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| 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:** | 3/2020/0325 | |  |  |  |
| **DECISION DATE:** | 03 August 2021 | |  |  |  |
| **DATE RECEIVED:** | 19/05/2020 | |  |  |  |
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| **APPLICANT:** |  |  | **AGENT:** |  |  |
| Oakmere Homes Ltd  C/o Agent | |  | Mr Mike Hughes  Smith and Love Planning Consultants  Rational House  32 Winckley Square  Preston  PR1 3JJ | | |
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| **DEVELOPMENT PROPOSED:** | | Construction of 17 dwellings with associated works, landscaping and access. |
| **AT:** | Land north of Chatburn Road Clitheroe BB7 2EQ | |
| 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): | | |
|  | 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 by Section 51 of the Planning and Compulsory Purchase Act 2004.  P.T.O. | |
|  | 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:  Drawing No: 068-Loc01 Location Plan  Drawing No: 068-P-01 Rev E Site Layout Plan  Drawing No: 068-P-02 Rev B Fencing Layout  Drawing No: 068-P-03 Rev B Vehicle Charging Layout  Drawing No: 068-P-04 Rev B Street scene and Section  Drawing No: 068-P-05 Rev B Site Layout with External Levels  Drawing No: 19664-100 Revision 2 General Arrangement  Drawing No: 19664-101 Revision 2 Contour Layout  Drawing No: C-981-40 Rev B Landscape Proposal and Tree Survey  Drawing No: 19.664 – 500 Revision 2 Drainage Layout  Drawing No: 19.664 – 510 Rev C Drainage Long Section  Drawing No: 19.664 – 530 Drainage Details  Drawing No: 19.664 – 531 Headwall Detail and Outfall Long Section  Drawing H3C – Headwall Flap Valve  Drawing SHE-0104-5600-1500-5600 x2 – Hydrobrake Optimum & characteristics  Drawing SHE-0126-7800-1280-7800 x2 – Additional Hydrobrake details & Characteristics  Drawing No: 19.664 – 532 Drainage Details – Manhole and Hydrobrake  Drawing No: 19.664 – 720 Long Sections  33624\_LH\_D1 – Rev A – polystorm attenuation tank – general arrangement  Drawing No: 068-BOW-P01 Bowfell Plans  Drawing No: 068-BOW-P02 Bowfell Elevations  Drawing No: 068-BOW-SPL-P01 Bowfell Split Level Plans  Drawing No: 068-BOW-SPL-P02 Bowfell Split Level Elevations  Drawing No: 068-ENN-AG-P01 Ennerdale with attached garage Plans  Drawing No: 068-ENN-AG-P02 Ennerdale with attached garage Elevations  068-GRA-P01 Grasmere Plans  068-GRA-P02 Grasmere Elevations  068-ROTH-P01 Rothay Plans  068-ROTH-P02 Rothay Elevations  068-WAS SPL-P01 Wasdale Split Level Plans  068-WAS SPL-P02 Wasdale Split Level Elevations  068-WAS-P01 Wasdale Plans  068-WAS-P02 Wasdale Elevations  068-MF-01A Material Finishes Layout  068-MF-01C Material House Types List Chatburn Road South  Drawing Griz – P01  Drawing Griz – P02  Drawing Griz - P03  Drawing App P01 1 Rev A  Drawing App P02 Rev A  Drawing App P03 Rev A  Proposed Tenure Layout 068/P/06 Revision D  Detailed Landscape Proposals & Tree Survey c-981-40 Revision B  REASON: For the avoidance of doubt and to clarify which plans are relevant to the consent hereby approved. P.T.O. | |
| 3. | Landscape and Ecology  The landscaping proposals hereby approved shall be implemented in the first planting season following the first occupation of the development, whether in whole or part 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. All trees/hedgerow shown as being retained within the approved details shall be retained as such in perpetuity.  REASON: To ensure the proposal is satisfactorily landscaped and trees/hedgerow of landscape/visual amenity value are retained as part of the development. | |
| 4. | No removal of vegetation including trees or hedges shall be undertaken within the nesting bird season (1st March - 31st August inclusive) unless a pre-clearance check on the day of removal, by a licenced ecologist, confirms the absence of nesting birds. A letter from the ecologist confirming the absence of nesting birds shall be submitted to the Council within one month of the pre-clearance check being undertaken.  REASON: To ensure that there are no adverse effects on the favourable conservation status of birds, to protect the bird population and species of importance or conservation concern from the potential impacts of the development. | |
| 5. | During the construction period, all trees as shown to be retained within the submitted details shall be protected in accordance with British Standard BS 5837 (2012) or any subsequent amendment to the British Standard.  All protective fencing shall be in accordance with BS5837 (2012): 'Trees in Relation to Construction' and be erected in its entirety prior to any other operations taking place on the site. The agreed tree protection shall remain in place and be maintained for the duration of the construction phase of the development. For the avoidance of doubt no vehicle, plant, temporary building or materials, including raising and or, lowering of ground levels, shall be allowed within the protection areas(s) specified.  REASON: To protect trees/hedging of landscape and visual amenity value on and adjacent to the site or those likely to be affected by the proposed development hereby approved.  P.T.O. | |
| 6. | Drainage and Flooding  The development permitted by this planning permission shall be carried out in accordance with the surface water drainage scheme set out on drawing 19.664-500 Rev C. The surface water drainage scheme shall be fully implemented prior to occupation and in accordance with the timing / phasing arrangements embodied within the scheme. The surface water drainage scheme shall then be managed and maintained thereafter in accordance with the arrangements set out in the accompanying maintenance plan (by Reford Consulting Engineers Limited, dated July 2020).  REASON: To prevent flooding by ensuring the satisfactory storage of/disposal of surface water from the site. To reduce the risk of flooding to the proposed development and future occupants. To ensure that the drainage for the proposed development can be adequately maintained and to ensure that there is no flood risk on- or off-the site resulting from the proposed development or resulting from inadequate the maintenance of the sustainable drainage system. | |
| 7. | Highways Matters  The construction operations associated with the development hereby approved shall be carried out in strict accordance with the timings and methodologies contained within the submitted Traffic Management Strategy and Construction Method Statement..  Reason:: In the interests of protecting residential amenity from noise and disturbance and to ensure the safe operation of the Highway for the duration of the construction phase of the development. | |

**Note(s)**

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|  | For rights of appeal in respect of any condition(s)/or reason(s) attached to the permission see the attached notes. |
|  | 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.  4. | 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.  P.T.O.  This decision notice should be read in conjunction with the Section 106 Agreement which was signed and dated 15 July 2021. |

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| John Macholc  **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 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.