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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:** | 3/2023/0488 | |  |  |  |
| **DECISION DATE:** | 21 October 2024 | |  |  |  |
| **DATE RECEIVED:** | 27/07/2023 | |  |  |  |
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| **APPLICANT:** |  |  | **AGENT:** |  |  |
| Mr R Evans  C/o Agent | |  | Mr Kenneth Robinson  Dales Design and Developments Ltd  Swallow Cottage  Dick Lane  Cowling  Keighley  BD22 0JZ | | |
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| **DEVELOPMENT PROPOSED:** | | Change of use to three dwellings including demolition and rebuild of brick extension to create three storeys. |
| **AT:** | The Old Printworks 4a and 6a Back York Street Clitheroe BB7 1LT | |
| 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. | |
|  | 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:  Site Plan 1:2500  Proposed Site Plan 1:500 received 29/06/2023  Proporsed Elevations 1:100 @A3 received 16/08/2024  Proposed Floor Plans 1:100 @A3 received 16/08/2024  Reason: For the avoidance of doubt and to clarify which plans are relevant to the consent.  P.T.O. | |
|  | Notwithstanding the submitted details, details or specifications of all materials to be used on the external surfaces of the development hereby approved, including the bin store doors, shall have been submitted to and approved by the Local Planning Authority before their use in the proposed development.  Reason: In order that the Local Planning Authority may ensure that the materials to be used are appropriate to the locality, within a Conservation Area. | |
|  | Notwithstanding the submitted details, the window/door openings to be in-filled shall be faced in materials to match that on the existing building, samples of which shall have been submitted to and approved 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, within a Conservation Area. | |
|  | Precise specifications of proposed windows and doors including elevations cross - sections, glazing type, opening mechanism and surface finish shall have been submitted to and approved in writing by the Local Planning Authority before their use in the proposed development. The approved windows/doors 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 detailed design of the proposal safeguards the special architectural and historic interest of the listed buildings, the character and appearance of the conservation area and that the detailed design of the proposal is appropriate to the locality. | |
|  | Notwithstanding the details shown upon the approved plans, the proposed Velux roof lights shall be of the Conservation Type, recessed with a flush fitting, details of which shall be further submitted to and approved in writing by the Local Planning Authority before their use in the proposed development. The approved roof lights shall be implemented within the development in strict accordance with the approved details.  Reason: To ensure an appropriate finish to this development which lies within the Conservation Area.  P.T.O. | |
|  | Details of the design and position of:  rainwater goods;  any external meter boxes; and  any external lighting to the building.  shall be submitted to and agreed in writing by the Local Planning Authority before their use in the proposed development.  The development shall be carried out in strict accordance with the approved details.  Reason: In order that the Local Planning Authority may ensure that the detailed design of the proposal is appropriate to the locality and results in acceptable standard of appearance within the Conservation Area. | |
|  | Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any Order revoking, amending or re-enacting that Order) the building(s) shall not be altered by the insertion or alteration of any external windows or doors within any external elevation.  Reason: In order to safeguard nearby residential amenity. | |
|  | The two windows on the northern elevation of the building at ground and first floor and the six windows in the eastern elevation at ground, first and second floor shall be fitted with obscure glazing (which shall have an obscurity rating of not less than Level 4 on the Pilkington glass obscurity rating or equivalent scale) and shall be non-opening, unless the parts of the window which can be opened are more than 1.7m above the floor level of the room in which the window is installed and shall thereafter remain as such in perpetuity.  Reason: In order to protect nearby neighbouring and residential amenity.  P.T.O. | |
|  | No development, including demolition or site clearance shall commence until an updated Demolition and Construction Method Management Plan has been submitted to, and approved in writing by, the Local Planning Authority. The approved Plan shall provide for:  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. | |
|  | Details of covered and secure cycle storage facilities, which shall accord with Lancashire County Council parking standards, shall be submitted to, and approved in writing by, the Local Planning Authority. This shall provide for at least 3 secure covered cycle parking.    The scheme shall be implemented in accordance with the approved details prior to first occupation of the development and the facilities shall be retained and maintained thereafter.    Reason: To encourage a variety of sustainable transport modes.  P.T.O. | |
|  | A surface water sustainable drainage strategy for the site shall be submitted to and approved in writing by the Local Planning Authority.  The detailed surface water sustainable drainage strategy shall be based upon the sustainable drainage and 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 should include, as a minimum:  - Details of whether the site is greenfield or previously developed in terms of drainage  - Assessment of the hierarchy of drainage options  - Details of the contributing area  - Restricted discharge rate  - On-site surface water storage  - Allowances for climate change and urban creep  - Above ground, multifunctional SuDS components  - Arrangements for management and maintenance  The sustainable drainage strategy shall be implemented in accordance with the approved details prior to first occupation of the development and retained thereafter.  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. | |
|  | No development or demolition shall take place on the site until the applicant or their agent or successors in title has secured the implementation of a programme of building recording and analysis works. This must be carried out 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 programme of works should include the creation of a Photographic Record as set out in "Understanding Historic Buildings" (Historic England 2016) and the submission of a copy of that record to the Lancashire Historic Environment Record. This work should be undertaken by an appropriately experienced professional contractor to the standards and guidance of the Chartered Institute for Archaeologists (CIfA). 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.    Note: Relevant archaeological standards and lists of potential contractors can be found on the CIfA web pages: http://www.archaeologists.net and the BAJR Directory: http://www.bajr.org/whoseWho/. "Understanding Historic Buildings" can be accessed online at https://historicengland.org.uk/imagesbooks/publications/understanding-historic-buildings/.    P.T.O. | |
|  | The development shall be carried out in strict accordance with the mitigation measures set out in the Bat Survey Report and Method Statement RAM dated 31st August, 2024 with a compensatory bat box to be placed on the site prior to first occupation of the development at a height above 4m on the east facing elevation. The bat box shall remain in position and thereafter be maintained.  Reason: To ensure that are no adverse effects on the favourable conservation status of a bat population. | |

**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. | |  | | --- | | The grant of planning permission will require the developer to obtain the appropriate permits to work on, or immediately adjacent to, the adopted highway network. The applicant should be advised to contact Lancashire County Council's Highways Regulation Team, who would need a minimum of 12 weeks' notice to arrange the necessary permits. They can be contacted on lhsstreetworks@lancashire.gov.uk or on 01772 533433. | | Prior to any work commencing on site the developer should contact LCC Highways to arrange a site meeting to discuss the demolition and construction and assess the requirement for any road closures. The development shall thereafter be carried out in strict accordance with the updated CMSas well as the submitted Demolition Methodology dated  All works should ensure that appropriate safety measures and notices are undertaken prior to demolition and construction prior to any works commencing on site. | | Note: Construction Management Plan.    There must be no reversing into or from the live highway at any time all vehicles entering the site must do so in a forward gear, and turn around in the site before exiting in a forward gear onto the operational public highway.  There must be no storage of materials in the public highway at any time.  There must be no standing or waiting of machinery or vehicles in the public highway at any time.  Vehicles must only access the site using a designated vehicular access point.  There must be no machinery operating over the highway at any time, this includes reference to loading/unloading operations all of which must be managed within the confines of the site.  A licence to erect hoardings adjacent to the highway (should they be proposed) may be required. If necessary this can be obtained via the County Council (as the Highway Authority) by contacting the Council by telephoning 01772 533433 or emailing lhsstreetworks@lancashire.gov.uk  All references to public highway include footway, carriageway and verge. | |

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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.