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| RIBBLE VALLEY BOROUGH COUNCIL | | | |  |  |
| Department of Development | |  |  |  |  |
| Council Offices, Church Walk, Clitheroe, Lancashire, BB7 2RA | | | |  |  |
| Telephone: 01200 425111 Fax: 01200 414488 Planning Fax: 01200 414487 | | | | |  |
| Town and Country Planning Act 1990 | | |  |  |  |
| PLANNING PERMISSION | | | | | |
| **APPLICATION NO:** | 3/2020/0347 | |  |  |  |
| **DECISION DATE:** | 23 June 2020 | |  |  |  |
| **DATE RECEIVED:** | 01/05/2020 | |  |  |  |
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| **APPLICANT:** |  |  | **AGENT:** |  |  |
| Mr Mark Brierley  High Brake House  129 Chatburn Road  Clitheroe  BB7 2BD | |  | Mr Peter Hitchen  Peter Hitchen Architects  Marathon House  The Sidings Business Park  Whalley  BB7 9SE | | |
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| **DEVELOPMENT PROPOSED:** | | Extensions to side and rear of High Brake House including the demolition and replacement dwelling to 127 Chatburn Road. Resubmission of application 3/2019/0921. |
| **AT:** | 127 and 129 Chatburn Road Clitheroe BB7 2BD | |
| 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. | |
|  | The permission shall relate to the development as shown on Plan References  Proposed Site Plan A1.2  Proposed Floor PLan A1.4  Proposed Front Elevation A2.1  Proposed Rear Elevation A2.2  Reason: For the avoidance of doubt and to ensure that the development is carried out in accordance with the submitted plans.  P.T.O. | |
|  | Notwithstanding the submitted details, precise specifications or samples of all external surfaces, including surfacing materials and their extents of the development hereby approved shall have been submitted to and approved by the Local Planning Authority before their use in the proposed development. The approved materials shall be implemented within the development in strict accordance with the approved details.  Reason: In order that the Local Planning Authority may ensure that the materials to be used are appropriate to the locality. | |
|  | The existing access shall be physically and permanently closed and the existing verge/footway and kerbing of the redundant vehicular crossing to 127 and 129 Chatburn Road shall be reinstated in accordance with the Lancashire County Council Specification for Construction of Estate Roads concurrent with the formation of the new access.  Reason: To limit the number of access points to, and to maintain the proper construction of the highway. | |
|  | Planning (General Permitted Development)(England) Order 2015 (as amended or re-enacted) and the Town and Country Planning (General Permitted Development) (England) (Amendment) Order 2016 (as amended or re-enacted) the extension hereby approved shall solely be used for the purposes of Residential Care and Assisted Living in association with High Brake House and for no other purpose, including any other purpose within Use Classes C2.  Reason: For the avoidance of doubt, to clarify the nature of the use hereby approved and to ensure that the development remains compatible with the character of the area.  P.T.O. | |
|  | No construction works relating to the dwelling or extension hereby approved, other than site preparation works, shall take place until a Construction Method Statement has been submitted to and approved in writing by the local planning authority. For the avoidance of doubt the submitted information shall provide precise details of:  A. The siting and location of parking for vehicles of site operatives and visitors  B. The siting and location for the loading and unloading of plant and materials  C. The siting and locations of all site cabins  D. The siting and location of storage of plant and materials used in constructing the development  E. The siting and locations of security hoarding  F. The siting location and nature of wheel washing facilities to prevent mud and stones/debris being carried onto the Highway (For the avoidance of doubt such facilities shall remain in place for the duration of the construction phase of the development).  G. The timings/frequencies of mechanical sweeping of the adjacent roads/highway  H. Periods when plant and materials trips should not be made to and from the site (mainly peak hours but the developer to identify times when trips of this nature should not be made)  I. The highway routes of plant and material deliveries to and from the site.  J. Measures to ensure that construction and delivery vehicles do not impede access to adjoining properties.  K. Days and hours of operation for all construction works.  L. Contact details for the site manager(s)  The approved statement shall be adhered to throughout the construction period of the development hereby approved. | |

**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. | |
|  | 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. | |
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| **NICOLA HOPKINS**  **DIRECTOR ECONOMIC DEVELOPMENT & PLANNING** | |