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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:** | 3/2023/0634 | |  |  |  |
| **DECISION DATE:** | 29 November 2023 | |  |  |  |
| **DATE RECEIVED:** | 18/08/2023 | |  |  |  |
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| **APPLICANT:** |  |  | **AGENT:** |  |  |
| Mr Richard Stephenson  Primrose House  Primrose Road  Clitheroe  BB7 1DR | |  | Mr Richard Gee  Roman Summer Associates Ltd  Haweswater House  Waterfold Business Park  Bury  BL9 7BR | | |
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| **DEVELOPMENT PROPOSED:** | | Planning permission for proposed single-storey self-build dwelling with associated car port, parking and manoeuvring space, refuse storage, garden area, hard and soft landscaping, to be accessed via the Old Cotton Mill access following removal of a section of boundary wall. |
| **AT:** | Primrose House Primrose Road Clitheroe BB7 1DR | |
| 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:  A1.2: Proposed Site Plan  A1.3: Proposed Plans  A1.4: Proposed Roof Plan  A1.5: Proposed Layout Plan  A1.6; Technical Plan - Levels  A1.7: Technical Plan - Areas  A1.8: Technical Plan - Trees Rev: A  A1.9: Proposed Entrance  A2.2: Proposed Elevations  A2.3: Proposed Elevations  A2.4: Proposed Elevations - Technical  A2.5: Proposed Elevations - Technical  A2.6: Proposed Elevations - Isolated  A3.2: Proposed Site Section  L1.1: Proposed Landscape Scheme Rev: A  L1.2: Tree Plan Rev:A  Biodiversity Enhancement Plan  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, including window framing, 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. | |
|  | Prior to the commencement of the development section details at a scale of not less than 1:20 of each elevation shall have been submitted to and approved in writing by the Local Planning Authority.  For the avoidance of doubt the sections shall clearly detail all eaves, guttering/rainwater goods, soffit/overhangs and window/door reveals and the proposed window/door framing profiles and materials. 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 and external appearance of the proposal is appropriate to the locality and responds positively to the inherent character of the area.  P.T.O. | |
|  | Notwithstanding the submitted details, prior to their installation, details of the proposed roof mounted Photovoltaic Panels, including section details, shall have been submitted to and approved in writing by the Local Planning Authority. 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 and external appearance of the proposal is appropriate to the locality and responds positively to the inherent character of the area | |
|  | The bat roosting and bird nesting provision as indicated on the approved 'Biodiversity Enhancement Plan' shall be installed and made available prior to first occupation of the dwelling hereby approved. The agreed provisions shall thereafter be retained.  Reason: 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 | |
|  | The landscaping proposals hereby approved (Proposed Landscaping Scheme L1.1 Rev: A 15/09/23) shall be implemented in the first planting season following occupation or use of the development, and shall be maintained thereafter for a period of not less than 10 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. | |
|  | All tree works/tree protection shall be carried out in strict accordance with the submitted 'Arboricultural Impact Assessment with Arboricultural Method Statement'. The specified tree protection measures shall remain in place throughout the construction phase of the development and the methodology hereby approved shall be adhered to during all site preparation/construction works.  For the avoidance of doubt the agreed Tree Protection measures/fencing shall be in accordance with BS5837: 'Trees in Relation to Construction' and shall be erected in its entirety prior to any other operations taking place on the site. The agreed fencing shall thereafter 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. | |
|  | No development shall take place, including any works of demolition, until a construction method statement has been submitted to and approved in writing by the Local Planning Authority. The approved statement shall be adhered to throughout the construction period. It shall provide for:  i) The parking of vehicles of site operatives and visitors  ii) The loading and unloading of plant and materials  iii) The storage of plant and materials used in constructing the development  iv) The erection and maintenance of security hoarding  v) Wheel washing facilities  vi) Measures to control the emission of dust and dirt during construction  vii) A scheme for recycling/disposing of waste resulting from demolition and construction works  viii) Details of working hours  ix) Routing of delivery vehicles to/from site  Reason: To mitigate the impact of the construction traffic resultant from the development upon the highway network. | |
|  | The site access, parking and turning areas shall be laid out and be made available for use in accordance with the approved details prior to the first occupation of the dwelling.  Reason: To ensure adequate access and parking to serve the dwelling hereby approved. | |
|  | Prior to the first occupation the dwelling hereby approved, provisions for an electric vehicle charging point shall be installed and made available for use.  Reason: To encourage sustainable methods of transport and to reduce carbon emissions associated with activities of the occupant of the dwelling.  P.T.O. | |
|  | Prior to the commencement of development, details of a sustainable surface water drainage scheme and a foul water drainage scheme shall be submitted to and approved in writing by the Local Planning Authority. The drainage schemes must include:  (i) An investigation of the hierarchy of drainage options in the National Planning Practice Guidance (or any subsequent amendment thereof). This investigation shall include evidence of an assessment of ground conditions and the potential for infiltration of surface water in accordance with BRE365;  (ii) A restricted rate of discharge of surface water agreed with the local planning authority (if it is agreed that infiltration is discounted by the investigations);  (iii) Levels of the proposed drainage systems including proposed ground and finished floor levels in AOD;  (iv) Incorporate mitigation measures to manage the risk of sewer surcharge where applicable; and  (v) Foul and surface water shall drain on separate systems.  The approved schemes shall also be in accordance with the Non-Statutory Technical Standard for Sustainable Drainage Systems (March 2015) or any subsequent replacement national standards. Prior to occupation of the proposed development, the drainage schemes shall be completed in accordance with the approved details and retained thereafter for the lifetime of the development.  Reason: To promote sustainable development, secure proper drainage and to manage the risk of flooding and pollution. | |
|  | Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 or any Order revoking and re-enacting that Order, no buildings or structures, or gate, wall, fence or other means of enclosure, other than those shown on the approved plans, shall be erected or placed anywhere within the site to which this consent relates without express planning permission first being obtained.  Reason: To enable the Local Planning Authority to exercise control over development which could materially harm the character and visual amenities of the immediate area or undermine the character or visual amenities of the Grade II Designated Heritage Asset (Primrose House). | |
|  | Notwithstanding the provisions of the Town and Country Planning General Permitted Development Order 2015 (or any order revoking or re-enacting that Order) any works for the erection, extension or alterations as defined in Schedule 2 Part 1 Class A, B, C, D, E, F, G and H shall not be carried out without prior written consent of the Local Planning Authority.  No windows/doors/rooflights of other openings other than those expressly authorised by this permission shall be inserted at any time.    Reason: In order that the Local Planning Authority may retain effective control over the development within the curtilage of a Grade II Designated Heritage Asset. | |

P.T.O.

**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. | |
| 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.