Agenda Item 5f

RECOMMENDATION FOR PLANNING AND DEVELOPMENT COMMITTEE

**DEFER AND DELEGATE FOR APPROVAL**

**DATE: 9th JANUARY 2025**

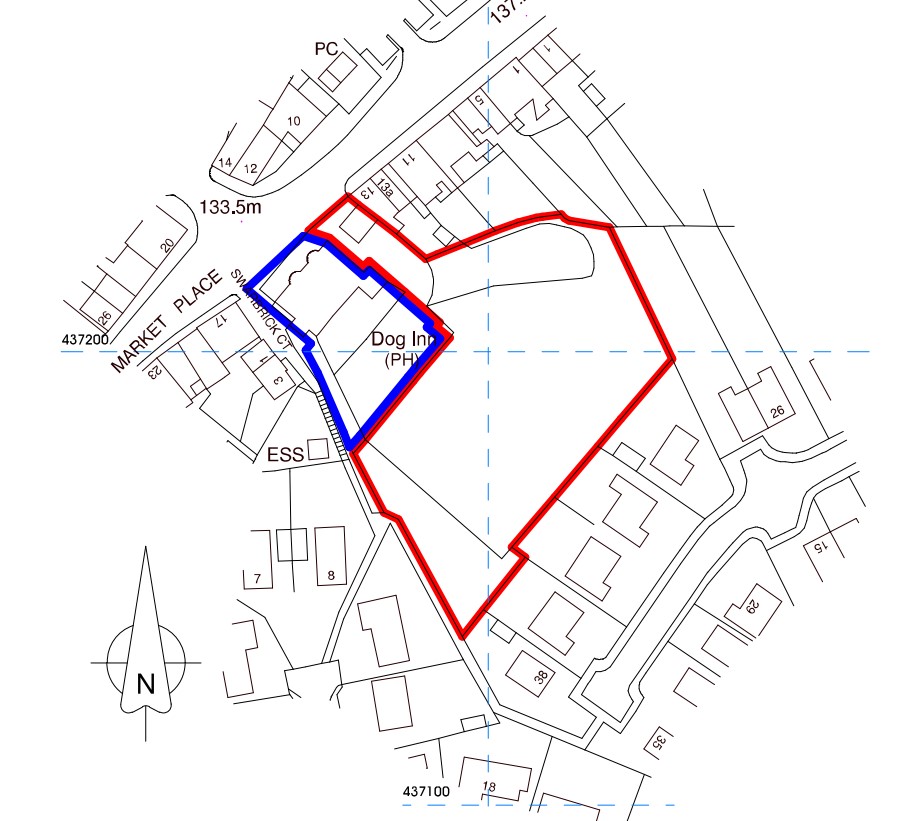
**REF:**

**CHECKED BY:**

**APPLICATION REF: 3/2021/0275**

**DEVELOPMENT DESCRIPTION:**

PROPOSED ERECTION OF 8 NEW DWELLINGS AND ASSOCIATED WORKS.



**CONSULTEE RESPONSES/ REPRESENTATIONS MADE:**

**TOWN COUNCIL:**

Longridge Town Council would like to make the following comments and observations:

* The plans for the new dwellings are not in keeping with the Longridge Neighbourhood Plan which has design principals and Longridge Town Council feel that application does not reflect those design principals.
* The noise assessment was carried out during the period when covid restrictions were in place, so is therefore not a fair assessment.
* The entrance in particular for vehicles turning right coming up from Market Place is a very narrow with a pedestrian exit from the side of the Dog Inn opening in this narrow entrance also.
* There will be privacy issues in relation to the neighbouring properties being overlooked, and the comments and concerns received from neighbours should be taken into account.
* If the planning application is granted Longridge Town Council would like the steps and area that boundary this area be made safer and more accessible for all, initially and in the long term.
* There is an area of land on the edge of the site that is not included within the development plans and Longridge Town Council would like to request that that land is gifted to the residents of Longridge to be used as an allotment site. If the developer is unwilling to gift this area of land, then necessary landscaping works would need to be carried out under the planning application.

Following the receipt of the amended plans the Town Council made the following comments:

* The Council discussed the style of the buildings and commented that the use of white rendering was not in keeping with the area.
* The Council also asked that concerns of the residents in neighbouring properties about overlooking and privacy be taken into consideration.

**ENVIRONMENT DIRECTORATE (COUNTY SURVEYOR):**

No objection subject to conditions

**UNITED UTILITIES:**

Initially requested further information however UU are now satisfied with the drainage arrangements

**LEAD LOCAL FLOOD AUTHORITY:**

LLFA Flood Risk Standing Advice should be applied

**LANCASHRIE FIRE AND RESUCE SERVICE**

Sets out conditions which will need to be satisfied at Building Regs stage

**RVBC ENVIRONMENTAL HEALTH**

Following receipt of the revised noise assessment and a change of the licensing conditions in respect of the use of the outdoor area for the licence premises no objection subject to conditions

**ADDITIONAL REPRESENTATIONS:**

Twelve letters of objection have been received and raise the following concerns: -

* Whilst described as 2.5 storeys, these properties are 3 levels high and will look directly into neighbouring properties.
* Loss of light to neighbouring dwellings.
* Street and vehicle lights would shine directly into bedroom windows on Darwen Close.
* Noise from the Dog Inn would impact upon future occupants of the proposed dwellings.
* Drainage concerns.
* Work undertaken in advance of the application including removal of plants, trees, and stone walls.
* Ownership details are incorrect.
* Timing of the application during a pandemic.
* Bowling green should be reinstated.
* Bungalows may be acceptable.
* Highway safety concerns.
* Overlooking of gardens from the pub balcony.
* Loss of parking for the pub.
* Acceptability of the access
* Houses too close
* Loss of green space

Following the receipt of the amended plans and re-notification exercise the following concerns were raised:

* The proposed development will be imposing to the extreme, due to the height difference of the land.
* Whilst the dormer windows have been removed from the updated proposal- remain concerned that these may be added at a later date.
* The first-floor windows in the proposed plots 5 and 6 are significantly higher than the first floor windows of 32 Darwen Close- loss of privacy
* Loss of light
* Drainage- especially the surface water- the proposed soakaway would not be adequate
* Lighting from traffic – The proposed road access and parking for the west terrace means that there will be car headlights shining into both the ground and first floor of the neighbouring properties.
* Access road - has a sharp bend on an incline- if a heavy vehicle loses control and ends up in our property.
* The proposed refuse collection point as this may be used on non bin collection days
* As the Dog Inn bowling green was part of the heritage of Longridge it could have been restored to its former glory when they purchased it from the brewery.
* If any planning permission was to be granted for this land, we feel the only appropriate option would be a small number of bungalows.
* There will still be 3 floors of windows facing Darwen Close which is at a much lower level than the development.
* Plots 7 and 8 have the living accommodation at first floor height which will be looking directly into the rear of the properties on Darwen Close..
* Plot 8 is still less than 2 metres from the boundary- detrimental effect of available light.
* Plot 7 and 8 are the highest point of the proposed development and plot 8 windows are approximately 23 metres from the windows of the rear of Darwen Close.
* The mass of hardcore already put down on the site has already caused gardens to become more susceptible to waterlogging and ground saturation. All the proposed hard landscaping will make the situation worse for all the adjoining properties on Darwen Close.
* If Plot 8 was moved further away it would make it possible to have soft landscaping at the eastern boundary which would help the drainage situation.
* The G3 hedging should be retained as stated on plan.
* The changed plans have not made any difference to the detrimental effect to the properties on Darwen Close.
* The land should be landscaped for the enjoyment of the existing residents.
* Strict guidelines on the developers will be required
* Impact on parking and by extension road/pedestrian safety in the nearby area.
* The view for drivers leaving the Dog Inn carpark is very poor

Following the receipt of the amended plans (October 2022) and re-notification exercise the following concerns were raised:

* Dwellings too close to properties on Darwen Close
* Issue with drainage and impact on existing properties
* The road will be steep and dangerous in adverse conditions
* Loss of view
* Loss of parking
* Loss of wildlife
* Narrow access
* Loss of light and privacy
* The hedging should be retained
* Dwellings will be imposing due to height differences and level changes
* Windows will create overlooking
* The wall to minimise light pollution needs to be extended
* The access road has a sharp bend on an incline- this will be dangerous in poor weather conditions
* The only development which could be secured would be a small number of bungalows
* The development will be at the back of existing properties and result in loss of light and overshadowing
* Noise issues

Following the receipt of the amended plans (November 2024) and re-notification exercise the following concerns were raised:

* Loss of light to properties on Market Place
* Noise and light impacts
* Loss of parking for residents and staff/ customers of the pub
* Imposing overbearing development
* Invasion of privacy
* Drainage issues
* Significant height differences between existing and proposed dwellings
* Unsafe access road and entrance arrangements
* Bungalows would be more appropriate for the site
* A demolition order will be required for the garage
* Impact on existing boundary walls from development and previous work undertaken at the site
* The existing hedge must be retained
* The proposed soakaway cannot cope with the development proposed- surface water will move to another area- existing gardens already suffer from water run off
* Better if water was connected to the drainage system
* Access issues for refuse vehicles
* Land contours were changed

# Site Description and Surrounding Area

1.1 The application site is located to the rear of The Dog Inn, Longridge. The site is located on the edge of the main town centre boundary, as defined on the adopted Proposals Map, off Market Place. Access to the site is currently on the north side of the Dog Inn customer car park.

1.2 Most of the site is currently vacant although part serves as an overflow gravelled car park. At present there are considerable level changes across the site, decreasing in the south-easterly direction. To the east, south and west sides the site is bounded by existing residential development. To the north is the rear elevation of The Dog Inn, including an external terraced area for customer use.

1.3 The site is with the Longridge Conservation Area boundary.

# Proposed Development for which consent is sought

2.1 It is proposed to develop the land to provide eight three-bed dwellings with associated landscaping, access works and parking. The proposed dwellings include 4 pairs of semidetached dwellings. Two pairs of semi-detached dwellings are proposed directly to the rear of the Dog Inn (plots 5-8) facing south-east towards the rear elevations of properties on Darwen Close.

2.2 The other two pairs of semi-detached dwellings would be located further east along the proposed access road. The principal elevations of these dwellings would face southwest.

2.3 The proposed dwellings would be faced with a mix of render and rough coursed stone and rosemary roof tiles. The existing site access would be widened through the demolition of the coach house which extends from the side elevation of 13 Market Place with service strips provided into the site.

# Relevant Planning History

**3/2017/0091 -** Change of use from restaurant (A3) to public house (A4) with five apartments above. Approved with Conditions.

**3/2016/0160 -** Change of use of upper floors to 5 one-bedroom apartments including provision of parking to the rear, removal of external escape stair and rear porch and reopening tap room entrance to public house. Withdrawn.

# Relevant Policies

Key Statement DS1 – Development Strategy

Key Statement DS2 – Sustainable Development

Key Statement EN4 – Biodiversity and Geodiversity

Key Statement EN5 – Heritage Assets

Key Statement H1 – Housing Provision

Key Statement H2 – Housing Balance

Key Statement DMI2 – Transport Considerations

Policy DMG1 – General Considerations

Policy DMG2 – Strategic Considerations

Policy DMG3 – Transport and Mobility

Policy DME2 – Landscape and Townscape Protection

Policy DME3 – Site and Species Protection and Conservation

Policy DME4 – Protecting Heritage Assets

Policy DMB4 – Open Space Provision

Longridge Neighbourhood Plan

Longridge Conservation Area Appraisal

Longridge Conservation Area Management Guidance

National Planning Policy Framework

# Assessment of Proposed Development

5.1 Principle of Development:

5.1.1 The application site lies within the defined settlement limits of Longridge (Principal Settlement). As such, in relation to matters regarding the locational and spatial aspirations for new residential housing growth within the borough, both Key Statement DS1 and Policy DMG2 are primarily engaged for assessing the acceptability/suitability of the principle of residential development in this location.

5.1.2 In this respect, with regards to the creation of new residential planning units within Principal and Tier 1 settlements, Policy DMG2 (Strategic Considerations) states that:

Development should be in accordance with the core strategy development strategy and should support the spatial vision:

1. Development proposals in the principal settlements of Clitheroe, Longridge and Whalley and the tier 1 villages should consolidate, expand or round-off development so that it is closely related to the main built-up areas, ensuring this is appropriate to the scale of, and in keeping with, the existing settlement.

5.1.3 With Key Statement DS1 (Development Strategy) reading as follows:

The majority of new housing development will be:

Concentrated within an identified strategic site located to the south of Clitheroe towards the A59; and the principal settlements of:

* Clitheroe;
* Longridge; and
* Whalley.

5.1.4 In respect of the above policy considerations/criterion, the application site is located wholly within the defined settlement limits of Longridge (Principal Settlement). As such, the principle of the redevelopment of the site for residential purposes would fully align with the inherent criterion of Policy DMG2(1), particularly insofar that it would represent development that it is closely related to the main built-up area of the settlement to which it relates. With the proposed development further aligning with the aims and objectives of Key Statement DS1 insofar that it would result in residential development ‘focused towards’ and being within a designated Principal Settlement.

5.1.3 As such and taking account of the above matters, it is not considered that the principle of the redevelopment of the site for residential purposes, notwithstanding other development management considerations, would result in any significant measurable adverse conflict with Key Statement DS1 nor Policy DMG2 of the Ribble Valley Core Strategy in relation to the locational and spatial aspirations for new housing growth within the plan area.

5.2 Impact upon Residential Amenity:

* + 1. Assessing firstly the impact of the proposed development on existing occupants of nearby residential properties, the properties along Darwen Close to the south of the proposed new dwellings (plots 5-8) would have a window-to-window distance of approximately 30 metres (at the closet point). The proposed dwellings will be built at a higher level than the existing dwellings due to the topography of the site.

* + 1. Plots 5-8 would have a finished floor level approximately between 2.5 and 3.3m higher than then neighbouring properties on Darwen Close.

* + 1. Distances between the first-floor windows of the proposed dwellings (plots 5-8) and the rear garden boundaries of Darwen Close is around 16 metres at the closest point and there exists a tall boundary hedgerow along this shared boundary.

* + 1. The standard window to window distance is 21m however there is a difference in land levels between the new and existing dwellings. In such circumstances, for any difference in excess of 0.5m, the above spacing guideline have been increased by 1 metre for every 0.25 metre difference in the slab levels. This would equate to the following required spacing distances:

o Plots 5 and 32 Darwen Close= 29m o Plot 6 and 34 Darwen Close= 32m o Plot 7 and 34 Darwen Close= 29m o Plot 8 and 36 Darwen Close= 32m

The scheme as designed approximately meets these distances.

* + 1. Plot 4 is proposed to face the proposed access road and as such the side elevation of this plot will face the rear of 30 Darwen Close (although it is proposed to be offset). There will be approximately 22m from the side elevation of the proposed dwelling to the rear elevation of 30 Darwen Close. The proposed difference in land levels will result in the proposed property being 3.9m higher than the existing dwelling. The distance maintained and the orientation of the properties (the new dwellings will be to the north of the existing dwellings reducing any impact on loss of light) means that the impact of the new dwelling on the existing neighbours’ amenities will not be so harmful as to warrant refusal.

* + 1. The scheme has been subject to various amendments during the consideration period to address concerns about overlooking and to satisfy drainage matters raised by United Utilities.

* + 1. There is also a requirement for the proposed units to provide an acceptable standard of residential amenity for future occupants. The scheme has been amended to ensure that each dwellings has usable private amenity space in accordance with Policy DMG1 of the Adopted Core Strategy. Plot 4 has limited space (which is usable) however on balance the space provided is considered to be acceptable in this case.

* + 1. Consideration has been given to the relationship between the Dog Inn and future occupants. The application is supported by an Acoustic Assessment to determine whether noise from the rear terraced area and car park would unduly impact future residents. Due to the ongoing Covid-19 Pandemic the Dog Inn was not operating at the time of the survey. However, it is said that the car park is still in use by a small number of residents and the extraction system was left running during normal operational hours.

* + 1. The assessment finds that recommended noise levels would not be exceeded, and no further mitigation measures are required to ensure suitable internal sound levels. Similarly, noise levels within the garden are found would not exceed recommended levels. However, given the limitations of the survey due to the current Covid-19 pandemic it is recommended that standard double-glazed units are installed to the habitable rooms of each property to the facing north or west and these be fitted with acoustic trickle ventilators to enable them to remain closed if required. This will be secured by condition.

* + 1. Concerns have been raised about the impact of the vehicle lights on the adjacent dwellings given the location of the parking areas. Details of boundary treatments is proposed to be secured by condition which can require a solid boundary detail adjacent to the neighbouring dwellings to reduce the impact of car headlights which will also only be on for short periods of time typically.

* + 1. The proposed dwellings are located to the northwest of the existing dwellings on Darwen Close which reduces the impact in terms of loss of light. The distance between the proposed dwellings and the properties on Market Place (the majority of which are commercial properties at ground floor level) will not result in any loss of amenity.

5.3 Design, layout and Visual Impact

* + 1. It is noted that the site at present is somewhat untidy in appearance. Planning enforcement issues at the site date back to around 2016 in relation to the unauthorised deposit of materials and/or alteration of land levels and removal of trees from the site. The remaining areas of the site including the former bowling green are poorly maintained and the site does not contribute positively to the area at present. It is noted that the land is not identified as open space in the Ribble Valley Core Strategy or Longridge Neighbourhood Plan. However, the fact that the land has been left to deteriorate somewhat in the recent past should not weigh significantly in favour of the development of the site.

* + 1. Core Strategy Policy DMG1 requires development to be of a high standard of design, be sympathetic to existing and proposed land uses in terms of its size, intensity, and nature as well as scale, massing, style, features and building materials.

5.3.4 The proposed dwellings in terms of their size and scale are commensurate with surrounding development. There are a range of building materials in the immediate area including stone, brick, and render. As such, the proposal to finish the dwellings in stone and render with stone detailing and natural slate roofs would reflect the character of the local area.

5.4 Highway Safety and Accessibility:

* + 1. Policy DMG1 of the Adopted Core Strategy sets out access related matters, such as traffic and parking implications. The proposed development includes vehicular access via the existing access point off Market Place. The existing access point

is to be widened to facilitate the development. This involves demolishing the garage building to the northeast of the main building.

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* + 1. 8 car parking spaces are proposed to service plots 5-8 and plots 1-4 have in curtilage parking. This provision is in accordance with the Council’s parking standards.

* + 1. Key Statement DMI2 relates to transport considerations, with developments being located to minimise the need to travel and offer more sustainable means of travel. The location of the site is considered to be very sustainable adjacent to Longridge Town Centre, close to local services a transport choice in accordance with the requirements of the Core Strategy.

* + 1. Lancashire County Council Highways have considered the proposals and have no objection to the development subject to appropriate conditions.

5.5 Ecology / Trees:

* + 1. Key Statement EN4 sets out that the Council will seek wherever possible to conserve and enhance the area’s biodiversity and geodiversity and that negative impacts on biodiversity should be avoided.

* + 1. The site currently has limited ecological value although there are existing trees on the site which have been assessed as part of the submission.

* + 1. Three individual trees, three groups of trees, and two hedges were surveyed. Two trees were categorised as moderate quality, one tree, three groups and two hedges were categorised as low quality. The submitted Arboricultural Impact Assessment concludes that all the trees can be retained as part of the development although some pruning of the canopy of a low-quality group G3 located on neighbouring land in order to construct plot 9 and part of low-quality hedge H2 may be required.

* + 1. There is sufficient space to accommodate new planting within the development which can be secured by condition.

* + 1. The appraisal did identify that the proposed construction of an extension to the existing retaining wall and the construction of one of the plots have the potential to impact upon the RPAs and canopy spread of a retained tree and a retained group. As such specialist working, and protection measures and methods will be required order to minimise any potential damage to retained trees. This will be secured by the submission of an Arboricultural Method Statement and Tree Protection Plan, to be secured by condition.

* + 1. The Council’s Countryside Officer has reviewed the proposals and confirmed:

* Trees T1 & G2-Although they offer very good habitat value particularly to nesting birds, the retention within the proposed development is not realistic due to their suppressed form, tight unions and low retention category. If this development is approved then it should be with these trees removed, albeit after the current nesting season or any future nesting season.

* Tree T2- Requires the heavy ivy stripping from the tree firstly to ascertain whether or not it is suitable for retention /protection and to increase its safe useful

life expectancy by removing the false sail weight. Again, albeit after the current nesting season or any future nesting season, due to the high habitat potential. This will be subject to a suitable condition.

* Tree T3- Would be suitable for protection however as this tree is on third party land the tree is not detailed for removal as part of this application. a condition protecting the rood protection area will be attached to a positive recommendation.

5.5.7 The Officer has advised on some suggested options to lessen the impact of the development for the houses to the south of the site:

* Boundary treatment could be conditioned by installing a 1.8m fence around the perimeter but leaving a gap for maintenance cuts.
* Green fences with or without ivy could be installed which will create a living screen that will both enhance the biodiversity of the site and increase screening both in and out of the development. A downside to this could be the beech hedgerows being suppressed by the ivy but maintenance can prevent this. Full details of a management company responsible for maintaining the site will be required by condition

* + 1. The proposed development involves the demolition of the existing garage and as such a bat survey was required to ensure there is no impact on protected species. The survey concludes that given the lack of roosting potential it is considered that the development proposals do not risk negative impacts on roosting bats.

* + 1. In terms of bats and birds there will be a requirement to install bat and bird boxes within the new dwellings which will be secured by condition.

* + 1. Members will note that there is no requirement for the proposal to meet the mandatory Biodiversity Net Gain requirements as imposed pursuant to Schedule 7A of the Town and Country Planning Act 1990 (as inserted by Schedule 14 of the Environment Act 2021) insofar that the application was submitted prior to the introduction of the legislation.

5.6 Open Space

5.6.1 Part of the site contains a former bowling green which was used in association with the former public house. Aerial photos indicate that the use of the bowling green, or rather its condition and playing surface, began to deteriorate between 2013 and 2015 with no intervening use. NPPF paragraph 103 states,

*‘Existing open space, sports and recreational buildings and land, including playing fields, should not be built on unless:*

* + - 1. *an assessment has been undertaken which has clearly shown the open space, buildings or land to be surplus to requirements; or*
      2. *the loss resulting from the proposed development would be replaced by equivalent or better provision in terms of quantity and quality in a suitable location; or*
      3. *the development is for alternative sports and recreational provision, the benefits of which clearly outweigh the loss of the current or former use.’*

5.6.2 The bowling green is not designated as open space within the Council’s current Local Plan. When the preliminary Core Strategy work was undertaken in 2011

this bowling green was removed from designated open space following the review of the former G6 Essential Open Space policy. At the time the land was clearly deemed to be surplus to requirements and it is understood that bowling clubs in the area utilise the facilities at Longridge & District Conservative Club. As such building on the former bowling green is acceptable in terms of national planning policy.

5.7 Flood Risk/ Drainage

* + 1. As part of the assessment of the application there has been a lot of dialogue between the agent for the application and United Utilities. The conclusion of these discussions is that the current scheme can be supported subject to drainage conditions.

* + 1. The Lead Local Flood Authority are not a statutory consultee in respect of minor developments such as this.

5.8 Heritage

* + 1. The application site lies within Longridge Conservation Area. Core Strategy Key Statement EN5 says that ‘proposals within, or affecting views into and out of, or affecting the setting of a conservation area will be required to conserve and where appropriate enhance its character and appearance and those elements which contribute towards its significance. Section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 places a statutory duty upon the LPA to pay special attention to the desirability of preserving or enhancing the character or appearance of the conservation area. The Dog Inn is identified as a focal building on the Longridge Conservation Area Map.

* + 1. The Council’s former Conservation Officer reviewed the proposals and made the following comments:

*I have inspected the site and note its recent degradation (loss of gardens and new car parking; lack of maintenance to bowling green). The Heritage Statement identifies “the former bowling green did provide an attractive setting to the Dog Inn” (3.16). However, this degradation would appear repairable.*

*The site area is very similar to the extension to the Longridge Conservation Area designated by the Borough Council following public consultation on 3 April 2007. Whilst the Appraisal does not outline reasons for designation, this area is important to the setting of the Dog Inn which is identified as a Focal Building (its rear elevation is of interest) and Building of Townscape Merit. This open area is also important to the setting of the row of Buildings of Townscape Merit on King Street and Market Place - retaining their architectural and historic stature and visibility and preventing the encroachment of modern development on the designated heritage asset. The Heritage Statement confirms “The site does provide vantage points to the see the rear of the Dog Inn and adjacent C19th houses, therefore retains some potential benefits particularly in regard to views of the Inn’s attractive and prominent rear elevation” (3.11) and “Dog Inn, which is a building of notable architectural quality with some landmark appeal” (3.15).*

*Open space and leisure facilities may also be integral to the significance of a pub of this period (Heritage Statement – “current detached building in 1913, the style of which can be loosely described as Arts and Crafts”; 2.3). ‘Commerce and Exchange Buildings: Listing selection guide’ (Historic England, 2017, page 15) identifies that the high point of pub building was in the decades either side of 1900. ‘Improved’ or ‘reformed’ pubs provided a range of eating and entertainment facilities to reduce drunkenness e.g. the suburban ‘roadhouse’ which could attain great size to accommodate many varied functions and were generally selfconsciously traditional in style. https://historicengland.org.uk/imagesbooks/publications/dlsg-commerce-exchange-buildings/heag121-commerce-andexchange-lsg/*

*Therefore, the proposed loss of this important setting to conservation area Buildings of Townscape Merit is harmful (‘less than substantial harm’ because it only affects part of the designated heritage asset) to the character and appearance of Longridge Conservation Area. See section 72 of the Act, NPPF,*

*NPPG, ‘Making changes to heritage assets’ paragraph 55*

[*https://historicengland.org.uk/images-books/publications/making-changesheritage-assets-advice-note-2/heag023-making-changes-to-heritage-assets/*](https://historicengland.org.uk/images-books/publications/making-changes-heritage-assets-advice-note-2/heag023-making-changes-to-heritage-assets/)

5.8.3 Whilst the former bowling green was important to the setting of the Dog Inn and the wider area it is clear that since the 2007 appraisal the situation has changed with the land being undesignated due to being surplus to requirements, the relationship on site is that the bowling green land is somewhat divorced from the Dog Inn and the open space effectively lost within the conservation area. It is considered that redevelopment of this area will secure the optimal viable use for this piece of unused land.

# Observations/Consideration of Matters Raised/Conclusion

6.1 In conclusion, it is recommended that the application be APPROVED subject to the following conditions:

1. The development hereby permitted shall be commenced before the expiration of three years from the date of this permission.

REASON: Required to be imposed pursuant to Section 51 of the Planning and Compulsory Purchasing Act 2004.

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:

Proposed Site Plan 3343-020B 1st November 2024

Drainage Surcharge Runoff 3343-070 1st November 2024

Site Location Plan 3343-010 6th January 2023 Site Sections 3343-030A 6th January 2023

Existing Drain Section 3343-040 6th January 2023

GA Plans and Section 3343-050 6th January 2023

GA Elevations 3343-060 6th January 2023

REASON: For the avoidance of doubt as the proposal was the subject of agreed design improvements and/or amendments and to clarify which plans are relevant to the consent hereby approved.

1. All of the windows in the north and west elevations of the properties hereby approved shall be fitted with a minimum of double-glazed units with acoustic trickle ventilators. A minimum of double glazed windows shall be retained thereafter in perpetuity.

Reason: to reduce potential noise impact on the future occupants from the adjacent premises.

1. The materials to be used on the external surfaces of the development as indicated within the approved details shall be implemented in 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 and respond positively to the inherent character of the area.

1. 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 (which shall be wholly within the application site);
   * Details of loading and unloading of plant and materials (which shall be wholly within the application site;
   * Arrangements for turning of vehicles within the site;
   * Swept path analysis showing access for the largest vehicles regularly accessing the site and measures to ensure adequate space is available and maintained, including any necessary temporary traffic management measures;
   * Measures to protect vulnerable road users (pedestrians and cyclists);
   * The erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate;
   * Measures to control the emission of dust and dirt during construction;
   * Details of a scheme for recycling/disposing of waste resulting from demolition and construction works;
   * Construction vehicle routing;

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.

1. Demolition or construction works shall not take place outside 8am to 6pm Mondays to Fridays and 8am hours to 1pm on Saturdays nor at any time on Sundays or Bank Holidays.

Reason: To protect the amenities of the nearby residents.

1. For the full period of construction facilities shall be available on site for the cleaning of the wheels of vehicles leaving the site and such equipment shall be used as necessary to prevent mud, stones and debris being carried onto the highway. Provision to sweep the surrounding highway network by mechanical means will be available and the roads adjacent to the site shall be mechanically swept as required during the full construction period.

Reason: To prevent stones, mud and debris being carried onto the public highway to the detriment of road safety.

1. Deliveries to the approved development shall only be accepted between the hours of 9:30am and 2:30pm Monday – Friday, to avoid peak traffic on the surrounding highway network.

Reason: In the interest of highway safety and neighbour amenity

1. Prior to the commencement of the construction of the dwellinghouses hereby approved the new estate road / access between the site and Market Place shall be constructed in accordance with Lancashire County Council's Specification for Construction of Estate Roads to at least base course level. Thereafter the new estate road/ access shall be completed in accordance with Lancashire County Council's Specification for Construction of Estate Roads prior to the occupation of any of the dwellings hereby approved.

Reason: To ensure that satisfactory access is provided to the site before the development hereby permitted becomes operative.

1. Prior to the above ground construction of any of the dwellings hereby approved full details of the electric motor vehicle charging points to be provided within the development shall be submitted to and approved in writing by the Local Planning Authority. At least one charging point per dwelling shall be provided. Thereafter the charging points shall be installed and made available for use prior to the occupation of any of the dwellings hereby approved.

Reason: To support sustainable transport objectives and to contribute to a reduction in harmful vehicle emissions.

1. Prior to the occupation of any of the dwellings hereby approved the car parking areas shall have been surfaced or paved in accordance with the approved plans and the car parking spaces and manoeuvring areas marked out in accordance with the approved plan. The car parking area shall thereafter be kept free of obstruction and available for the parking cars at all times.

Reason: To allow for the timely provision and effective use of the parking areas.

1. No development shall be commenced until details of the proposed arrangements for future management and maintenance of the proposed streets within the development have been submitted to and approved in writing 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 under section 38 of the Highways Act 1980 or a private management and Maintenance Company has been established.

Reason: To ensure that the estate streets serving the development are maintained to an acceptable standard in the interest of residential / highway safety

1. Prior to the above ground construction of any of the dwellings hereby approved full details of the colour, form and texture of all hard landscaping (ground surfacing materials) (notwithstanding any such detail shown on previously submitted plans and specification) shall have been submitted to and approved in writing by the Local Planning Authority. All works shall be undertaken strictly in accordance with the details as approved and shall be completed in all respects before the final completion of the development and thereafter retained.

Reason: To ensure a satisfactory form of development in the interest of the visual amenity of the area.

1. Prior to the above ground construction of any of the dwellings hereby approved full details of the alignment, height and appearance of all fences, walls (including retaining

walls) and gates to be erected (notwithstanding any such detail shown on previously submitted plan(s)) shall have been submitted to and approved in writing by the Local Planning Authority. No dwelling shall be occupied until all fences and walls shown in the approved details to bound its plot have been erected in conformity with the approved details. Other fences and walls shown in the approved details shall have been erected in conformity with the approved details prior to substantial completion of the development.

Reason: To ensure a visually satisfactory form of development, to provide reasonable standards of privacy to residents and to reduce the impact of car headlights on the neighbouring residents.

1. The development hereby permitted shall only be carried out in conformity with the proposed ground and building slab levels shown on the approved plan(s).

Reason: To protect the appearance of the locality and in the interests of the amenities of local residents.

1. A scheme for the landscaping of the development and its surroundings shall be submitted to and approved in writing by the Local Planning Authority prior to the above ground construction of any of the dwellings hereby approved. These details shall include all existing trees and hedgerows on the land; detail any to be retained, together with measures for their protection in the course of development; indicate the types and numbers of trees and shrubs to be planted, their distribution on site, those areas to be seeded, paved or hard landscaped; and detail any changes of ground level or landform, proposed finished levels, means of enclosure, minor artefacts and structures. The scheme should include a landscaping/habitat creation and management plan which should aim to contribute to targets specified in the UK and Lancashire Biodiversity Action Plans. Landscaping proposals should comprise only native plant communities appropriate to the natural area.

In particular the scheme shall detail a timetable for the stripping of the heavy ivy from Tree T2 (identified within the submitted Arboricultural Impact Assessment dated March 2021). Following removal of the ivy a suitable time for the tree to be inspected by the Councils Countryside Officer will be arranged to assess the tree retention value.

All hard and soft landscape works shall be carried out in accordance with the approved details within the first planting and seeding seasons following the occupation of any buildings or the completion of the development, whichever is the sooner, and any trees or plants which within a period of 10 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species.

Reason: To ensure that a satisfactory landscaping scheme for the development is carried out to mitigate the impact of the development and secure a high quality design.

1. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (as amended) (Schedule 2, Part 1, Classes A, B, C, D, E) or any subsequent re-enactment thereof no extension to the dwelling(s), porch, garden shed, greenhouse, garage or car port shall be erected nor any hardstanding area extended other than those expressly authorised by this permission.

Reason: In the interests of neighbour amenity.

1. Prior to the commencement of any demolition works on the existing garage precise details of the means of making good the exposed gable wall of no 13 Market Place, including details of the external finish of that wall, shall be submitted to and approved in writing by the Local Planning Authority. These works shall be carried out to the satisfaction of the Local Planning Authority in accordance with the timescale that has first also been submitted to and approved in writing by the Local Planning Authority.

REASON: In the interests of the amenities of the owners/occupiers of that neighbouring property and the visual amenities of the locality.

1. Prior to the occupation of any of the dwellings hereby approved full details of the Management Company to deal with the future management and maintenance of the site shall be submitted to and approved in writing by the Local Planning Authority. The site shall thereafter be managed by the approved Management Company.

Reason: To ensure the satisfactory management of the private parking area, communal landscape areas and refuse storage/collection at the site

1. Prior to the occupation of the dwellings hereby approved the refuse collection points detailed on the approved plans shall be hardsurfaced and available to use. Thereafter the collection points shall be kept clear of all bins apart from on bin collection days.

Reason: In the interests of the visual amenities of the site and to ensure adequate provision for refuse collection is provided as part of the development.

1. 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.

Any removal of vegetation outside the nesting bird season shall be preceded by a preclearance check by a licensed ecologist on the day of removal to ensure that removal does not result in unacceptable impacts upon nesting birds or other species of conservation concern.

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.

1. No development shall take place until details of the provisions to be made for building dependent species of conservation concern, artificial bird nesting boxes and artificial bat roosting sites for that phase have been submitted to and approved in writing by the Local Planning Authority. The details shall be submitted on a dwelling/building dependent bird/bat species development site plan and include details of plot numbers and the numbers of artificial bird nesting boxes and artificial bat roosting site per individual building/dwelling and type. The details shall also identify the actual wall and roof elevations into which the above provisions shall be incorporated. The artificial bird/bat boxes shall be incorporated into those individual dwellings/buildings during the actual construction of those individual dwellings/buildings identified on the submitted plan before each such dwelling/building is first brought into use.

REASON: In the interests of biodiversity and to enhance nesting/roosting opportunities for species of conservation concern and reduce the impact of development

23 The drainage for the development hereby approved, shall be carried out in accordance with principles set out in the submitted.

Drainage Strategy Incorporating an Assessment of Flood Risk, Revision B Dated October 2022, which was prepared by Gondolin Land & Water supported by the following document: Gondolin Land & Water Ltd, Land behind the Dog Inn, United Utilities Response 08/11/2023 Exceedance Drainage Design in Drawing 020, Rev B -

Dated Sept 2022 and Drawing 070 Rev - Dated October 2024 which were prepared by PGB

For the avoidance of doubt surface water must drain to the designed soakaway and United Utilities will need to be consulted again, if infiltration is proved unviable. No surface water will be permitted to drain directly or indirectly into the public sewer. Prior to occupation, of the proposed development, the drainage schemes shall be completed in accordance with the approved details and retained thereafter for the lifetime of the development.

Reason: To ensure a satisfactory form of development and to prevent an undue increase in surface water run-off and to reduce the risk of flooding.

INFORMATIVES:

**PLEASE NOTE:** It should be ensured that the proposal is provided with suitable provision Of Fire Fighting water. Any provisions should comply with National Guidance, details of which can be found: [http://www.water.org.uk/publications/water-industryguidance/%E2%80%A8nationalguidance-document-provision-water-fire-fighting-3rd](http://www.water.org.uk/publications/water-industry-guidance/%E2%80%A8nationalguidance-document-provision-water-fire-fighting-3rd)

**PLEASE NOTE:** ACCESS - DOCUMENT B, PART B5: It should be ensured that the scheme fully meets all the requirements of Building Regulations Approved Document B, Part B5 ‘Access and facilities for the Fire Service’.

**PLEASE NOTE: Note: Construction Management Plan.**

* There must be no reversing into or from the live highway at any time – all vehicles entering the site must do so in a forward gear, and turn around in the site before exiting in a forward gear onto the operational public highway.
* There must be no storage of materials in the public highway at any time.
* There must be no standing or waiting of machinery or vehicles in the public highway at any time.
* Vehicles must only access the site using a designated vehicular access point.
* There must be no machinery operating over the highway at any time, this includes reference to loading/unloading operations – all of which must be managed within the confines of the site.
* A licence to erect hoardings adjacent to the highway (should they be proposed) may be required. If necessary this can be obtained via the County Council (as the Highway Authority) by contacting the Council by telephoning 01772 533433 or emailing lhsstreetworks@lancashire.gov.uk
* All references to public highway include footway, carriageway and verge

BACKGROUND PAPERS

<https://www.ribblevalley.gov.uk/site/scripts/planx_details.php?appNumber=3%2F2021%2F0275>

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