

RIBBLE VALLEY BOROUGH COUNCIL

Department of Development

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

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

Town and Country Planning Act 1990

APPROVAL OF RESERVED MATTERS

APPLICATION NO: 3/2022/0434

DECISION DATE: 29 June 2022

DATE RECEIVED: 06/05/2022

PARTICULARS OF PLANNING PERMISSION RESERVING DETAILS FOR APPROVAL

APPLICATION NO:

APPLICANT:

BAE Systems (Operations) Ltd
C/o Agent

AGENT:

Mr Bal Tiwana
Stantec
61 Oxford Street
Manchester
M1 6EQ

Development Proposed: Reserved matters application following outline application 3/2006/0583. Proposed construction of office building 611.

AT: Samesbury Aerodrome Balderstone BB2 7LF

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:

Location Plan - B9413-AEW-XX-SI-DR-A-0500 Rev P03

Existing Site Plan - B9413-AEW-XX-SI-DR-A-0501 Rev P05

Proposed Site Plan - B9413-AEW-XX-SI-DR-A-0502 Rev P07

Existing & Proposed Planning Site Sections - B9413-AEW-XX-SI-DR-A-0541 Rev P01

Proposed Ground Floor Plan - B9413-AEW-XX-00-DR-A-0510 Rev P03

Proposed First Floor Plan - B9413-AEW-XX-01-DR-A-0511 Rev P03

Proposed Second Floor Plan - B9413-AEW-XX-02-DR-A-0512 Rev P03

Proposed Third Floor Plan - B9413-AEW-XX-03-DR-A-0513 Rev P03

Proposed Roof Plan - B9413-AEW-XX-RF-DR-A-0514 Rev P03

Proposed Elevations Sheet 1 - B9413-AEW-XX-XX-DR-A-0520 Rev P03

Proposed Elevations Sheet 2 - B9413-AEW-XX-XX-DR-A-0521 Rev P03 /Continued.....

P.T.O.

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- 1 Cont.. Proposed Elevations Context - B9413-AEW-XX-XX-DR-A-0522 Rev P03
Proposed Sections - B9413-AEW-XX-XX-DR-A-0544 Rev P02
Visuals - B9413-AEW-XX-XX-VI_A-0550 Rev P01
Energy Building Elevations GA 1 - B9413-AEW-XX-XX-DR-A-3007 Rev P04
Energy Building Elevations GA 2 - B9413-AEW-XX-XX-DR-A-3008 Rev P04
Landscape Proposals - 4115-02 Rev A
Habitat Management Plan, Stantec, April 2022
Design & Access Statement - B9413--AEW-XX-XX-RP-A-0500 10.07.2019
Flood Risk Assessment - 33210700/300 Rev A, April 2022
Extended Phase 1 Habitat Survey, 332010700 Rev V1 Stantec, April 2022
Transport Note - 332010050 27.04.2022

Reason: For the avoidance of doubt and to ensure that the development is carried out in accordance with the submitted plan.

- 2 The approved landscaping scheme shown on drawing 4115-02 Rev A shall be implemented in the first planting season following occupation or use of the development 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.

Reason: In the interest of visual amenity and biodiversity.

- 3 Prior to commencement of work on the of cycle shelter precise details of the design and size of the building shall be submitted to and agreed in writing by the LPA and thereafter built in accordance with the approved plans.

Reason: In the interest of visual amenity.

- 4 The parking facilities shown on proposed site plan shall be constructed and implemented to the satisfaction of the LPA prior to occupation of the office building. The spaces shall thereafter be made available for parking purposes in perpetuity.

Reason: In the interest of highway safety.

Note(s)

- 1 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.
- 2 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.

John Machole

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

Notes

Right of Appeal

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

· If you want to appeal against your local planning authority's decision then you must do so within 6 months of the date of this notice.

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

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

Appeals can be made online at: <https://www.gov.uk/planning-inspectorate>. If you are unable to access the online appeal form, please contact the Planning Inspectorate to obtain a paper copy of the appeal form on tel: 0303 444 5000. The Secretary of State can allow a longer period for giving notice of an appeal but will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal. The Secretary of State need not consider an appeal if it seems to the Secretary of State that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order. If an enforcement notice is served relating to the same or

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substantially the same land and development as in your application and if you want to appeal against your local planning authority's decision on your application, then you must do so within: 28 days of the date of service of the enforcement notice, or within 6 months [12 weeks in the case of a householder appeal] of the date of this notice, whichever period expires earlier. In certain circumstances, a claim may be made against the local planning authority for compensation, where permission is refused or granted subject to conditions by the Secretary of State on appeal or on a reference of the application to him. The circumstances in which such compensation is payable are set out in section 114 of the Town and Country Planning Act 1990.

Purchase Notices

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