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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 | | |  | |  |
| APPROVAL OF RESERVED MATTERS | | | | | |
| **APPLICATION NO:** | 3/2021/0556 | |  |  |  |
| **DECISION DATE:** | 20 May 2022 | |  |  |  |
| **DATE RECEIVED:** | 21/05/2021 | |  |  |  |
| PARTICULARS OF PLANNING PERMISSION RESERVING DETAILS FOR APPROVAL  APPLICATION NO: 3/2016/1082 | | | | | |
| **APPLICANT:** |  |  | **AGENT:** |  |  |
| Stanley Investments Ltd and Onward Homes Ltd  Stanley House  15 Ladybridge Road  Cheadle Hulme  SK8 5BL | |  | Mrs Gemma Newall  PWA Planning  2 Lockside Office Park  Lockside Road  Preston  PR2 2YS | | |
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| **DEVELOPMENT PROPOSED:** | | Application for reserved matters consent (appearance, scale, landscaping and layout) pursuant to outline planning consent (ref 3/2016/1082) for the demolition of 74 Higher Road and construction of up to 123 houses on land to the rear. |
| **AT:** | 74 Higher Road Longridge PR3 3SY and land to the rear. | |
| 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): | | |
|  | The development must be begun not later than the expiration of two years from the date of this reserved matters consent.  REASON: Required to be imposed pursuant to Section 51 of the Planning and Compulsory Purchasing 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:    Proposed Site Layout Ref: 20126-01 Rev P6 Received: 26th April 2022  Site Location Plan Ref: 20126-00\_A Received: 26th April 2022  Ecological Mitigation Plan Ref: P21-1399\_005 Rev B Received: 26th April 2022  Surface Water Catchment Plan Ref: HIG-AJP-ZZ-00-DR-C-1040 Rev: P02 Received 29th April 2022  Proposed Drainage Layout Ref: HIG-AJP-ZZ-00-DR-C-1000 Rev P05 Received 29th April 2022  Proposed Drainage Layout Ref: HIG-AJP-ZZ-00-DR-C-1001 Rev P02 Received 29th April 2022  SuDS Basin 1 Ref: HIG-AJP-ZZ-00-DR-C-1070 Rev P02 Received 29th April 2022  SuDS Basin 2 Ref: HIG-AJP-ZZ-00-DR-C-1071 Rev P02 Received 29th April 2022  Delivery Timescales Strategy Ref: S2002-01-03-001 Rev A Received: 26th April 2022  Waste Management Plan Ref: 20216-08 Rev B Received: 26th April 2022  Boundary Treatment Details Ref: 20216-04 Rev A Received: 26th April 2022  Boundary Treatment Layout Ref: 20216-03 Rev B Received: 26th April 2022  House Type D1 Ref: 20216\_HT\_16 Rev A Received: 26th April 2022  House Type D Ref: 20216\_HT\_17 Received: 26th April 2022  House Type J Ref: 20216\_HT\_09 Rev: A Received: 26th April 2022  House Type K Ref: 20216\_HT\_10 Rev: A Received: 26th April 2022  House Type L Ref: 20216\_HT\_11 Rev: A Received: 26th April 2022  House Type L Ref: 20216\_HT\_12 Received: 26th April 2022  House Type H2 Ref: 20216\_HT\_08 Rev: A Received: 26th April 2022  House Type H1 Ref: 20216\_HT\_07 Rev: A Received: 26th April 2022  House Type F/E Ref: 20216\_HT\_05 Rev: A Received: 26th April 2022  House Type G Ref: 20216\_HT\_06 Rev: A Received: 26th April 2022  House Type C Ref: 20216\_HT\_03 Rev: A Received: 26th April 2022  House Type B Ref: 20216\_HT\_02 Rev: A Received: 26th April 2022  House Type A Ref: 20216\_HT\_01 Rev: A Received: 26th April 2022  House Type E Ref: 20216\_HT\_04 Received: 26th April 2022  House Type A1 Ref: 20216\_HT\_13 Received: 26th April 2022  House Type A1 Ref: 20216\_HT\_14 Rev A Received: 26th April 2022  House Type C1 Ref: 20216\_HT\_15 Rev A Received: 26th April 2022  Affordable Housing Plan Ref: 20216-07 Rev B Received: 26th April 2022  Plot Landscape Details Ref: P21-1399\_003 Rev: D Received: 26th April 2022  Plot Landscape Details Ref: P21-1399\_002 Rev: D Received: 26th April 2022  Plot Landscape Details Ref: P21-1399\_001 Rev: D Received: 26th April 2022  POS and Play Area Ref: P21-1399\_004C Received: 26th April 2022  Proposed Site Layout Site Lines J1401/SIGHTLINE/FIG1 Received: 26th April 2022  Proposed Site Layout Traffic Calming J1401/TRAFFICCALMING/FIG2 Received: 26th April 2022  Proposed Site Layout Tracking J1401/TRACKING/FIG3 Received: 26th April 2022  Proposed Site Layout Tracking J1401/TRACKING/FIG4 Received: 26th April 2022  Vehicle Restraint Risk Assessment 2022/S/1579 Received: 26th April 2022  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.  P.T.O. | |
|  | 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. | |
|  | 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.  The Local Highway Authority require the 1.1m high railing provided at Plots 1, 2, 5, 6, 7, 8, 9, 10, 22 and 23 is reduced in height to 0.9m to maintain suitable visibility splays.  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 and to provide reasonable standards of privacy to residents. | |
|  | 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 communal landscape areas, the footpath link between Plots 92-99; the footpath link to Hollin Hall Drive and areas of play space | |
|  | 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. | |
|  | 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.  P.T.O. | |
|  | 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. Charge points must have a minimum power rating output of 7kW, be fitted with a universal socket that can charge all types of electric vehicle currently. Thereafter the charging point at each dwelling shall be installed in accordance with the approved details and made available for use prior to the occupation of the dwelling to which the charging point is associated.  REASON: To support sustainable transport objectives and to contribute to a reduction in harmful vehicle emissions. | |
|  | 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. | |
|  | No development shall not 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 | |
|  | No development shall be commenced until full engineering, drainage, street lighting and constructional details of the streets proposed for adoption have been submitted to and approved in writing by the local planning authority. The development shall, thereafter, be constructed in accordance with the approved details.  REASON: In the interest of highway safety; to ensure a satisfactory appearance to the highway's infrastructure serving the approved development; and to safeguard the visual amenities of the locality and users of the highway.  P.T.O. | |
|  | Nothing shall be erected, retained, planted and / or allowed to grow at or above a height of 0.6 metres located in the front gardens of Plots 104 and 32 which would obstruct the visibility splays provided on DTPC drawing number J1401/SIGHTLINE/Fig1. The visibility splays shall be maintained free of obstruction at all times thereafter for the lifetime of the development.  REASON: To ensure adequate inter-visibility between highway users at the street junction or site access, in the interests of highway safety. | |
|  | The development hereby permitted shall not be occupied until such time as the parking and turning facilities have been implemented in accordance with DTPC drawing number J1401/ TRAFFIC CALMING/ Fig 2. Thereafter the onsite parking provision shall be so maintained in perpetuity.  REASON: To ensure that adequate off-street parking provision 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 and in accordance with the National Planning Policy Framework (2021). | |
|  | Prior to the above ground construction of any of the dwellings hereby approved a cycle storage plan for the residential units shall be submitted to and approved in writing by the Local Planning Authority. These cycle facilities shall thereafter be provided in accordance with the approved details prior to the occupation of the dwelling(s) to which they are associated, kept free of obstruction and available for the parking of bicycles only at all times.  REASON: To allow for the effective use of the parking areas and to promote sustainable transport as a travel option, encourage healthy communities and reduce carbon emissions. | |
|  | 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.  P.T.O. | |
|  | 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.  To ensure the visibility splays are not obstructed at Plots 104 and 32 nothing shall be planted above 0.6m within the garden of these two plots to be maintained in perpetuity.  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. | |
|  | 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 on the following plots:  1, 2, 4-11 (inclusive), 15-21 (inclusive), 22-27 (inclusive), 32-103 (inclusive), 105, 106, 109-111 (inclusive), 116-121 (inclusive), 123  REASON: In the interests of neighbour amenity. | |
|  | Notwithstanding the submitted plans prior to the above ground construction of any of the dwellings hereby approved a scheme for the provision of public open space and play areas within the site, including the trim trail, shall have been submitted to and approved in writing by the Local Planning Authority. The scheme to be submitted to include full details of all play and other equipment to be provided along with a timetable for implementation. The public open space shall thereafter be implemented in accordance with the approved plans and approved timetable.  REASON: To ensure adequate provision for public open space and play areas within the development | |
|  | The central equipped play space and public open space shall be implemented and made available for use in accordance with the approved details prior to the occupation of the following plots: 21/ 59/ 60/ 61/ 62/ 63/ 64/ 11/112/113/ 122.  REASON: In the interests of neighbour amenity and to ensure the future purchasers are aware of the location of the play area in advance of occupation  P.T.O. | |
|  | The trim trail and associated public open space be implemented and made available for use in accordance with the approved details prior to the occupation of the following plots: 34-48 (inclusive).  REASON: In the interests of neighbour amenity and to ensure the future purchasers are aware of the location of the play area in advance of occupation | |
|  | Prior to the completion of the footpath link to Hollin Hall Drive bollards shall be erected and a section of the existing hedge shall be removed to enable pedestrian access.  REASON: The footpath links the development site to the wider area and will enable connectivity through the site however bollards are required to avoid unauthorised access by vehicles. | |
|  | Prior to any above ground construction of the dwellings hereby approved full details of the retaining walls shall be submitted to and approved in writing by the Local Planning Authority. Thereafter the retaining walls shall be constructed in accordance with the approved details.  REASON: In the interests of the visual amenities of the area to ensure that the design of the retaining wall structures does not adversely impact on the character 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. |
|  | 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.  5.  6.  7.  8.  9. | |  | | --- | | 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-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'.  P.T.O.  PLEASE NOTE:  Landscaping   * Any landscaping should be at least 3 metres away from a Public right of way that is either within the proposed development site or in the vicinity - this is to prevent encroachment of roots onto or through a Right of Way surface, overhanging branches or foliage that could cause a health and safety risk to users of the Right of Way or cause an obstruction.   Ground level/drainage   * Any changes in ground level should ensure that any Public Rights of Way in the vicinity of the development site are not subject to water surface run off creating the potential for flooding of the Right of Way concerned. * Drainage within the proposed development should be adequate enough to prevent surface water being drained onto or near a Public Right of Way to prevent potential flooding of a Public Bridleway or footpath   Temporary closure/diversion   * If work relating to the proposed development is likely to cause a health and safety risk to users of Public Rights of Way in the vicinity of the site a temporary closure will need to be in place prior to work commencing. * Planning permission does not provide the applicant with the legal right of obstruct a Public Right of Way and should not be used to store materials, machinery or vehicles - if an obstruction is identified without a certified Diversion the applicant would be liable to enforcement proceedings.   **PLEASE NOTE:** The grant of planning permission will require the applicant to enter into an appropriate legal agreement (Section 38), with Lancashire County Council as Highway Authority prior to the start of any development. The applicant should be advised to contact the county council for further information by telephoning the Development Support Section on 0300 123 6780 or email developeras@lancashire.gov.uk, in the first instance to ascertain the details of such an agreement and the information to be provided, quoting the location, district and relevant planning application reference number | | The Lead Local Flood Authority strongly advises the applicant to include an allowance for urban creep within the design of the development so as to best plan for future of the development without causing flooding onsite or elsewhere.  P.T.O.  The Lead Local Flood Authority expects the applicant to adequately assess the condition, capacity and discharge point of the intended surface water sewer on Tarn Yard Lane which leads to the culverted watercourse south of Blackburn Road, as outlined in the LLFA's comments on planning application 3/2016/1082, in order to prevent flooding both onsite and elsewhere. | |

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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.