


Late Items – Planning & Development Committee				 Ribble Valley Borough Council www.ribblevalley.gov.uk
Meeting Date: 21 SEPTEMBER 2023				
Briefing version		Issue Date:		
Committee Version	•	Issue Date:	21/9/23	
Application Ref:	3/2022/0966	PROPOSED ERECTION OF 37 AFFORDABLE RESIDENTIAL UNITS WITH ACCESS, PARKING AND LANDSCAPING. CONVERSION AND EXTENSION OF FORMER DAIRY OUTBUILDING TO OPEN-MARKET RESIDENTIAL UNIT AND REFURBISHMENT / MODERNISATION OF CROW TREES FARMHOUSE (OPEN-MARKET DWELLING) INCLUDING RECONFIGURATION, ROOFLIGHTS, SIDE WINDOW AND EXTENSION OF TWO OUTBUILDINGS TO FORM GARAGES CROW TREES FARM, CROW TREES BROW, CHATBURN BB7 4AA		REC: DEFER AND DELEGATE

Since the publication of the Committee Agenda the Committee are asked to note the following updates to this application:

1. The Local Education Authority (LCC) were asked to confirm their final position on the need for contributions to mitigate the impact of the development. They have responded to confirm that an education contribution is not required towards either primary or secondary school places.
2. Therefore paragraph 6.2 of the published committee report which summarises the S106 obligations is updated to the effect that the S106 agreement for this development would secure 100% affordable housing and £16,896.51 towards public open space improvements.
3. Supporting correspondence from MSV Housing Group has been received stating the following:-

We support the planning application by Pringle Homes for the affordable housing units at Chatburn.

As a key housing provider in Ribble Valley, we are pleased that such additional housing units are coming forward in the Borough.

We have been in discussions with Pringle Homes for some time on the delivery of these houses that can cater for families and smaller households.

We have worked with Pringle on their scheme at Northcote Park, Langho; that development includes a range of affordable housing units (affordable rent and shared ownership) that MSV secured for allocation to future residents and for their ongoing management. We have found the houses to be of a very high standard of design and fit out and were delivered to time. The wider site area including landscaping and open space areas also serve to support the residents and provide a high quality living environment.

We look forward to these new houses at Chatburn also being added to the Borough housing provision for local people.

4. The following conditions have been updated, mainly to allow for a phased delivery of development such that the conversion element of the application can be brought forward separately from the new build, and vice versa, and also to provide some clarification (new text is underlined, deleted text is shown with a strikethrough).

Condition Updates

2. Unless explicitly required by condition within this consent, the development hereby permitted shall be carried out in accordance with the proposals as detailed on drawings:

- Location Plan Ref 21/139/~~LO1L02-LB~~
- Proposed Site Layout Ref 21/139/P01D
- Mews Block Proposed Floor Plans & Elevations Ref 21/138/AF01B
- The Bristow (Apartment Block) Proposed Floor Plans & Elevations Ref 21/139/AF02B
- The Marsden (2H795) Proposed Floor Plans & Elevations Ref 21/139/AF03A
- The Bransfield (3H951) Proposed Floor Plans & Elevations Ref 21/139/AF04A
- The Wainwright (3H1079) Proposed Floor Plans & Elevations Ref 21/139/AF05A
- The Wainwright (3H1057) Proposed Floor Plans & Elevations Ref 21/139/AF06A
- The Ruxton (2B719) Proposed Floor Plans & Elevations Ref 21/139/AF07B
- The Hastings and Burton Semi (2B744) Proposed Floor Plans & Elevations Ref 21/139/AF09A
- Proposed Main House Refurbishment and Extension of Store to form Garage Ref 21/139/CO1A
- Proposed Barn Conversion & Extension Floor Plans & Elevations Ref 21/139/C02A
- Proposed Dutch Barn Conversion (Annex accommodation to dwelling) Floor Plans & Elevations Ref 21/139/C03A
- Site Sections and Street Scene Ref 21/139/SS01C
- Proposed Boundary Treatment Details Ref 21/139/PO4B
- Detached Garage to Barn Conversion Ref 21/139/GO4
- Landscape Layout 4265/101D

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

5. (a) The new estate road for the new build dwellings phase of development shall be constructed in accordance with the Lancashire County Council Specification for Construction of Estate Roads to at least base course level for a distance of 10 metres into the site from the highway before any other development associated with that phase takes place within the site.

(b) No new build dwelling hereby approved shall be first occupied until the new estate road(s) affording access to those dwelling(s) has been constructed in accordance with the Lancashire County Council Specification for Construction of Estate Roads to at least base course level.

(c) In the event that the new estate road is not proposed for adoption by the Local Highway Authority then details of their road construction (surface materials and depth) and highway infrastructure (footways, street lighting, drainage) shall be submitted to, and approved in writing by, the Local Planning Authority. No new build dwellings hereby approved shall be first occupied until the new estate road(s) affording access to ~~that~~ such dwellings has been constructed in accordance with the approved details.

REASON: To ensure that the road surfaces are visually acceptable and that any private roads are of sufficiently adequate construction to support any loading applied to them to enable effective waste management and emergency services access, and that the necessary infrastructure is provided.

6. (a) Prior to the first occupation of any new build dwelling, the proposed arrangements for future management and maintenance of the roads/ footways/ cycleways ~~within~~ associated with that phase of the development shall be submitted to, and approved in writing by, the Local Planning Authority. These details shall include a plan showing areas of highway proposed for

adoption by the Local Highway Authority and any areas proposed for private management.

(b) Should the plan required as per the above show that any highway within the estate would be privately managed, details of a Road Management Plan to detail how those sections of highway would be maintained in perpetuity, such as a private management and maintenance company to be established if applicable, shall be submitted to and approved in writing by the Local Planning Authority. The highway shall thereafter be maintained in accordance with the approved management and maintenance details or until such time as an agreement has been entered into under section 38 of the Highways Act 1980.

(c) Should the plan required as per the above show that any highway within the estate would be proposed for adoption by the Local Highway Authority, those roads/ footways/ cycleways shall be made up to, and retained thereafter to, the Local Highway Authority's Adoptable Standards.

REASON: To ensure that all highways, footways and cycleways will be maintained to a sufficient standard by either the Local Highway Authority or by a site management company.

7. No part of the new build phase of development hereby permitted shall be occupied until such time as the access arrangements shown on LMP drawing number 21/139/P01 Rev D have been implemented in full.

REASON: To ensure that vehicles entering and leaving the site may pass each other clear of the highway, in a slow and controlled manner, in the interests of general highway safety and in accordance with the National Planning Policy Framework (2021).

8. No part of the new build phase of development hereby approved shall commence until a scheme for the construction of the site access and the off-site works of highway mitigation namely:

- Tactile paving provided on both sides of the footway at the two junctions serving the site.
- Highway signage improvement scheme (from the site to Mill Hay Barn, Sawley Road, Chatburn).

Has been submitted to, and approved in writing by, the Local Planning Authority including a timetable for implementation. The works shall be completed in accordance with the approved details including approved timetable.

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

9. No part of the new build phase of 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;
- Details of loading and unloading of plant and materials;
- 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;
- Wheel washing facilities;
- Measures to deal with dirt, debris, mud or loose material deposited on the highway as a result of construction;
- 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;
- Delivery, demolition and construction working hours.

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.

10. No part of the new build development hereby permitted shall be occupied until such time as vehicular visibility splays of 2.4 metres by 63 metres to the north and 2.4 metres by 61 metres to the south have been provided at the western site access. These shall thereafter be permanently maintained with nothing within those splays higher than 1 metres above the level of the adjacent footway/verge/highway.

REASON: To afford adequate visibility at the access to cater for the expected volume of traffic joining the existing highway network, in the interests of general highway safety, and in accordance with the National Planning Policy Framework (2021).

11. No dwelling ~~The development~~ hereby permitted shall not be occupied until such time as the applicable parking and turning facilities servicing that dwelling have been implemented in accordance with LMP drawing number 21/139/P01 Rev D. Thereafter the onsite parking provision shall be so maintained in perpetuity.

REASON: To ensure that adequate off-street parking provision is made to reduce the possibility of the proposed development leading to on-street parking problems locally and to enable vehicles to enter and leave the site in a forward direction in the interests of highway safety and in accordance with the National Planning Policy Framework (2021).

13. No development shall commence in any phase (one phase being the new build development, the other phase being the dwelling conversion) until a detailed, final surface water sustainable drainage strategy for ~~the site~~ that phase has been submitted to, and approved in writing by, the Local Planning Authority.

The detailed surface water sustainable drainage strategy shall be based upon the site specific flood risk assessment [and indicative surface water sustainable drainage strategy] submitted and sustainable drainage principles and requirements set out in the National Planning Policy Framework, Planning Practice Guidance and Defra Technical Standards for Sustainable Drainage Systems. No surface water shall be allowed to discharge to the public foul sewer(s), directly or indirectly.

The details of the drainage strategy to be submitted for approval shall include, as a minimum;

- a) Sustainable drainage calculations for peak flow control and volume control for the:
 - i. 100% (1 in 1-year) annual exceedance probability event;
 - ii. 3.3% (1 in 30-year) annual exceedance probability event + 40% climate change allowance, with an allowance for urban creep;
 - iii. 1% (1 in 100-year) annual exceedance probability event + 50% climate change allowance, with an allowance for urban creep

Calculations must be provided for the whole site, including all existing and proposed surface water drainage systems.

- b) Final sustainable drainage plans appropriately labelled to include, as a minimum:

- i. Site plan showing all permeable and impermeable areas that contribute to the drainage network either directly or indirectly, including surface water flows from outside the curtilage as necessary;
- ii. Sustainable drainage system layout showing all pipe and structure references, dimensions and design levels; to include all existing and proposed surface water drainage systems up to and including the final outfall;
- iii. Details of all sustainable drainage components, including landscape drawings showing topography and slope gradient as appropriate;
- iv. Drainage plan showing flood water exceedance routes in accordance with Defra Technical Standards for Sustainable Drainage Systems;
- v. Existing and Finished Floor Levels (FFL) in AOD with adjacent ground levels for all sides of each building and connecting cover levels to confirm minimum 150 mm+ difference for FFL;
- vi. Details of proposals to collect and mitigate surface water runoff from the development boundary;
- vii. Measures taken to manage the quality of the surface water runoff to prevent pollution, protect groundwater and surface waters, and delivers suitably clean water to sustainable drainage components;

c) Evidence of an assessment of the site conditions to include site investigation and test results to confirm infiltrations rates and groundwater levels in accordance with BRE 365.

~~d) Evidence of an assessment of the existing on-site watercourse to be used, to confirm that these systems are in sufficient condition and have sufficient capacity to accept surface water runoff generated from the development.~~

d) Evidence that a free-flowing outfall can be achieved. If this is not possible, evidence of a surcharged outfall applied to the sustainable drainage calculations will be required.

e) Evidence of an agreement in principle with the third party Water and Sewerage Company to connect to the offsite combined sewer.

The sustainable drainage strategy shall be implemented in accordance with the approved details prior to occupation of the development of that phase and/or in accordance with the timing / phasing arrangements embodied within the approved scheme, and shall be retained thereafter for the lifetime of the development.

REASON: To ensure satisfactory sustainable drainage facilities are provided to serve the site in accordance with the Paragraphs 167 and 169 of the National Planning Policy Framework, Planning Practice Guidance and Defra Technical Standards for Sustainable Drainage Systems.

14. No development shall commence in the new build phase of development until a Construction Surface Water Management Plan for that phase, detailing how surface water and stormwater will be managed on the site during construction, including demolition and site clearance operations, has been submitted to and approved in writing by the Local Planning Authority.

The details of the plan to be submitted for approval shall include method statements, scaled and dimensioned plans and drawings detailing surface water management proposals to include for each phase, as a minimum:

- a) Measures taken to ensure surface water flows are retained on-site during the construction phase(s), including temporary drainage systems, and, if surface water flows are to be discharged, they are done so at a restricted rate that must not exceed the equivalent greenfield runoff rate from the site.
- b) Measures taken to prevent siltation and pollutants from the site entering any receiving groundwater and/or surface waters, including watercourses, with reference to published guidance.

The plan shall be implemented and thereafter managed and maintained in accordance with the

approved plan for the duration of construction.

Reason: To ensure the development is served by satisfactory arrangements for the disposal of surface water during each construction phase(s) so it does not pose an undue surface water flood risk on-site or elsewhere during any construction phase in accordance with Paragraph 167 of the National Planning Policy Framework.

15. The occupation of the new build phase of development shall not be permitted until a site-specific Operation and Maintenance Manual for the lifetime of that phase of the development, pertaining to the surface water drainage system and prepared by a suitably competent person, has been submitted to and approved in writing by the Local Planning Authority. The details of the manual to be submitted for approval shall include, as a minimum:

- a) A timetable for its implementation;
- b) Details of the maintenance, operational and access requirement for all SuDS components and connecting drainage structures, including all watercourses and their ownership;
- c) Pro-forma to allow the recording of each inspection and maintenance activity, as well as allowing any faults to be recorded and actions taken to rectify issues;
- d) The arrangements for adoption by any public body or statutory undertaker, or any other arrangements to secure the operation of the sustainable drainage scheme in perpetuity; e) Details of financial management including arrangements for the replacement of major components at the end of the manufacturer's recommended design life;
- f) Details of whom to contact if pollution is seen in the system or if it is not working correctly; and
- g) Means of access for maintenance and easements. Thereafter the drainage system shall be retained, managed, and maintained in accordance with the approved details.

REASON: To ensure that surface water flood risks from development to the future users of the land and neighbouring land are minimised, together with those risks to controlled waters, property, and ecological systems, and to ensure that the sustainable drainage system is subsequently maintained pursuant to the requirements of Paragraph 169 of the National Planning Policy Framework.

16. The occupation of the new build development phase shall not be permitted until a site-specific verification report for that phase, pertaining to the surface water sustainable drainage system, and prepared by a suitably competent person, has been submitted to and approved in writing by the Local Planning Authority. The verification report must, as a minimum, demonstrate that the surface water sustainable drainage system has been constructed in accordance with the approved drawing(s) (or detail any minor variations) and is fit for purpose. The report shall contain information and evidence, including photographs, of details and locations (including national grid references) of critical drainage infrastructure (including inlets, outlets, and control structures) and full as-built drawings. The scheme shall thereafter be maintained in perpetuity.

REASON: To ensure that surface water flood risks from development to the future users of the land and neighbouring land are minimised, together with those risks to controlled waters, property, and ecological systems, and to ensure that the development as constructed is compliant with the requirements of Paragraphs 167 and 169 of the National Planning Policy Framework.

17. Prior to the commencement of development of any phase (one phase being the new build dwelling development, the other phase being the dwelling conversion) a detailed site investigation for that phase shall be carried out in accordance with a written methodology, which shall first have been submitted to and approved in writing by the Local Planning Authority. If remediation measures are then considered necessary, a scheme for decontamination of ~~the site~~ that phase shall be submitted to, and approved by, the Local Planning Authority in writing and the approved scheme implemented prior to ~~the~~ any development of the site that phase, and validation of the approved measures shall be submitted to, and approved by, the Local Planning Authority in writing on completion of the works. Any changes to the approved scheme must be approved in writing by the Local Planning Authority prior to any works being undertaken on that

phase.

Reason: The development is for a sensitive end use and insufficient information has been submitted with the application as to the potential contamination risks of the site. The potential for contamination must therefore be addressed in order to safeguard the development in accordance .

20. The development hereby approved shall be implemented in full accordance with the Ecological Appraisal submitted with the planning application [Preliminary Ecology Appraisal, Envirotech, 7903, 1/9/2022] including all the mitigation measures set out in that report.

Reason: To ensure compliance with the Wildlife and Countryside Act 1981, Policy DME3 of the Ribble Valley Core Strategy and section 15 of the National Planning Policy Framework.

22. Prior to the commencement of development of any phase (one phase being the new build dwelling development, the other phase being the dwelling conversion) details of the existing and proposed ground, slab and finished floor levels shall be submitted to and approved in writing by the Local Planning Authority.

The ground, slab and finished floor levels shall be constructed and completed in accordance with the approved details.

REASON: To ensure that the development has a satisfactory visual impact on the streetscene, a satisfactory impact on neighbouring residential amenity and has a minimum risk of flooding.

24. Prior to slab level being reached, details of the location and appearance of cycle storage area(s) shall be submitted to and approved in writing by the Local Planning Authority for those plots which do not have garages within their curtilage. The development shall be implemented in accordance with the approved details, prior to first occupation of any relevant part of the approved development and thereafter maintained and retained.

Reason: In the interests of the appearance of the site and locality and to promote sustainable transport as a travel option, encourage healthy communities and reduce carbon emissions.

28. Prior to first occupation of the new build development dwellings hereby approved, the noise mitigation measures set out in the supporting Noise Assessment submitted with the application [Martec Environmental Consultants Ltd, 12.4.2022] shall be implemented. The approved noise mitigation measures shall thereafter be retained and maintained.

Reason: To ensure there is no adverse effect on the health and quality of life of future occupants and to avoid an unacceptable impact on residential amenity by virtue of noise.

31. Prior to the first occupation of plot 1 of the new build element ~~or use of the development hereby approved~~, the first floor window(s) in the north elevation(s) of plot 1 shall be:
i) obscure glazed at a scale of 5 (where 1 is hardly obscured and 5 is totally obscured), and
ii) non-opening unless the parts of the window which can be opened are more than 1.7 metres above the floor of the room in which the window is installed.

The window(s) (including any subsequent repaired or replacement window) shall be maintained and retained thereafter in accordance with this detail.

Reason: To safeguard the privacy of adjoining residents.

33. No works to alter and extend the existing (Listed) curtilage building to the Farmhouse shall commence until the approved renovation works to the external elevations of the Farmhouse have been implemented in full.

Reason: To ensure that the public benefits identified to justify the assessed level of harm are delivered.

