

RIBBLE VALLEY BOROUGH COUNCIL

Department of Development

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

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Town and Country Planning Act 1990

APPROVAL OF RESERVED MATTERS

APPLICATION NO: 3/2010/0756

DECISION DATE: 28 March 2011

DATE RECEIVED: 28/09/2010

PARTICULARS OF PLANNING PERMISSION RESERVING DETAILS FOR APPROVAL
APPLICATION NO:

APPLICANT:

Beck Developments Ltd
Challenge House
Challenge Way
Greenbank Business Park
Blackburn
Lancs
BB1 5QB

AGENT:

JWPC Limited
1B Waterview
White Cross
Lancaster
Lancs
LA1 4XS

Development Proposed:

Reserved Matters application (detailed layout and design) for phase 1C of the proposed re-development, comprising of 30no residential units.

AT: site of Rectella Works Woone Lane Clitheroe Lancashire BB7 1BP

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 This permission shall be implemented in accordance with the proposal as detailed on drawings 6371/100 A Planning Layout; 6371/101 Block 1 - Floor Plans; 6371/102 Block 1 - Elevations; 6371/103 Block 2 - Elevations; 6371/104 Block 2 - Floor Plans; 6371/105 Block 3 - Elevations; 6371/106 Block 3 - Floor Plans; 6371/107 C Type - Floor Plans and Elevations; 6371/108 Carport details; 6371/109 House Type B - Floor Plans and Elevations; 6371/110 House Type A - Floor Plans and Elevations.

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

- 2 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking or re-enacting that Order) the gable elevations of plots 1, 24 and northern gable of plot 25 shall not be altered by the insertion of any window or doorway without the formal written permission of the Local Planning Authority.

Reason: In order to safeguard nearby residential amenity in accordance with Policy G1 of the Ribble Valley Districtwide Local Plan.

- 3 The bathroom window on the first floor of the northern gable of plot 25 shall be obscure glazed to the satisfaction of the Local Planning Authority and remain in that manner in perpetuity and carried out prior to occupation of the dwelling.

Reason: In order to protect nearby residential amenity as required by Policy G1 of the Ribble Valley Districtwide Local Plan. P.T.O.

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- 4 Prior to commencement of development, including any demolition works, a night time roost activity survey shall be completed during the period April-September 2011 in accordance with Bat Conservation Guidelines 2007. At least two surveys shall be completed at dusk and dawn. The survey shall be submitted to the Local Planning Authority and include mitigation measures as appropriate. Thereafter the development shall be carried out in strict accordance with the recommendations of the survey unless otherwise agreed in writing with the Local Planning Authority

Reason: To comply with policies G1 and ENV7 of the Ribble Valley Districtwide Local Plan ensuring that no species/habitat protected by the Wildlife and Countryside Act 1981 are destroyed.

Relevant planning policy

Policy G1 - Development Control
Policy G2 - Settlement Strategy
Policy ENV7 - Species Protection

Summary of reasons for approval

The proposal has no significant detrimental impact on nearby residential amenity, nor would it have an adverse visual impact or be to the detriment of highway safety.

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 applicant's attention is drawn to conditions attached to planning consent 3/2008/0526/P granted consent on 24 March 2010 and the notes attached thereon which apply equally to this consent.

**STEWART BAILEY
DIRECTOR OF DEVELOPMENT SERVICES**