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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:** | 3/2021/1153 | |  |  |  |
| **DECISION DATE:** | 11 March 2022 | |  |  |  |
| **DATE RECEIVED:** | 09/11/2021 | |  |  |  |
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| **APPLICANT:** |  |  | **AGENT:** |  |  |
| Mr Ronald Jackson  c/o Agent | |  | Mr Charles Stanton  Stanton Andrews  44 York Street  Clitheroe  BB7 2 DL | | |
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| **DEVELOPMENT PROPOSED:** | | Proposed dwelling with basement accommodation on an in-fill site adjacent to no 9 Old Road Chatburn. |
| **AT:** | land adjacent to no 9 Old Road Chatburn BB7 4AB | |
| 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 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 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004. | |
|  | 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:  1909\_EX-01  1909\_06 Rev E  1909\_03 Rev C  1909\_02 Rev H  1909\_04 Rev E  1909\_05 Rev E  REASON: For the avoidance of doubt and to clarify which plans are relevant to the consent hereby approved.  P.T.O. | |
|  | 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. | |
|  | Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (as amended) (Schedule 2, Part 1, Class A-E) or any subsequent re-enactment thereof no extensions, roof alterations or outbuildings shall be constructed without express planning permission first being obtained.  REASON: To enable the Local Planning Authority to exercise control over development which could materially harm residential or visual amenities in the immediate area. | |
|  | The garage(s) hereby approved shall be kept available for the parking of vehicles ancillary to the enjoyment of the household(s) and shall not be used for any use that would preclude the ability for their use for the parking of private motor vehicles, whether or not permitted by the provisions of the Town and Country Planning (General Permitted Development) Order 2015 or any order amending or revoking and re-enacting that order.  REASON: To ensure that adequate parking provision is retained on site that limits parked motor-vehicles on the street in the interests of highway safety.  P.T.O. | |
|  | 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; * Details of loading and unloading of plant and materials; * 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; * Wheel washing facilities; * Measures to deal with dirt, debris, mud or loose material deposited on the highway as a result of construction; * 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; Delivery, demolition and construction working hours.   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. | |
|  | No part of the development hereby permitted shall be occupied until such time as the access arrangements shown on drawing number 1909\_02 Rev H have been implemented in full.  REASON: To ensure that vehicles entering and leaving the site may pass each other clear of the highway, in a slow and controlled manner, in the interests of general highway safety and in accordance with the National Planning Policy Framework (2021). | |
|  | Nothing shall be erected, retained, planted and / or allowed to grow at or above a height of 0.9 metres above the nearside carriageway level which would obstruct the visibility splay. 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.  P.T.O. | |
|  | The development hereby permitted shall not be occupied until such time as the access drive (and any turning space) has been surfaced with tarmacadam, or similar hard bound material (not loose aggregate) for a distance of at least 5 metres behind the highway boundary and, once provided, shall be so maintained in perpetuity.  REASON: To reduce the possibility of deleterious material being deposited in the highway (loose stones etc.) in the interests of highway safety and in accordance with the National Planning Policy Framework (2021). | |
|  | The development hereby permitted shall not be occupied until such time as the parking and turning facilities have been implemented in accordance with drawing number 1909\_02 Rev H. 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). | |
|  | The development hereby permitted shall not be occupied until such time as an electric vehicle charging point has been erected / installed within the curtilage of the site and this shall be retained in perpetuity.  REASON: To contribute to sustainable travel objectives and the reduction of harmful vehicle emissions.  P.T.O. | |
|  | The development shall be carried out in strict accordance with the recommendations within the Ecological Survey and Assessment by ERAP ref 2022-071 dated March 2022.  Notwithstanding the submitted details, no development, including any site preparation, demolition, scrub/hedgerow clearance or tree works/removal shall commence or be undertaken on site until the following details have been submitted to, and approved in writing by the Local Planning Authority.  Details of the provisions to be made for building dependent species of conservation concern, artificial bird nesting boxes and artificial bat roosting sites.  For the avoidance of doubt the details shall identify the nature and type of the nesting boxes/artificial roosting sites and the locations(s) or wall and roof elevations into which the above provisions shall be incorporated.  The artificial bird/bat boxes shall be incorporated into the dwelling during the construction stage of the development and made available for use before the extension(s) hereby approved is first brought into use and thereafter retained.  Details of the proposed lighting scheme.  For the avoidance of doubt the lighting scheme to be implemented at the developed site must involve the use of appropriate products and screening, where necessary, to ensure no excessive artificial lighting shines over the woodland to the north of the site, areas of ecological enhancement and any landscape planting, as lighting overspill may deter use by wildlife such as foraging bats.  The development shall be carried out in strict accordance with the approved details and thereafter retained as such.  Reason: In the interests of biodiversity and to enhance nesting/roosting opportunities for species of conservation concern and to minimise/mitigate the potential impacts upon protected species resultant from the development. | |
|  | 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 pre-clearance 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.  P.T.O. | |
|  | Notwithstanding the submitted details, no development, including any site preparation, demolition, scrub/hedgerow clearance or tree works/removal shall commence or be undertaken on site until full details of the proposed landscaping shall be submitted to and approved in writing by the Local Planning Authority.  For the avoidance of doubt, the landscaping details shall indicate all trees and hedgerows identified to be retained or how those adjacent to the proposed development and/or application area/boundary will be adequately protected during construction, in accordance with BS5837: 2012 'Trees in relation to design, demolition and construction' or equivalent unless otherwise agreed. The agreed protection measures shall be put in place and maintained during the construction period of the development.  The approved landscaping scheme shall be implemented in the first planting season following first occupation or use of the development and shall be maintained thereafter for a period of not less than 5 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.  For the avoidance of doubt all trees/hedgerow shown as being retained within the approved details shall be retained as such in perpetuity.  Reasons: To ensure the proposal is satisfactorily landscaped and trees/hedgerow of landscape/visual amenity value are retained as part of the development.  In the interests of biodiversity and to enhance nesting/roosting opportunities for species of conservation concern and to minimise/mitigate the potential impacts upon protected species resultant from 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. |
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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.