

RIBBLE VALLEY BOROUGH COUNCIL

Department of Development

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

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

Town and Country Planning Act 1990

PLANNING PERMISSION

APPLICATION NO: 3/2024/0945

DECISION DATE: 27 February 2025

DATE RECEIVED: 02/01/2025

APPLICANT:

Mr Warburton
New Marles Farm
Ribchester Road
Blackburn
BB6 8AL

AGENT:

Mr James Sackley
Rural Solutions Ltd
Canalside House
Brewery Lane
Skipton
BD23 1DR

DEVELOPMENT PROPOSED: Proposed demolition of existing bungalow and garage and erection of a two storey dwellinghouse.

AT: Woodfield Ribchester Road Langho BB6 8AL

Ribble Valley Borough Council hereby give notice that **permission has been granted** for the carrying out of the above development in accordance with the application plans and documents submitted subject to the following condition(s):

1. The development must be begun not later than the expiration of three years beginning with the date of this permission.

Reason: Required to be imposed pursuant to Section 51 of the Town and Country Planning Act 1990

2. The development shall be carried out, except were modified by any other condition attached to this permission, in accordance with the following plans:

16.123 001 Rev A Proposed Plans
16.123 002 Rev B Proposed Elevations
16.123 003 Rev B Proposed Site Plan
16.123 004 Rev A Location Plan
4350-005 Proposed Roof Plan

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

3. The development shall be undertaken in accordance with the submitted palette of materials shown on 16.123.002 Rev B Proposed Elevations in the construction of the external surfaces. The development shall be implemented in strict accordance with the approved details.

Reason: To ensure that the materials to be used are appropriate to the location.

4. Prior to the commencement of development, details of a sustainable surface water drainage scheme and a foul water drainage scheme shall be submitted to and approved in writing by the Local Planning Authority. The drainage schemes must include:

(i) An investigation of the hierarchy of drainage options in the National Planning Practice Guidance (or any subsequent amendment thereof). This investigation shall include evidence of an assessment of ground conditions and the potential for infiltration of surface water in accordance with BRE365;

(ii) A restricted rate of discharge of surface water agreed with the local planning authority (if it is agreed that infiltration is discounted by the investigations);

(iii) Levels of the proposed drainage systems including proposed ground and finished floor levels in AOD;

(iv) Incorporate mitigation measures to manage the risk of sewer surcharge where applicable; and

(v) Foul and surface water shall drain on separate systems.

The approved schemes shall also be in accordance with the Non-Statutory Technical Standards for Sustainable Drainage Systems (March 2015) or any subsequent replacement national standards.

Prior to the first occupation of the dwellinghouse, the drainage schemes shall have been completed in strict accordance with the approved details and thereafter retained for the lifetime of the development.

Reason: To ensure that appropriate foul and surface drainage is provided on the site to prevent flooding within and adjacent to the site.

5. Prior to the commencement of development full details of both hard and soft landscaping works shall have been submitted to and approved in writing by the Local Planning Authority. The submitted details shall include but not limited to the following: areas of soft landscaping, retention of trees, hedgerows and other planting, hard surfaced areas and materials, planting plans with full specifications and schedules including plant size, species and number/ densities, existing landscaping to be retained and appropriate replacement trees for those agreed to be removed.

The approved landscaping scheme shall be carried out in accordance with the approved details in the first planting season following first occupation of the dwelling and shall thereafter be retained and maintained.

Any trees or shrubs planted in accordance with this condition which are removed, uprooted, destroyed, die, or become severely damaged or seriously diseased within 15 years of planting, or any trees or shrubs planted as replacements shall be replaced within the next planting season by trees or shrubs of similar size and species to those originally required to be planted.

Reason: In order to achieve a satisfactory level of landscaping provision and replacement trees in this open countryside location in the interests of visual amenity.

6. During the construction period, all trees and hedgerows to be retained within and adjacent to the site shall be protected in strict accordance with British Standard BS 5837:2012 or any subsequent amendment to the British Standard.

The exclusion zones will remain in place throughout the demolition and construction phases and fully accord with the methodology set out in BS 5837:2012 during all site preparation/construction works.

No materials, soil, spoil or other substance shall be stored within the protective areas at any time and no changes in land levels shall occur within these areas. Any no dig, hand digging and protective membranes shall only occur with the prior written approval of the Local Planning Authority.

Reason: To ensure that there are no adverse effects on the existing trees and shrubs to be retained on or adjacent to the site and to limit the potential impact of the development.

7. No part of the development shall be commenced on site, including any demolition works or tree removal, until a European Protected Species Licence has been issued by Natural England, unless written confirmation has been submitted to and approved in writing by the Local Planning Authority that such a License is not required. A copy of the approved licence including all the of the mitigation and compensation details identified in the method statement, including timetable of works, shall have been submitted to and approved in writing by the Local Planning Authority prior to any development works commencing on site.

Reason: To ensure the protection of species/habitat protected by the Wildlife and Countryside Act 1981 (as Amended) and in the interests of biodiversity and to enhance habitat opportunities for species of conservation concern/protected species and to minimise/mitigate the potential impacts upon protected species resultant from the proposed development.

8. The development shall be carried out in strict accordance with the mitigation measures as set out in the Bat Survey Report and Method Statement by Dave Anderson Batworker dated 31st August 2024.

No ground clearance shall be undertaken outside of the bird breeding season (March - August inclusive) unless a pre-work nesting bird survey of the site has been undertaken by licenced ecologist and written confirmation of this has been submitted to the Local Planning Authority prior to the event.

The two integrated bat tubes on the western gable shall be incorporated into the dwelling during the construction stage of the development and thereafter retained. The two Greenwoods Ecohabitats three crevice bat boxes shall be installed on trees along the eastern boundary of the site in strict accordance with the submitted details.

The mitigation measures shall have been fully implemented prior to occupation of the first industrial unit hereby approved and shall thereafter be maintained and retained as such.

Reason: In order to protect the bat and bird population from any damaging activities and mitigate the impact of development and ensure that there are no adverse effects on favourable conservation species from the proposed development.

9. Details of any artificial lighting to be erected within the site shall have been submitted to and approved in writing by the Local Planning Authority prior to installation.

The details shall include the location, intensity of lighting, type of application and direction.

The details shall include the light mitigation measures designed to reduce the impact of artificial lighting on protected species/species of conservation concern identified and/or other named species.

The development shall be carried out in accordance with the approved details.

Reason: In order to reduce any potential impact on the natural foraging/roosting/nesting behaviour of a protected/species of conservation concern and in the interests of amenity.

10. The car parking and manoeuvring areas shall be provided as shown on Proposed Site Plan 16.123 003 Rev B prior to the first occupation of the dwellinghouse and shall be permanently maintained thereafter retained.

Reason: To allow for the effective use of the parking and turning areas.

11. The existing perimeter wall and edges on the highway frontage of the site to Ribchester Road shall be reduced to and be permanently maintained at a height not greater than 1m above the crown level of the carriageway of Ribchester Road prior to first occupation of the dwellinghouse.

The gateposts and sliding gate located at the access shall be positioned at least 5m behind the nearside edge of the carriageway, and the gates shall open into the site, and the visibility splays at the access point shall be provided prior to first occupation of the dwellinghouse and retained thereafter as shown on approved drawing 16.123 003 Rev B.

Details of all the proposed boundary treatments and gates shall have been submitted to and approved by the Local Planning Authority prior to being erected. The development shall thereafter be carried out in strict accordance with the approved details and retained as such.

Reason: To ensure adequate visibility for the drivers of vehicles leaving the site, permit vehicles to pull clear of the carriageway when entering the site and to provide adequate visibility splays.

12. For the full period of construction, facilities shall be available on site for the cleaning of the wheels of vehicles leaving the site and such equipment shall be used as necessary to prevent mud and stones being carried onto the highway. The roads adjacent to the site shall be mechanically swept as required during the full construction period.

Reason: To prevent stones and mud being carried onto the public highway to the detriment of highway safety.

13. The Biodiversity Gain Plan (as required by the 'Statutory Biodiversity Condition' - see further details below) shall be prepared in accordance with the Biodiversity Net Gain report (envirotech) submitted with the planning application.

Reason: This is not a statutory requirement but unless imposed there is no requirement that the Biodiversity Gain Plan submitted for approval shall be in accordance with the biodiversity and ecology information submitted with the planning application.

Note(s)

1. For rights of appeal in respect of any condition(s)/or reason(s) attached to the permission see the attached notes.
2. The applicant is advised that should there be any deviation from the approved plan the Local Planning Authority must be informed. It is therefore vital that any future Building Regulation application must comply with the approved planning application.
3. The Local Planning Authority has endeavoured to work proactively and positively to resolve issues and considered the imposition of appropriate conditions and amendments to the application to deliver a sustainable form of development.
4. This Decision Notice should be read in conjunction with the officer's report which is available to view on the website.

5.	<p>1 BNG Note:</p> <p>Statutory Biodiversity Condition</p> <p>The effect of paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990 is that planning permission granted for the development of land in England is deemed to have been granted subject to the condition "(the biodiversity gain condition)" that development may not begin unless:</p> <p>(a) a Biodiversity Gain Plan has been submitted to the local planning authority, and (b) the planning authority has approved the plan.</p> <p>Based on the information available this permission is considered to be one which will require the approval of a biodiversity gain plan before development is begun because none of the statutory exemptions or transitional arrangements listed in the legislation are considered to apply.</p> <p>The biodiversity gain plan must include:</p> <p>(a) information about the steps taken or to be taken to minimise the adverse effect of the development on the biodiversity of the onsite habitat and any other habitat; (b) the pre-development biodiversity value of the onsite habitat; (c) the post-development biodiversity value of the onsite habitat; (d) any registered offsite biodiversity gain allocated to the development and the biodiversity and the biodiversity value of that gain in relation to the development; (e) any biodiversity credits purchased for the development; and (f) such other matters as the Secretary of State may by regulations specify.</p> <p>When calculating the post-development biodiversity value of a habitat, the planning authority can only take into account an increase in biodiversity value post-development where it is satisfied that the habitat creation or enhancements delivering the increase will be maintained for at least 30 years after the development is completed.</p>

InformativeText

Nicola Hopkins

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

Notes

Right of Appeal

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

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

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

Purchase Notices

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