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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:** | 3/2024/0601 | |  |  |  |
| **DECISION DATE:** | 29 August 2024 | |  |  |  |
| **DATE RECEIVED:** | 16/07/2024 | |  |  |  |
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| **APPLICANT:** |  |  | **AGENT:** |  |  |
| Mr Tony Campbell  The Project Delivery Guys Ltd  25 Village Road  Heswall  CH70 0DX | |  | Mr Neil Andrews  Stanton Andrews Architects  44 York Street  Clitheroe  BB7 2DL | | |
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| **DEVELOPMENT PROPOSED:** | | Proposal to demolish and convert a number of agricultural buildings at Brockhall Farm into 8 residential properties, construct a number of garages for the use of the residents and re-develop the surrounding landscaping to incorporate parking, landscaping and amenity spaces for each property (pursuant to variation of condition 20 (protected species licence) of planning permission 3/2021/0311. |
| **AT:** | Brockhall Farm Gleneagles Drive Brockhall Village Old Langho BB6 8BB | |
| 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 3 years beginning with the date of the original permission (3/2021/0311 dated 27th August 2021).  Reason: Required to be imposed by Section 51 of the Planning and Compulsory Purchase Act 2004. | |
|  | All the external works of the development hereby permitted shall be completed before the expiration of five years from the date of the original permission (3/2021/0311 dated 27th August 2021).  Reason: In order that the Local Planning Authority retains effective control over the development and to ensure that there is no significant deterioration in the condition of the buildings.  P.T.O. | |
|  | The permission shall relate to the development as shown on drawing(s):  01 Location Plan  02 Existing Site Plan Roof Level  03 Existing Site Plan Ground Floor Level  04 Existing Floor Plans  05 Existing Elevations  06 Existing Courtyard Elevations  07B Proposed Site Plan Roof Level (amended 17.08.2021)  08B Proposed Site Plan Ground Floor Level (amended 17.08.2021)  09B Proposed Floor Plans  10B Proposed Ground Floor Plan  11B Proposed First Floor Plan  12A Proposed Elevations  13B Proposed Courtyard Elevations  14B Proposed Courtyard Elevations  15 Existing Out-buildings  16 Proposed Out-buildings  17B Proposed Garages  18B Landscape & Boundary Treatments (amended 17.08.2021)  19 Highways & Ownership  J1194 access fig 1  J1194 access fig 2  J1194 access fig 3 Rev A  Reason: For the avoidance of doubt and to ensure that the development is carried out in accordance with the submitted plans. | |
|  | The existing buildings earmarked for demolition on the approved plans shall be demolished prior to the commencement of any building works being carried out on the buildings hereby approved for conversion. All resultant materials shall be removed from the site on completion of the development.  Reason: To safeguard the amenity of the locality. | |
|  | Precise specifications or samples of all external surfaces of the development hereby permitted shall have been submitted to and approved by the Local Planning Authority before their use in the proposed development.  Reason: To ensure that the materials to be used are appropriate to the locality.  P.T.O. | |
|  | The development shall be carried out in accordance with the approved Schedule of Works for Scheme of Conversion, namely 'Structural Inspection, Appraisal and Schedule of Repair Works (05.02.2024)'.  Reason: To clarify the nature of the consent hereby approved and to ensure that the development is carried out in accordance with the approved details. | |
|  | The development shall be carried out in accordance with the following details in respect of boundary treatments:  Estate Railing: M3759-PA-D-01  Brick Wall: M3759-PA-D-02  Boundary Treatment Layout: M3759-PA-01-V1  Reason: To clarify the nature of the consent hereby approved and to ensure that the development is carried out in accordance with the approved details | |
|  | The development shall be carried out in accordance with the following details in respect of the proposed door framing and glazing:  Proposed Door Framing and Glazing Details: DIS.02  Reason: To clarify the nature of the consent hereby approved and to ensure that the development is carried out in accordance with the approved details | |
|  | All new and replacement door and window surrounds shall be natural stone.  Reason: To ensure a satisfactory standard of appearance in the interests of visual amenity. | |
|  | All new and replacement gutters shall be cast iron or aluminium supported on 'drive in' galvanised gutter brackets.  Reason: To ensure a satisfactory standard of appearance in the interests of visual amenity. | |
|  | The proposed Velux roof lights shall be of the Conservation Type, recessed with a flush fitting.  Reason: In the interests of visual amenity in order to retain the character of the building.  P.T.O. | |
|  | Notwithstanding the provisions of Classes A to H of Part 1 of the Town and Country Planning (General Permitted Development) (England) Order 2015, or any Order revoking and re-enacting that Order, the dwellings hereby permitted shall not be altered or extended, no new windows shall be inserted, and no buildings or structures shall be erected within the curtilage of the new dwellings unless planning permission has first been granted by the Local Planning Authority.  Reason: To enable the Local Planning Authority to exercise control over development which could materially harm the character and visual amenities of the development and locality and the amenities of nearby residents. | |
|  | Notwithstanding the provisions of Class A Schedule 2 Part 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015, or any Order revoking and re-enacting that Order, no gates, walls, fences or other means of enclosure (except for those approved by this consent) shall be erected within the curtilage of the dwellings unless planning permission has first been granted by the Local Planning Authority.  Reason: To enable the Local Planning Authority to exercise control over development which could materially harm the character and visual amenities of the development and locality. | |
|  | Notwithstanding the provisions of Classes A-I of Schedule 2 Part 14 of the Town and Country Planning (General Permitted Development) (England) Order 2015, or any Order revoking and re-enacting that Order, no renewable energy sources shall be attached to the new dwellings or placed within the curtilage of the dwellings unless planning permission has first been granted by the Local Planning Authority.  Reason: To enable the Local Planning Authority to exercise control over development which could materially harm the character and visual amenities of the development and locality. | |
|  | Prior to first occupation of the dwellings hereby approved, details of the siting, construction and design of external refuse recycling/bin stores shall be submitted to, and approved in writing by, the Local Planning Authority. No part of the development shall be occupied until the agreed provision is completed and made available for use.  Reason: In order that the Council may be satisfied with the details of the proposal and to ensure that the materials to be used are appropriate to the locality. | |
|  | The development shall be carried out in accordance with the following details in respect of the proposed Landscaping:  Softworks layout: M3759-PA-02-V2  Reason: To clarify the nature of the consent hereby approved and to ensure that the development is carried out in accordance with the approved details  P.T.O. | |
|  | No external lighting shall be installed on site unless details of such lighting, including the intensity of illumination and predicted lighting contours (taking into account the recommendations of the Ecology Survey and Assessment dated Feb 2021), have been first submitted to, and approved in writing by, the Local Planning Authority. Any external lighting that is installed shall accord with the details so approved.  Reason: In the interests of the visual amenities of the area. | |
|  | The development hereby approved shall be completed in strict accordance with section 5 of the Ecological Survey and Assessment by ERAP Ltd (updated February 2021) titled ‘Mitigation Strategies, Recommendations and Ecological Enhancement’.  Reason: To ensure the protection of species/habitat protected by the Wildlife and Countryside Act 1981. | |
|  | Notwithstanding the submitted details, no works other than the digging of a trench to accommodate the foundations of the proposed garage structure (Garage – Property 6 and Garage -Property 7) as indicated on drawing ‘Proposed Site Plan Ground Floor Level: 08B ‘(amended 17.08.2021) shall be commenced on site until a European Protected Species Mitigation Licence has been submitted to and obtained from Natural England.  A copy of the licence obtained shall then be submitted to and agreed in writing by the local planning authority in consultation with Natural England. The actions, methods & timings included in the mitigation measures identified and the conditions of the Natural England Licence shall be fully implemented and adhered to throughout the lifetime of the development.  Reason: To ensure the protection of species/habitat protected by the Wildlife and Countryside Act 1981 (as Amended) and in the interests of biodiversity and to enhance habitat opportunities for species of conservation concern/protected species and to minimise/mitigate the potential impacts upon protected species resultant from the development. | |
|  | The development shall be carried out in accordance with the following details:  Building dependent Bird/Bat Species Development Site Plan: DIS.01  For the avoidance of doubt the agreed provisions be incorporated into the development during the construction and conversion stage, prior to first occupation and be retained thereafter.  Reason: To clarify the nature of the consent hereby approved and to ensure that the development is carried out in accordance with the approved details | |
|  | The development hereby permitted shall be undertaken outside the nesting bird season [March – August inclusive] or, if works cannot be avoided during this period, a pre-commencement check should be carried out by a licenced ecologist to confirm their absence.  Reason: To protect nesting birds.  P.T.O. | |
|  | A temporary barn owl box shall be provided in accordance with the details shown on Figure 4 of the Ecological Survey and Assessment by ERAP Ltd at least 30 days before any part of the site used by Barn Owls is altered in anyway. This provision should not be subject to direct disturbance and shall remain in place until at least 30 days following completion of the development.  Reason: To secure the long-term protection of the species by maintaining continuity of occupation (by providing temporary additional roosting/nesting places on-site). | |
|  | The development shall be carried out in accordance with the following details:  Invasive Species Management Plan Document.  Reason: To clarify the nature of the consent hereby approved and to ensure that the development is carried out in accordance with the approved details | |
|  | Prior to commencement of any site works including delivery of building materials and excavations for foundations or services all trees to be retained within influencing distance of the site shall be protected in accordance with the BS5837:2012 [Trees in Relation to Demolition, Design & Construction].  The protection zone must cover the entire branch spread of the trees, [the area of the root soil environment from the trunk to the edge of the branch spread] and shall remain in place until all building work has been completed and all excess materials have been removed from site including soil/spoil and rubble.  During the building works no excavations or changes in ground levels shall take place and no building materials/spoil/soil/rubble shall be stored or redistributed within the protection/exclusion zone, in addition no impermeable surfacing shall be constructed within the protection zone.  No tree surgery or pruning shall be implemented without prior written consent, which will only be granted when the local authority is satisfied that it is necessary is in accordance with  BS3998 for tree work and carried out by an approved arboricultural contractor.  Reason: In order to ensure that any trees affected by development and considered to be of visual, historic or botanical value are afforded maximum physical protection from the potential adverse effects of development. | |
|  | The development shall be carried out in accordance with the following details:  Surface Water Drainage Scheme (Project No: 11781)  Reason: To clarify the nature of the consent hereby approved and to ensure that the development is carried out in accordance with the approved details | |
|  | Foul and surface water shall be drained on separate systems.  Reason: To secure proper drainage and to manage the risk of flooding and pollution.  P.T.O. | |
|  | The development shall be carried out in accordance with the following details:  Environmental Management Plan 3/2021/0311  Reason: To clarify the nature of the consent hereby approved and to ensure that the development is carried out in accordance with the approved details | |
|  | The development shall be carried out in accordance with the following details:  Construction Management Plan 3/2021/0311 Revision A  Reason: To clarify the nature of the consent hereby approved and to ensure that the development is carried out in accordance with the approved details. | |
|  | No dwelling shall be occupied until any damage to the unadopted highway, resultant from the construction phase of the development, is made good and repaired to the satisfaction of the Local Highways Authority. For the avoidance of doubt any damage will be considered against the submitted Road Condition Survey (Brockhall Barn).  Reason: To clarify the nature of the consent hereby approved and to ensure that the continues safe operation of the highway. | |
|  | The access road improvements shown on the approved plans shall have been fully completed prior to the first occupation of the development hereby permitted.  Reason: In the interests of highway safety. | |
|  | The development shall be carried out in accordance with the following details:  Eve Single S-Line Product Sheet  The agreed provisions shall be installed and made available for use prior to first occupation of the dwelling(s) upon which they are located/are intended to serve.  Reason: To clarify the nature of the consent hereby approved and to ensure that the development is carried out in accordance with the approved details. | |
|  | The parking facilities shown on the plans hereby approved shall be surfaced or paved and made available in accordance with the approved plan and the car parking spaces and manoeuvring areas shall be completed prior to the occupation of any of the buildings; such parking facilities shall thereafter be permanently retained for that purpose (notwithstanding the Town and Country Planning (General Permitted Development) Order 2015).  Reason: In the interest of highway safety and to ensure adequate parking and turning space is available within the site.  P.T.O. | |
|  | The proposed garaging shall not be used for any purpose (including any purpose ordinarily incidental to the enjoyment of the dwelling house as such) which would preclude its use for the parking of a private motor vehicle.  Reason: In the interests of visual amenity and to facilitate adequate vehicle parking and/or turning facilities to serve the development. | |
|  | Prior to installation full details of the means of foul water drainage/disposal shall have been submitted to and approved in writing by the Local Planning Authority. No dwelling shall be occupied until the works for foul water drainage/disposal have been completed in accordance with the approved details.  Reason: To ensure a satisfactory means of drainage | |

**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.