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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:** | 3/2023/0452 | |  |  |  |
| **DECISION DATE:** | 09 February 2024 | |  |  |  |
| **DATE RECEIVED:** | 05/06/2023 | |  |  |  |
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| **APPLICANT:** |  |  | **AGENT:** |  |  |
| Mr Craig Bancroft  Northcote  Northcote Road  Langho  Blackburn  BB6 8BE | |  | Mr Paul Tunstall  JWPC Ltd  Unit 1B Waterview  White Cross  Lancaster  LA1 4XS | | |
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| **DEVELOPMENT PROPOSED:** | | Proposed construction of single storey pavilion restaurant. Change of use of grazing land to hotel grounds and to facilitate new vehicular access, parking and landscaping. |
| **AT:** | Northcote Hotel Northcote Road Langho BB6 8BE | |
| 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 complete accordance with the proposals as detailed on drawings:  230031-3DR-ZZ-XX-DR-A-08000 Rev:B Site Location Plan  230031-3DR-ZZ-XX-DR-A-08002 Rev: P04 Proposed Site Plan  230031-3DR-ZZ-ZZ-DR-A-08003 Rev: P02 Proposed Site Sections  230031-3DR-Z1-00-DR-A-08004 Rev: P03 Proposed Restaurant Plans  230031-3DR-Z1-ZZ-DR-A-08006 Rev: P03 Proposed Restaurant Elevations  230031-3DR-Z1-ZZ-DR-A-08007 Rev: P03 Proposed Restaurant Sections  2261-EXA-XX-XX-DR-L-00100 Rev: P03 General Arrangement Plan  2261-EXA-XX-XX-DR-L-00150 Rev: P03 Tree Removal Plan  VN222320-D102 Rev:B Site Access Arrangement  Planning Drainage Strategy P01  Draft Parking Management Plan SLR)  Arboriculturalists Report 18th April 2023  Drainage Strategy VD23863 P-01  Ecological Impact Assessment (Bowland ecology)  Transport Statement VN222320  Reason: For the avoidance of doubt and to clarify which plans are relevant to the consent hereby approved. | |
|  | Notwithstanding the submitted details, 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. | |
|  | 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 a scheme for the hard and soft landscaping of the site shall be submitted to and approved in writing by the local planning authority.  For the avoidance of doubt the submitted details shall include the following: types and numbers of trees and shrubs, their distribution on site, those areas to be seeded, turfed, paved or hard landscaped, including details of any changes of level or landform and the types and specifications of all retaining structures (where applicable) and detailed timings and phasing for the carrying out of the submitted details.  Notwithstanding the above, the approved soft landscaping scheme shall be implemented in the first planting season following occupation or use of the development, whether in whole or part and shall be maintained thereafter for a period of not less than 20 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.  Reason: To ensure the proposal is satisfactorily landscaped and trees/hedgerow of landscape/visual amenity value are retained as part of the development. | |
|  | Prior to their installation details of a scheme for any external building or ground mounted lighting/illumination, shall have been submitted to and approved in writing by the local planning authority.  For the avoidance of doubt the submitted details shall include luminance levels and demonstrate how any proposed external lighting has been designed and located to avoid excessive light spill/pollution and shall include details to demonstrate how artificial illumination of important wildlife habitats is minimised/mitigated. The development shall be carried out in strict accordance with the approved details.  Reason: To enable the Local Planning Authority to exercise control over development which could prove materially harmful the character and visual amenities of the immediate area 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.  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. | |
|  | If no works are undertaken on site within 12 months of the UKHAB survey (Undertaken March 2023), a pre-works site walkover to check for the presence badgers will be undertaken a maximum of two months prior to the commencement of works.  Should the presence of badgers be identified, details of the findings of the 'site-walkover' and any proposed mitigation measures shall have been submitted to and approved in writing by the Local Planning Authority prior to the commencement of any development, including any site preparation, demolition, scrub/hedgerow clearance or tree works/removal.  Reason: To ensure that there are no adverse effects upon species of importance or conservation concern resultant from the development. | |
|  | The Reasonable Avoidance Measures (RAMS) as contained within the submitted ecological Impact assessment (Bowland Ecology) shall be adhered to throughout the construction phase of the development hereby approved.  Reason: To ensure that there are no adverse effects upon species of importance or conservation concern resultant from the development. | |
|  | 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 all trees on/adjacent the site affected by the development have been enclosed by protective fencing/tree protection measures (in accordance with BS5837 : Trees in Relation to Construction) as recommended within the submitted Arboriculturists Report (BHA Trees Ltd 18th April 2023)  The agreed tree protection shall remain in place and be maintained for the duration of the works and no vehicle, plant, temporary building or materials, including raising and or, lowering of ground levels, shall be allowed within the protection areas(s) specified.  Reason: To protect trees/hedging of landscape and visual amenity value on and adjacent to the site or those likely to be affected by the proposed development hereby approved.  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 details of the provisions to be made for building dependent species of conservation concern, artificial bird nesting boxes and artificial bat roosting sites have been submitted to, and approved in writing by the Local Planning Authority.  For the avoidance of doubt the details shall be submitted on a building dependent species site plan and include details of plot numbers and identify the precise locations within which the above provisions shall be incorporated.  The artificial bird/bat boxes shall be incorporated into the development during the construction of the development hereby approved and be made available for use prior to first operation of the development hereby approved and thereafter retained. The development shall be carried out in strict accordance with the approved details.  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  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 plan / statement shall provide for the following information:  “ 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 of the development hereby approved. | |
|  | No part of the development hereby approved shall commence until a scheme for the construction of the site access and the off-site works of highway mitigation which includes setting back the retaining wall along Northcote Road further into the site, has been submitted to, and approved by, the Local Planning Authority in consultation with the Highway Authority.  Reason: In order to satisfy the Local Planning Authority and Highway Authority that the final details of the highway scheme/works are acceptable before work commences on site. | |
|  | No part of the development hereby permitted shall be occupied until such time as the access arrangements shown on Vectos drawing number VN222320-D102 Rev B 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 (2023).  P.T.O. | |
|  | No part of the development hereby permitted shall be occupied until such time as vehicular visibility splays of 2.4 metres by 50 metres to the north and 2.4 metres by 51 metres to the south have been provided at the 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 (2023). | |
|  | No development shall take place until details of a landscaping and maintenance scheme of the land within the approved visibility splays have been submitted to, and approved in writing by, the local planning authority in consultation with the highway authority. The approved scheme shall be implemented in accordance with the approved details and maintained thereafter.  Reason: To ensure adequate inter-visibility between highway users at the street junction or site access, in the interests of highway safety. | |
|  | No part of the development hereby approved shall commence until a scheme for the retaining structure adjacent to the highway has been submitted to, and approved by, the Local Planning Authority in consultation with the Highway Authority. The approved scheme shall be implemented in accordance with the approved details and maintained thereafter.  Reason: In order to satisfy the Local Planning Authority and Highway Authority that the final details of the retaining structure are acceptable before work commences on site. | |
|  | The provisions of the Outline Parking Management Plan shall be implemented and operated in accordance with the submitted documentation upon first use of the development, and retained thereafter for the lifetime of the development, unless otherwise agreed in writing with the Local Planning Authority.  Reason: To ensure that the development provides adequate car parking facilities. | |
|  | No building or use hereby permitted shall be occupied or the use commenced until the car parking area and the internal carriageway has been surfaced or paved in accordance with a scheme to be approved by the Local Planning Authority and the car parking spaces and manoeuvring areas marked out in accordance with Vectos drawing number VN222320-D102 Rev B. 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 effective use of the parking areas and to ensure adequate parking provision is provided to serve the development hereby approved.  P.T.O. | |
|  | The proposed restaurant hereby approved shall only be used ancillary to the existing Northcote Manor Complex and shall not be used by way of sale or sub-letting to form a separate commercial entity.  Reason: To avoid the creation of a separate commercial entity which may generate the need to additional dedicated parking provision. | |

**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. |
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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.