

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: 3/2025/0415

DECISION DATE: 28 July 2025

DATE RECEIVED: 28/05/2025

APPLICANT:

Mr Michael Lawton
Alderley Group
50 Sloane Avenue
Chelsea
SW3 3DD

AGENT:

Miss Kelly Paddick
Euan Kellie Property Solutions Limited
Suite 4.02 Neo
9 Charlotte Street
Manchester
M1 4ET

DEVELOPMENT PROPOSED: Proposed residential development of eight detached dwelling houses (pursuant to variation of conditions 2 (approved plans) on permission 3/2022/0537 and 3/2024/0115. To allow for repositioning of Plot 7).

AT: Land Adjacent to Ferns Northcote Road Langho BB6 8BG

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. 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 the following drawings:

Plans submitted as part of this s73 application

1:1250 Location Plan 2203-PL-01A submitted 28/05/25
1:200 Proposed Site Layout Plan 24075 CL_01 Rev N submitted 28/05/25
1:200 Landscape Plan 4986 04 Rev H submitted 28/05/25
1:200 Planting Plan 4986 05 Rev G submitted 28/05/25

Plans submitted as part of Non-Material Amendment application 3/2025/0192

1:100 Proposed Street Scenes 24075-03 Rev B submitted 11th March, 2025
1:100 Plot 1 Birch Proposed Floor Plans 24076_HT1_01 Rev B submitted 11th March, 2025
1:100 Plot 1 Birch Proposed Elevations 24075_HT1_02 Rev C submitted 11th March, 2025
1:100 Plot 2/4/6 Holly Proposed Floor plans 24076_HT2_01 Rev B submitted 11th March, 2025
1:100 Plot 2 Holly Proposed Elevations 24075_HT2_02 Rev B submitted 11th March, 2025
1:100 Plot 4/6 Holly Proposed Elevations 24075_HT2_03 submitted 11th March, 2025
1:100 Plot 3 Oak Proposed Floor Plans 24076_HT3_01 Rev A submitted 11th March, 2025
1:100 Plot 3 Oak Proposed Elevations 24075_HT3_02 Rev B submitted 11th March, 2025
1:100 Plot 5 Chestnut Proposed Floor Plans 24076_HT5_01 Rev A submitted 11th March, 2025
1:100 Plot 5 Chestnut Proposed Elevations 24075_HT5_02 Rev B submitted 11th March, 2025
1:100 Plot 7 Alder Proposed Floor Plans 24076_HT7_01 Rev A submitted 11th March, 2025
1:100 Plot 7 Alder Proposed Elevations 24075_HT7_02 Rev B submitted 11th March, 2025
1:100 Plot 7 Garage Proposed Plan & Elevations 24075_HT7_03 Rev A submitted 11th March, 2025
1:100 Plot 8 Elm Proposed Floor Plans 24076_HT8_01 Rev A submitted 11th March, 2025
1:100 Plot 8 Elm Proposed Elevations 24075_HT8_02 Rev B submitted 11th March, 2025
Reference 24075_A_Materials Schedule dated 14th February, 2025
1:200 PV Panels Location Plan 24075 07 Rev A submitted 11th March, 2025

Plans submitted as part of S73 application 3/2024/0115

1:250 Topographical Land Survey OD.TS.08A

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

2. The materials to be used on the external surfaces of the development shall be as indicated on the materials schedule Reference 24075_A_Materials Schedule dated 14/02/25 and shall be implemented in strict accordance with these details

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

3. The development hereby approved shall be carried out in strict accordance with the finished floor levels, eaves and ridge heights indicated on submitted plan 24075—03B dated September, 2024.

Reason: In order for the Local Planning Authority to ensure that proposed development responds appropriately to the topography of the site and is appropriate to the locality.

4. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (as amended) Schedule 2, Part 1, Class A, B, C, D, E and F or any subsequent re-enactment thereof no extensions, improvements or alterations, additions to the roof, alterations to the roof, porches, curtilage buildings and hard surfacing shall be constructed without express planning permission first being obtained.

Reason: To enable the Local Planning Authority to exercise control over development which could materially harm the character and visual amenities of the immediate area and trees within and/or adjacent to the site.

5. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any Order revoking or re-enacting that Order, with or without modification), no windows/dormer windows/rooflights other than those shown on the approved plans shall be inserted or constructed at any time on the northern (side) elevation of the dwelling numbered plot 8 hereby permitted.

Reason: To enable the Local Planning Authority to have control over development which could potentially result in harm to residential amenity of the existing neighbouring property.

6. The development shall be carried out in strict accordance with the submitted Phase 1 Geo-Environmental Desk Study Report 22009/GEDS/01 dated June 2023 and the Phase II Geo-Environmental Investigation Report 22009/GEIR/005 by REFA dated June 2023.

All works identified in these reports shall be undertaken when required with all remedial works implemented by the developer prior to occupation of the first and subsequent dwellings.

On completion of the development/remedial works, the developer shall submit written confirmation, in the form of a Verification Report, to the Local Planning Authority, that all works were completed in accordance with the agreed Remediation Statement.

Reason: To ensure that an appropriate site investigation and remediation strategy is carried out that ensures any pollution of ground and surface waters both on and off site are adequately assessed and remediated.

7. The development shall be carried out in strict accordance with the approved sustainable surface water drainage scheme and foul water drainage details, namely Foul and Surface Water shown on Plot Drainage Drg 1 24142/106/1 Rev C, Road and Main Drainage Layout 24142/102/1 Rev C, Manhole Schedules 24142/102/3 Rev A, Longitudinal Section Drg 1 24142/102/2 Rev A and External Works Drg 1 24142/105/1 Rev C.

Prior to first occupation of the respective dwellings the approved drainage scheme shall be completed in accordance with the approved details and retained thereafter for the lifetime of the development.

Reason: To promote sustainable development, secure proper drainage and to manage the risk of flooding and pollution.

8. The development shall be carried out in strict accordance with the approved Construction Environmental Management Plan 3rd Revision dated December, 2024. The approved Management Plan shall thereafter be adhered to throughout the construction period.

Reason: In the interests of residential amenity and highway safety during construction works.

9. The development shall be carried out in strict accordance with the approved mitigation measures for bat/bird boxes shown on drawing ERAP Ltd 2022-019C v1 (RB) dated 17/04/2024.

The artificial bat/bird boxes shall be incorporated into the development prior to occupation of the dwellinghouses hereby approved and thereafter retained.

Reason: In the interests of biodiversity and to enhance roosting opportunities for species of conservation concern and to minimise/mitigate the potential impacts upon protected species resultant from the development

10. All trees identified to be retained in the arboricultural report dated May 2022 and those trees included in the Langho Tree Preservation Order dated 16th of February 2022 shall be protected in accordance with the BS5837 2012 [Trees in Relation to Demolition, Design & Construction] and the details submitted within the Arboricultural Report by DEP Landscape Architecture Ltd 4986 dated December 2024 Section 6.2 – 6.6 inclusive and Appendix F Tree Protection Plan 4986 03 Rev A dated 09.05.22.

The approved root protection/exclusion zone shall thereafter remain in place until all building work has been completed and all excess materials have been removed from site including soil/spoil and rubble. During the building works no excavations or changes in ground levels shall take place and no building materials/spoil/soil/rubble shall be stored or redistributed within the protection/exclusion zone, in addition no impermeable surfacing shall be constructed within the protection zone.

No additional tree felling or pruning other than set out and approved in the arboricultural report shall be implemented without the prior written consent of the Local Planning Authority.

Reason: In order to ensure that any trees affected by development included in a Tree Preservation Order and identified in the arboricultural report are afforded sufficient protection from the potential adverse effects of the development.

11. The patio to the rear of Plot 7 shall be constructed using hand dig only within the Root Protection Area (RPA) of tree T16 as shown on plan 4986 02 Rev A dated 06.05.22 by DEP Landscape Architects with no use of mechanical machinery permitted within the RPAs of the retained trees in accordance with the principles of “No-Dig” construction and in strict accordance with the Arboricultural Report by DEP Landscape Architecture Ltd 4986 dated December 2024.

Any proposed changes to the tree protection measures shown on plan 4986 03 Rev A dated 09.05.22 by DEP Landscape Architects shall be submitted to and agreed in writing by the Local Planning Authority prior to any works commencing within Plot 7.

Reason: To order to prevent root damage and ground compaction near to protected trees to be retained and ensure the long terms survivability of the trees.

12. The development shall be carried out in strict accordance with the approved landscaping details submitted on Landscape Plan 4986 04 Revision H and Planting Plan 4986 05 Revision G dated May 2023.

The approved details shall be implemented in the first planting season following the first occupation of the development, and the agreed planting scheme shall thereafter be maintained for a period of 10 years to the satisfaction of the Local Planning Authority. The 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 proposal is satisfactorily landscaped and that appropriate replacement trees/hedgerow add to the landscape/visual amenity value of the area and are thereafter retained as part of the development.

13. The development shall be carried out in strict accordance with the approved details for the new footway frontage and dropped kerb with tactile paving to footway submitted on drawing 22009/107-1B by REFA.

All works shall be fully implemented in strict accordance with the approved details prior to the first occupation of any dwelling.

Reason: To ensure that appropriate highway improvements to access the site are provided in the interests of highway safety.

14. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 there shall not at any time in connection with the development hereby permitted be erected or planted or allowed to remain upon the land hereinafter defined any building, wall, fence, hedge, tree, shrub or other device over 1m above road level. The visibility splays to be the subject of this condition are identified on approved Site Layout Plan 24075 CL_01 Rev N submitted 28/05/25.

Reason: To ensure that adequate visibility is provided as the site access.

15. Prior to first occupation details of the proposed arrangements for future management and maintenance of the estate road within the development shall be submitted to and approved by the local planning authority. The streets shall thereafter be maintained in accordance with the approved management and maintenance details until such time as an agreement has been entered into with the Highway Authority or a private management and maintenance company has been established.

Reason: To ensure that the estate roads are maintained and managed in an appropriate manner to an adoptable standard.

16. The development shall be carried out in strict accordance with the approved engineering, drainage, street lighting and constructional details for the internal estate roads as shown on approved drawings Typical Road Construction Details 220099/111/1, Road Levels and Contours 22009/103/1 and Road Setting Out 22009/109/1.

The development shall be constructed in accordance with the approved details and maintained as such thereafter.

Reason: To ensure that the estate roads are maintained and managed in an appropriate manner to an adoptable standard.

17. The internal estate roads shall be constructed in accordance in strict accordance with the approved engineering details to at least base course level prior to first occupation of any dwelling.

Reason: To ensure that the estate roads are maintained and managed in an appropriate manner to an adoptable standard.

18. The development hereby permitted shall not be occupied until such time as the driveways, parking and turning facilities have been constructed in full accordance with drawing number Site Layout Plan 24075 CL_01 Rev N submitted 28/05/25 in a bound porous material and subsequently made available for use. The parking provision shall thereafter be maintained in perpetuity.

Reason: To ensure that adequate off-street parking 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.

19. Prior to occupation each dwelling shall have been fitted with an electric vehicle charging point. Charge points must have a minimum power rating output of 7kW, be fitted with a universal socket that can charge all type of electric vehicles.

Reason: To contribute towards sustainable transport objectives and the reduction of vehicle emissions.

20. Notwithstanding the detail shown on the approved plans, the gates to be sited at the access into the site shall open into the site and not onto the highway or be sliding gates. The gates shall be positioned as shown on approved layout plan 24075 CL_01 Rev N submitted 28/05/25 (9.5m to the highway) and erected in accordance with the design detail shown on the approved Boundary Treatment Details 24075 05 Rev A submitted 11th March, 2025.

Reason: To ensure an appropriate design for the gates and ensure that vehicles are parked clear of the highway when the gates are in operation

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.

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.