartments - Floor Plans
- "Drawing LH/BB/HT/APT/EL - Apartments - Elevations
- "Drawing LH/BB/HT/D-BUNG/EL - Detached Bungalow Elevations
- "Drawing LH/BB/HT/D-BUNG/FP - Detached Bungalow Floor Plans
- "Drawing LH/BB/HT/S-BUNG/EL 01 - Semi-Detached Bungalow Elevations Coloured
- "Drawing LH/BB/HT/S-BUNG/EL - Semi-Detached Bungalow Elevations
- "Drawing LH/BB/HT/S-BUNG/FP - Semi-Detached Bungalow Floor Plans
- "Drawing LH/BB/HT/GAR/PE - Garage Plans and Elevations
- "Drawing LH/BB/HT/SS - Proposed Street Scenes
- "Drawing LH/SCB/FFL/01 - Finished Floor Level Plan
- "Drainage Strategy Plan - 20046/01/1 C
- "Drainage Strategy Plan SW Areas - 20046/01/2
- "Soft Landscaping Details Plan 20155 001.01 P1
- "Soft Landscaping Details Plan 20155 001.02 P1
- "

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

- 2** Notwithstanding the submitted details, details or specifications of all materials to be used on the external surfaces of the development hereby approved shall have been submitted to and approved in writing by the Local Planning Authority before their use in the proposed development. The approved materials shall be implemented within the development in strict 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.

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 a surface water drainage scheme for the proposal has been submitted to and approved in writing by the Local Planning Authority. The submitted details shall include the following:

A.Information about the lifetime of the development design storm period and intensity (1 in 30 & 1 in 100 year + allowance for climate change - see EA advice <https://www.gov.uk/guidance/flood-risk-assessments-climate-change-allowances>), discharge rates and volumes, temporary storage facilities, means of access for maintenance and easements where applicable, the methods employed to delay and control surface water discharged from the site, and the measures taken to prevent flooding and pollution of the receiving groundwater and/or surface waters, including watercourses, and details of flood levels in AOD;

B.The drainage scheme should demonstrate that the surface water run-off will not exceed the existing pre-development runoff rate for the corresponding return period. The scheme shall subsequently be implemented in accordance with the approved details before the development is completed.

C.A plan showing any overland flow routes and flood water exceedance routes, both on and off site - flow routes must be directed away from property and infrastructure;

D.A timetable for implementation, including phasing where applicable;

E.Details of water quality controls, where applicable.

F.Details of an appropriate management and maintenance plan for the lifetime of the sustainable drainage system.

The scheme shall be implemented in accordance with the approved details prior to first occupation of any of the approved dwellings, or completion of the development, whichever is the sooner. Thereafter the drainage system shall be retained, managed and maintained in accordance with the approved details.

Reason: To ensure that the proposed development can be adequately drained, to ensure that there is no flood risk on or off the site resulting from the proposed development, to ensure that water quality is not detrimentally impacted by the development proposal and to reduce the flood risk to the development as a result of inadequate maintenance.

**RIBBLE VALLEY BOROUGH COUNCIL
APPROVAL OF RESERVED MATTERS CONTINUED**

APPLICATION NO. 3/2020/0332

DECISION DATE: 06/11/2020

4 The landscaping proposals hereby approved (Drawing: 20155: 001.01 P1 and 20155: 001.02 P1) shall be implemented in the first planting season following occupation or 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.

Note(s)

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

**RIBBLE VALLEY BOROUGH COUNCIL
APPROVAL OF RESERVED MATTERS CONTINUED**

APPLICATION NO. 3/2020/0332

DECISION DATE: 06/11/2020

-
- 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.



A handwritten signature in black ink, appearing to be 'N.H.', located to the left of the redacted signature area.

**NICOLA HOPKINS
DIRECTOR OF ECONOMIC DEVELOPMENT AND PLANNING**