

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: 3/2025/0081

DECISION DATE: 10 April 2025

DATE RECEIVED: 11/02/2025

PARTICULARS OF PLANNING PERMISSION RESERVING DETAILS FOR APPROVAL

APPLICATION NO:

APPLICANT:

Mr Mark Skoczen
The Bonny Inn
68 Ribchester Road
Clayton le Dale
Blackburn
BB1 9HQ

AGENT:

Mrs Judith Douglas
Judith Douglas Town Planning Ltd
8 Southfield Drive
West Bradford
Clitheroe
BB7 4TU

Development Proposed: Reserved matters application relating to appearance, landscaping, layout, scale following outline planning permission 3/2023/0321 for one self-build dwelling with access applied for.

AT: Land adj to 110 Ribchester Road Clayton le Dale BB1 9HQ

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:

Site Location Plan (1:1250)

Proposed Site Plan (dwg no. 2338-03 Rev C)

Proposed Floor Plans and Elevations (dwg no. 2338-01 Rev C)

Proposed Street Scene (dwg no. 2338-04 Rev B)

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

2 The materials to be used on the external surfaces of the development shall be implemented in accordance with the details indicated within the application form and drawing 'Proposed Floor Plans and Elevations' (dwg no. 2338-01 Rev C).

Reason: In order that the Local Planning Authority may ensure that the materials to be used are appropriate to the locality.

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3 The development shall be carried out in accordance with the approved land levels as indicated on drawings 'Proposed Site Plan' (dwg no. 2338-03 Rev C) and 'Proposed Street Scene' (dwg no. 2338-04 Rev B).

No other change in land levels shall be undertaken unless precise land level details have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in strict accordance with the approved details.

Reason: To ensure the proposed development responds positively to the characteristics of the area.

4 The development hereby permitted shall not be occupied or brought into use until the access, parking and turning areas shown on 'Proposed Site Plan' (dwg no. 2338-03 Rev C) have been provided in full and are available for use. The onsite parking provision shall thereafter be retained in perpetuity.

Reason: To ensure the provision of adequate car parking on site and in the interests of highway safety.

5 The surface water from the approved access, parking and turning areas shall be collected within the site and drained to a suitable internal outfall within the site boundary or constructed in porous materials. The scheme shall be implemented and thereafter retained in accordance with the above details prior to occupation of the dwelling.

Reason: In the interest of highway safety and to prevent water from discharging onto the public highway.

6 No 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
- Measures to protect vulnerable road users (pedestrians and cyclists)
- Wheel washing facilities
- Measures to deal with dirt, debris, mud, or loose material deposited on the highway because of construction
- Measures to control the emission of dust and dirt during construction
- 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.

- 7 The approved landscaping scheme, as shown on drawing 'Proposed Site Plan' (dwg no. 2338-03 Rev C), shall be implemented in the first planting season following first occupation of the development, and shall be maintained thereafter for a period of not less than three years to the satisfactory 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: To ensure the satisfactory landscaping scheme for the development is carried out to mitigate the impact of development and secure a high quality design.

- 8 Details of the alignment, height, and appearance of all boundary treatments, fencing, walling and gates to be erected within the development shall have been submitted to an approved in writing by the Local Planning Authority prior to their installation. The development shall be carried out in strict accordance with the approved details.

Reason: To ensure a satisfactory standard of appearance in the interest of the visual amenities of the area.

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.
3. This Decision Notice should be read in conjunction with the officer's report which is available to view on the website.
4. This consent does not give approval to a connection being made to the County Council's highway drainage system. The applicant is further advised that the highway surface water drainage system must not be used for the storage of any waters from adoptable United Utility surface water systems or any private surface water drainage systems.
5. The grant of planning permission will require the applicant to enter into an appropriate legal agreement (Section 278), with Lancashire County Council as Highway Authority prior to the start of any development. The applicant should be advised to contact the county council for further information by telephoning the Development Support Section on 0300 123 6780 or email developeras@lancashire.gov.uk, in the first instance to ascertain the details of such an agreement and the information to be provided, quoting the location, district and relevant planning application reference number.

Nicola Hopkins

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

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 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.