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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:** | 3/2022/0966 | |  |  |  |
| **DECISION DATE:** | 9 August 2024 | |  |  |  |
| **DATE RECEIVED:** | 10/11/2022 | |  |  |  |
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| **APPLICANT:** |  |  | **AGENT:** |  |  |
| Pringle Homes  c/o Agent | |  | Mrs Sarah Jones  Maybern Planning and Development Ltd  Hurstwood Court  New Hall Hey Road  Rawtenstall  BB4 6HR | | |
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| **DEVELOPMENT PROPOSED:** | | Proposed erection of 37 affordable residential units with access, parking and landscaping. Conversion and extension of former dairy outbuilding to open-market residential unit and refurbishment/modernisation of Crow Trees Farmhouse (open-market dwelling) including reconfiguration, rooflights, side window and extension of two outbuildings to form garages. |
| **AT:** | Crow Trees Farm Crow Trees Brow Chatburn BB7 4AA | |
| Ribble Valley Borough Council hereby give notice that **permission has been granted** for the carrying out of the above development in accordance with the application plans and documents submitted subject to the following condition(s): | | |
|  | The development must be begun not later than the expiration of three years beginning with the date of this permission.  REASON: Required to be imposed by Section 51 of the Planning and Compulsory Purchase Act 2004.  P.T.O. | |
|  | Unless explicitly required by condition within this consent, the development hereby permitted shall be carried out in accordance with the proposals as detailed on drawings:  - Location Plan Ref 21/139/L01  - Proposed Site Layout Ref 21/139/P01D  - Mews Block Proposed Floor Plans & Elevations Ref 21/138/AF01B  - The Bristow (Apartment Block) Proposed Floor Plans & Elevations Ref 21/139/AF02B  - The Marsden (2H795) Proposed Floor Plans & Elevations Ref 21/139/AF03A  - The Bransfield (3H951) Proposed Floor Plans & Elevations Ref 21/139/AF04A  - The Wainwright (3H1079) Proposed Floor Plans & Elevations Ref 21/139/AF05A  - The Wainwright (3H1057) Proposed Floor Plans & Elevations Ref 21/139/AF06A  - The Ruxton (2B719) Proposed Floor Plans & Elevations Ref 21/139/AF07B  - The Hastings and Burton Semi (2B744) Proposed Floor Plans & Elevations Ref 21/139/AF09A  - Proposed Main House Refurbishment and Extension of Store to form Garage Ref 21/139/CO1A  - Proposed Barn Conversion & Extension Floor Plans & Elevations Ref 21/139/C02A  - Proposed Dutch Barn Conversion (Annex accommodation to dwelling) Floor Plans & Elevations Ref 21/139/C03A  - Site Sections and Street Scene Ref 21/139/SS01C  - Proposed Boundary Treatment Details Ref 21/139/PO4B  - Detached Garage to Barn Conversion Ref 21/139/GO4  - Landscape Layout 4265/101D  REASON: For the avoidance of doubt and to clarify which plans are relevant to the consent. | |
|  | Notwithstanding the submitted details, the details or specifications of all materials to be used on the external surfaces of the development hereby approved shall have been submitted to and approved in writing 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 and respond positively to the inherent character of the area.  P.T.O. | |
|  | No development shall take place until full details of both hard and soft landscaping works have been submitted to and approved in writing by the Local Planning Authority. These details shall include areas of soft landscaping (including any retained trees, hedgerows and other planting and any replanted or transplanted hedgerows), hard surfaced areas and materials, planting plans specifications and schedules (including plant size, species and number/ densities), existing landscaping to be retained, and shall show how account has been taken of any underground services. The details will be expected to be in general accordance with the approved Landscape layout plan (4265/101D).  The soft landscaping works shall be carried out in accordance with the approved details within the first planting season following occupation of the dwelling to which they relate to, or in the case of landscaping within public areas, prior to occupation of the 20th dwelling hereby approved. The hard landscaping works shall be carried out in accordance with the approved details prior to first occupation of the dwelling to which they relate.  Any trees or shrubs planted in accordance with this condition which are removed, uprooted, destroyed, die, or become severely damaged or seriously diseased within 10 years of planting, or any trees or shrubs planted as replacements shall be replaced within the next planting season by trees or shrubs of similar size and species to those originally required to be planted, unless the Local Planning Authority gives its written consent to any variation.  REASON: To ensure the site is satisfactorily landscaped in the interests of visual amenity and ecology and to ensure compliance with the Wildlife and Countryside Act 1981. | |
|  | (a) The new estate road for the new build dwellings phase of development shall be constructed in accordance with the Lancashire County Council Specification for Construction of Estate Roads to at least base course level for a distance of 10 metres into the site from the highway before any other development associated with that phase takes place within the site.  (b) No new build dwelling hereby approved shall be first occupied until the new estate road(s) affording access to those dwelling(s) has been constructed in accordance with the Lancashire County Council Specification for Construction of Estate Roads to at least base course level.  (c) In the event that the new estate road is not proposed for adoption by the Local Highway Authority then details of their road construction (surface materials and depth) and highway infrastructure (footways, street lighting, drainage) shall be submitted to, and approved in writing by, the Local Planning Authority. No new build dwellings hereby approved shall be first occupied until the new estate road(s) affording access to such dwellings has been constructed in accordance with the approved details.  REASON: To ensure that the road surfaces are visually acceptable and that any private roads are of sufficiently adequate construction to support any loading applied to them to enable effective waste management and emergency services access, and that the necessary infrastructure is provided.  P.T.O. | |
| 6 | (a) Prior to the first occupation of any new build dwelling, the proposed arrangements for future management and maintenance of the roads/ footways/ cycleways associated with that phase of the development shall be submitted to, and approved in writing by, the Local Planning Authority. These details shall include a plan showing areas of highway proposed for adoption by the Local Highway Authority and any areas proposed for private management.  (b) Should the plan required as per the above show that any highway within the estate would be privately managed, details of a Road Management Plan to detail how those sections of highway would be maintained in perpetuity, such as a private management and maintenance company to be established if applicable, shall be submitted to and approved in writing by the Local Planning Authority. The highway shall thereafter be maintained in accordance with the approved management and maintenance details or until such time as an agreement has been entered into under section 38 of the Highways Act 1980.  (c) Should the plan required as per the above show that any highway within the estate would be proposed for adoption by the Local Highway Authority, those roads/ footways/ cycleways shall be made up to, and retained thereafter to, the Local Highway Authority's Adoptable Standards.  REASON: To ensure that all highways, footways and cycleways will be maintained to a sufficient standard by either the Local Highway Authority or by a site management company | |
| 7. | No part of the new build phase of development hereby permitted shall be occupied until such time as the western site access arrangements shown on LMP drawing number 21/139/P01 Rev D 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). | |
| 8. | No part of the new build phase of development hereby approved shall commence until a scheme for the construction of the site access and the off-site works of highway mitigation namely:  o Tactile paving provided on both sides of the footway at the two junctions serving the site.  o Highway signage improvement scheme (from the site to Mill Hay Barn, Sawley Road, Chatburn).  has been submitted to, and approved in writing by, the Local Planning Authority including a timetable for implementation. The works shall be completed in accordance with the approved details including approved timetable.  REASON: In order to satisfy the Local Planning Authority that the final details of the highway scheme/works are acceptable before work commences on site.  P.T.O. | |
| 9. | No part of the new build phase of 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:  o 24 Hour emergency contact number;  o Details of the parking of vehicles of site operatives and visitors;  o Details of loading and unloading of plant and materials;  o Arrangements for turning of vehicles within the site;  o 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;  o Measures to protect vulnerable road users (pedestrians and cyclists);  o The erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate;  o Wheel washing facilities;  o Measures to deal with dirt, debris, mud or loose material deposited on the highway as a result of construction;  o Measures to control the emission of dust and dirt during construction;  o Details of a scheme for recycling/disposing of waste resulting from demolition and construction works;  o Construction vehicle routing;  o 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. | |
| 10. | No part of the new build development hereby permitted shall be occupied until such time as vehicular visibility splays of 2.4 metres by 63 metres to the north and 2.4 metres by 61 metres to the south have been provided at the western site access. These shall thereafter be permanently maintained with nothing within those splays higher than 1 metres above the level of the adjacent footway/verge/highway.  REASON: To afford adequate visibility at the access to cater for the expected volume of traffic joining the existing highway network, in the interests of general highway safety, and in accordance with the National Planning Policy Framework (2021).  P.T.O. | |
| 11. | No dwelling hereby permitted shall be occupied until such time as the applicable parking and turning facilities serving that dwelling have been implemented in accordance with LMP drawing number 21/139/P01 Rev D. 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). | |
| 12. | The development permitted by this planning permission shall be carried out in accordance with the principles set out within the site-specific flood risk assessment (September 2022 / Flood Risk Assessment and Drainage Strategy - 22.1150 / Reford Consulting Engineering Limited).  The measures shall be fully implemented prior to occupation of the development and in accordance with the timing / phasing arrangements embodied within the scheme, or within any other period as may subsequently be agreed, in writing, by the Local Planning Authority in consultation with the Lead Local Flood Authority.  REASON: To ensure satisfactory sustainable drainage facilities are provided to serve the site in accordance with the Paragraphs 167 and 169 of the National Planning Policy Framework, Planning Practice Guidance and Defra Technical Standards for Sustainable Drainage Systems.  P.T.O. | |
| 13. | No development shall commence in any phase (one phase being the new build development, the other phase being the dwelling conversion) until a detailed, final surface water sustainable drainage strategy for that phase has been submitted to and approved in writing by the Local Planning Authority.  The detailed surface water sustainable drainage strategy shall be based upon the site specific flood risk assessment [and indicative surface water sustainable drainage strategy] submitted and sustainable drainage principles and requirements set out in the National Planning Policy Framework, Planning Practice Guidance and Defra Technical Standards for Sustainable Drainage Systems. No surface water shall be allowed to discharge to the public foul sewer(s), directly or indirectly.  The details of the drainage strategy to be submitted for approval shall include, as a minimum:   1. Sustainable drainage calculations for peak flow control and volume control for the: 2. 100% (1 in 1-year) annual exceedance probability event; 3. 3.3% (1 in 30-year) annual exceedance probability event + 40% climate change allowance, with an allowance for urban creep; 4. 1% (1 in 100-year) annual exceedance probability event + 50% climate change allowance, with an allowance for urban creep.   Calculations must be provided for the whole site, including all existing and proposed surface water drainage systems.  b) Final sustainable drainage plans appropriately labelled to include, as a minimum:  i. Site plan showing all permeable and impermeable areas that contribute to the drainage network either directly or indirectly, including surface water flows from outside the curtilage as necessary;  ii. Sustainable drainage system layout showing all pipe and structure references, dimensions and design levels; to include all existing and proposed surface water drainage systems up to and including the final outfall;   1. Details of all sustainable drainage components, including landscape drawings showing topography and slope gradient as appropriate;   iv. Drainage plan showing flood water exceedance routes in accordance with Defra Technical Standards for Sustainable Drainage Systems;   1. Existing and Finished Floor Levels (FFL) in AOD with adjacent ground levels for all sides of each building and connecting cover levels to confirm minimum 150 mm+ difference for FFL;   vi. Details of proposals to collect and mitigate surface water runoff from the development boundary;  vii. Measures taken to manage the quality of the surface water runoff to prevent pollution, protect groundwater and surface waters, and delivers suitably clean water to sustainable drainage components.  P.T.O. | |
|  | 1. Evidence of an assessment of the site conditions to include site investigation and test results to confirm infiltrations rates and groundwater levels in accordance with BRE 365. 2. Evidence that a free-flowing outfall can be achieved. If this is not possible, evidence of a surcharged outfall applied to the sustainable drainage calculations will be required. 3. Evidence of an agreement in principle with the third party Water and Sewerage Company to connect to the offsite combined sewer.   The sustainable drainage strategy shall be implemented in accordance with the approved details prior to occupation of the development of that phase and/or in accordance with the timing / phasing arrangements embodied within the approved scheme, and shall be retained thereafter for the lifetime of the development.  REASON: To ensure satisfactory sustainable drainage facilities are provided to serve the site in accordance with the Paragraphs 167 and 169 of the National Planning Policy Framework, Planning Practice Guidance and Defra Technical Standards for Sustainable Drainage Systems. | |
| 14. | No development shall commence in the new build phase of development until a Construction Surface Water Management Plan for that phase, detailing how surface water and stormwater will be managed on the site during construction, including demolition and site clearance operations, has been submitted to and approved in writing by the Local Planning Authority.  The details of the plan to be submitted for approval shall include method statements, scaled and dimensioned plans and drawings detailing surface water management proposals to include for each phase, as a minimum:  a) Measures taken to ensure surface water flows are retained on-site during the construction phase(s), including temporary drainage systems, and, if surface water flows are to be discharged, they are done so at a restricted rate that must not exceed the equivalent greenfield runoff rate from the site.  b) Measures taken to prevent siltation and pollutants from the site entering any receiving groundwater and/or surface waters, including watercourses, with reference to published guidance.  The plan shall be implemented and thereafter managed and maintained in accordance with the approved plan for the duration of construction.  REASON: To ensure the development is served by satisfactory arrangements for the disposal of surface water during each construction phase(s) so it does not pose an undue surface water flood risk on-site or elsewhere during any construction phase in accordance with Paragraph 167 of the National Planning Policy Framework.  P.T.O. | |
| 15. | The occupation of the new build phase of development shall not be permitted until a site-specific Operation and Maintenance Manual for the lifetime of that phase of the development, pertaining to the surface water drainage system and prepared by a suitably competent person, has been submitted to and approved in writing by the Local Planning Authority. The details of the manual to be submitted for approval shall include, as a minimum:  a) A timetable for its implementation;  b) Details of the maintenance, operational and access requirement for all SuDS components and connecting drainage structures, including all watercourses and their ownership;  c) Pro-forma to allow the recording of each inspection and maintenance activity, as well as allowing any faults to be recorded and actions taken to rectify issues;  d) The arrangements for adoption by any public body or statutory undertaker, or any other arrangements to secure the operation of the sustainable drainage scheme in perpetuity; e) Details of financial management including arrangements for the replacement of major components at the end of the manufacturer's recommended design life;  f) Details of whom to contact if pollution is seen in the system or if it is not working correctly; and  g) Means of access for maintenance and easements. Thereafter the drainage system shall be retained, managed, and maintained in accordance with the approved details.  REASON: To ensure that surface water flood risks from development to the future users of the land and neighbouring land are minimised, together with those risks to controlled waters, property, and ecological systems, and to ensure that the sustainable drainage system is subsequently maintained pursuant to the requirements of Paragraph 169 of the National Planning Policy Framework. | |
| 16. | The occupation of the new build development phase shall not be permitted until a site-specific verification report for that phase, pertaining to the surface water sustainable drainage system, and prepared by a suitably competent person, has been submitted to and approved in writing by the Local Planning Authority. The verification report must, as a minimum, demonstrate that the surface water sustainable drainage system has been constructed in accordance with the approved drawing(s) (or detail any minor variations) and is fit for purpose. The report shall contain information and evidence, including photographs, of details and locations (including national grid references) of critical drainage infrastructure (including inlets, outlets, and control structures) and full as-built drawings. The scheme shall thereafter be maintained in perpetuity.  REASON: To ensure that surface water flood risks from development to the future users of the land and neighbouring land are minimised, together with those risks to controlled waters, property, and ecological systems, and to ensure that the development as constructed is compliant with the requirements of Paragraphs 167 and 169 of the National Planning Policy Framework.  P.T.O. | |
| 17. | Prior to the commencement of development of any phase (one phase being the new build dwelling development, the other phase being the dwelling conversion), a detailed site investigation for that phase shall be carried out in accordance with a written methodology, which shall first have been submitted to and approved in writing by the Local Planning Authority. If remediation measures are then considered necessary, a scheme for decontamination of that phase shall be submitted to, and approved by, the Local Planning Authority in writing and the approved scheme implemented prior to any development of that phase, and validation of the approved measures shall be submitted to, and approved by, the Local Planning Authority in writing on completion of the works. Any changes to the approved scheme must be approved in writing by the Local Planning Authority prior to any works being undertaken on that phase.  REASON: The development is for a sensitive end use and insufficient information has been submitted with the application as to the potential contamination risks of the site. The potential for contamination must therefore be addressed in order to safeguard the development in accordance. | |
| 18. | No internal or external works in respect of the Grade II Listed Farmhouse or Dairy barn shall commence until the Local Planning Authority has been provided in writing with either:  • a licence issued by Natural England pursuant to Regulation 39 of the Conservation of Habitats and Species Regulations 2010 in respect of the likely harm to bats as a result of the demolition / development authorising the specified activity / development go ahead; or  • a statement in writing from the relevant licensing body or a qualified ecologist to the effect that it does not consider that the specified development will require a licence.  REASON: In the interests of protecting wildlife and biodiversity and to comply with the provisions of the Wildlife & Countryside Act 1981 and Section 15 of the National Planning Policy Framework. | |
| 19. | Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any Order revoking, amending or re-enacting that Order), all garages hereby permitted shall be maintained as such and shall not be converted to or used as additional living accommodation that would preclude its ability to accommodate parked motor vehicles unless a further planning permission has first been granted in respect thereof.  REASON: To allow for the effective use of the parking areas in accordance with Policy DMG3 of the Ribble Valley Core Strategy.  P.T.O. | |
| 20. | The development hereby approved shall be implemented in full accordance with the Ecological Appraisal submitted with the planning application [Preliminary Ecology Appraisal, Envirotech, 7903, 1/9/2022] including all the mitigation measures set out in that report.  REASON: To ensure compliance with the Wildlife and Countryside Act 1981, Policy DME3 of the Ribble Valley Core Strategy and section 15 of the National Planning Policy Framework. | |
| 21. | Prior to the first occupation of any dwelling hereby approved details of the provision of electric vehicle charging points within the boundary of the site shall have been submitted to and approved in writing by the local planning authority. These shall have been made available for use prior to the first occupation of the dwelling and thereafter retained as such.  REASON: To contribute towards sustainable transport objectives and the reduction of harmful vehicle emissions. | |
| 22. | Prior to the commencement of development of any phase (one phase being the new build dwelling development, the other phase being the dwelling conversion) details of the existing and proposed ground, slab and finished floor levels shall be submitted to and approved in writing by the Local Planning Authority.  The ground, slab and finished floor levels shall be constructed and completed in accordance with the approved details.  REASON: To ensure that the development has a satisfactory visual impact on the streetscene, a satisfactory impact on neighbouring residential amenity and has a minimum risk of flooding. | |
| 23. | Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and re-enacting that Order with or without modification), no fences, gates, walls, railings or other means of enclosure shall, at any time, be constructed/erected within the curtilage of any dwelling house forward of any wall of that dwelling house which fronts on to a highway without express planning permission first being obtained.  REASON: To safeguard the appearance of open plan development. | |
| 24. | Prior to slab level being reached, details of the location and appearance of cycle storage area(s) shall be submitted to and approved in writing by the Local Planning Authority for those plots which do not have garages within their curtilage. The development shall be implemented in accordance with the approved details, prior to first occupation of any relevant part of the approved development and thereafter maintained and retained.  REASON: In the interests of the appearance of the site and locality and to promote sustainable transport as a travel option, encourage healthy communities and reduce carbon emissions.  P.T.O. | |
| 25. | The annexe (existing Dutch barn outbuilding) hereby approved shall only be used ancillary to the enjoyment of the approved dwelling (existing dairy building) and shall not be used by way of sale or sub-letting to form separate residential accommodation.  REASON: To avoid the creation of separate dwellings which require further consideration against relevant Local Plan policies. | |
| 26. | Prior to slab level being reached for any new-build dwelling hereby approved, or in the case of the dairy building, prior to conversion works commencing, a scheme which identifies opportunities for biodiversity enhancement on site including (but not limited to):  - bat bricks and/or tubes within the new development  - bird boxes  - bat boxes  - Native tree and shrub planting  - Hedgerow planting  - Bolstering of existing hedgerows  - Creation of suitable sized gaps/corridors at ground level to encourage wildlife movement  shall be submitted to and approved in writing by the Local Planning Authority.  The approved details shall be implemented prior to occupation of the dwelling to which they relate or, if within public areas, at the same time as those areas are delivered. The agreed scheme shall be retained in perpetuity and the wildlife corridor shall thereafter remain free from obstructions which would preclude their use by wildlife.  REASON: To ensure compliance with the Wildlife and Countryside Act 1981, Policy DME3 of the Ribble Valley Core Strategy and section 15 of the National Planning Policy Framework. | |
| 27. | Notwithstanding the details submitted, details of the alignment, height, and appearance of all boundary treatments, fencing, walling, retaining wall structures and gates to be erected within the development shall have been submitted to and approved in writing by the Local Planning Authority prior to slab level being reached for any dwelling hereby approved. The approved details shall be provided prior to first occupation of the dwelling to which they relate.  REASON: To ensure that the development has a satisfactory visual impact on the streetscene and a satisfactory impact on highway safety. | |
| 28. | Prior to first occupation of the new build dwellings hereby approved, the noise mitigation measures set out in the supporting Noise Assessment submitted with the application [Martec Environmental Consultants Ltd, 12.4.2022] shall be implemented. The approved noise mitigation measures shall thereafter be retained and maintained.  REASON: To ensure there is no adverse effect on the health and quality of life of future occupants and to avoid an unacceptable impact on residential amenity by virtue of noise.  P.T.O. | |
| 29. | No works to the application buildings, including any clearance/demolition or preparation works shall take place until the applicant, or their agent or successors in title, has secured the implementation of a programme of archaeological building recording as set out in "Understanding Historic Buildings" (Historic England 2016). The recording should be to Level 3 for Crow Trees farmhouse, and Level 2 for the barn/dairy and other 19th century or earlier ancillary buildings. No record is required for the Dutch Barn. Wherever possible the recording of the farmhouse should also include observation and recording during opening-up and other investigative works to the building structure. This work must be carried out by an appropriately qualified and experienced professional contractor to the standards set out by the Chartered Institute for Archaeologists and in accordance with a written scheme of investigation, which shall first have been submitted to and agreed in writing by the Local Planning Authority. The development shall be carried out in accordance with the agreed details.  REASON: To ensure and safeguard the recording and inspection of matters of archaeological/historical importance associated with the buildings/site. | |
| 30. | No new development, site clearance/preparation, or demolition shall commence until the applicant or their agent or successors in title has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation, which shall be submitted to, and approved in writing by, the local planning authority. The programme of works shall include an initial phase of field investigation to include trial trenching, as well as the compilation of a report on the work undertaken and the results obtained. These works should aim to establish the presence or absence of buried archaeological remains and their nature, date, extent and significance. If remains are encountered then a subsequent phase of impact mitigation (which may include preservation in situ by the appropriate design or siting of new roads, structures and buildings, formal excavation of remains or other actions) and a phase of appropriate analysis, reporting and publication shall be developed, and a further written scheme of investigation submitted to and agreed with the local planning authority before development commences. Copies of all reports should be deposited directly with the Lancashire Historic Environment Record. All archaeological works shall be undertaken by an appropriately qualified and experienced professional archaeological contractor and comply with the standards and guidance set out by the Chartered Institute for Archaeologists (CIfA). The development shall be carried out in accordance with the agreed details.  REASON: To ensure and safeguard the investigation and recording of matters of archaeological/historical importance associated with the development.  P.T.O. | |
| 31. | Prior to the first occupation of plot 1 of the new build element, the first floor window(s) in the north elevation(s) of plot 1 shall be:  i) obscure glazed at a scale of 5 (where 1 is hardly obscured and 5 is totally obscured), and  ii) non-opening unless the parts of the window which can be opened are more than 1.7 metres above the floor of the room in which the window is installed.  The window(s) (including any subsequent repaired or replacement window) shall be maintained and retained thereafter in accordance with this detail.  REASON: To safeguard the privacy of adjoining residents. | |
| 32. | No tree felling, tree works or works to hedgerows shall take place during the optimum period for bird nesting (March to August inclusive) unless a report, undertaken by a suitably qualified person immediately prior to any clearance, has been submitted to and approved in writing by the Local Planning Authority, demonstrating that nesting / breeding birds have been shown to be absent.  REASON: To protect and prevent unnecessary disturbance of nesting birds in accordance with the provisions of the Wildlife and Countryside Act 1981 and section 15 of the National Planning Policy Framework. | |
| 33. | No works to alter and extend the existing (Listed) curtilage building to the Farmhouse shall commence until the approved renovation works to the external elevations of the Farmhouse have been implemented in full.  REASON: To ensure that the public benefits identified to justify the assessed level of harm are delivered. | |
| 34. | Prior to the commencement of the development hereby approved in respect of the Listed Farmhouse, details of the extent of new render to be applied to the elevations shall be submitted along with a specification for the render to be used (including mix ratio and finishing) together with a methodology for its application shall have been submitted to and approved in writing by the Local Planning Authority. Dependent on the extent of new render required and approved, there may also be a requirement to provide a sample panel on site to be inspected and approved in writing by the Local Planning Authority.  The development shall be carried out in accordance with the approved details.  After completion, only the approved details shall be subsequently used as a repair or replacement.  REASON: To preserve or enhance the architectural and historic character of the Listed Building.  P.T.O. | |
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**Note(s)**

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|  | For rights of appeal in respect of any condition(s)/or reason(s) attached to the permission see the attached notes. |
|  | The applicant is advised that should there be any deviation from the approved plan the Local Planning Authority must be informed. It is therefore vital that any future Building Regulation application must comply with the approved planning application. |
| 3.  4. | The Local Planning Authority 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.  This Decision Notice should be read in conjunction with the officer’s report which is available to view on the website. |
| 5.  6.  7.  8.  9. | |  | | --- | | Construction Management Plan.  o 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.  o There must be no storage of materials in the public highway at any time.  o There must be no standing or waiting of machinery or vehicles in the public highway at any time.  o Vehicles must only access the site using a designated vehicular access point.  o 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.  o 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 e-mailing lhsstreetworks@lancashire.gov.uk  o All references to public highway include footway, carriageway and verge | | The grant of planning permission will require the applicant to enter into an appropriate legal agreement (Section 278 and 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. Please be aware that the demand to enter into section 278 agreements with Lancashire County Council as the highway authority is extremely high. Enquiries are being dealt with on a first come first served basis. As such all developers are advised to seek to enter into Section 278 agreements at a very early stage 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.  P.T.O. | | Relevant archaeological standards and a list of registered contractors can be found on the CIfA web pages: http://www.archaeologists.net. Contact details for other non-registered contractors can be found on the BAJR web site:  http://www.bajr.org. "Understanding Historic Buildings" can be accessed online at  https://historicengland.org.uk/images-books/publications/understanding- historicbuildings/. | | Relevant archaeological standards and a list of registered contractors can be found on the CIfA web pages: http://www.archaeologists.net. Contact details for other non-registered contractors can be found on the BAJR web site:  http://www.bajr.org | | This Decision Notice should be read in conjunction with the Secition 106 Agreement signed and dated 8 August 2024. | |

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| Nicola Hopkins  **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/appeal-planning-decision> . If it is a householder appeal it can be made online at: <https://www.gov.uk/appeal-householder-planning-decision> . 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.