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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:** | 3/2024/0609 | |  |  |  |
| **DECISION DATE:** | 17 October 2024 | |  |  |  |
| **DATE RECEIVED:** | 18/07/2024 | |  |  |  |
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| **APPLICANT:** |  |  | **AGENT:** |  |  |
| Mr Zain Gathia  BAE Systems  Samlesbury Aerodrome  Myerscough Smithy Road  Balderstone  Blackburn  BB2 7LF | |  | Mr Declan Snape  Wilson Mason and Partners  Upland House  Spring Lane  Samlesbury  Preston  PR5 0UX | | |
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| **DEVELOPMENT PROPOSED:** | | Proposed removal of existing modular contractors buildings and fencing. Installation of replacement 3m high fencing and modular welfare and office buildings pursuant to variation of condition 2 (approved plans) of planning permission 3/2024/0093 to reflect alterations to the design of the contractor compounds. |
| **AT:** | Samlesbury Aerodrome BAE Systems Operations Ltd Myerscough Smithy Road Balderstone BB2 7LF | |
| 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 hereby permitted shall be commenced before the expiration of three years from the date of the original planning permission (30th May 2024).  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:  7235 L(1-)02 Rev 02 Proposed Site Plan  P7235 L(1-)04 Rev 06 Proposed Site Layout  Design and Access Statement Addendum 7235 Revision (01) June 2024  Reason: For the avoidance of doubt and to ensure that the development is carried out in accordance with the submitted plans.  P.T.O. | |
|  | The structures shall be constructed in accordance with the submitted materials in terms of elevations, roofing, windows and doors and fencing as shown on the submitted plans and application form.  Reason: To ensure that the materials proposed are appropriate to this locality. | |
|  | The development hereby permitted shall not be occupied until such time as the parking and turning facilities have been implemented in accordance with drawing number P7235 L(1-) 04 Rev 6. Thereafter the onsite parking provisions shall be maintained in perpetuity.  Reason: To ensure that adequate off-street parking provision is made to reduce the possibility of the proposed development leading to parking problems locally. | |
|  | Prior to any above ground works details of the proposed artificial lighting scheme shall have been submitted to and approved in writing by the Local Planning Authority. The scheme shall include details of light spillage and luminance as well as type, location and direction of all proposed lighting and siting on buildings and freestanding within the site, together with light mitigation measures to reduce the impact on protected species.  The scheme shall thereafter be implemented in strict accordance with the submitted details and thereafter maintained and retained as such in perpetuity.  Reason: In the interests of biodiversity and to limited potential for potential impacts upon protected species and residential amenity resultant from the development. | |
|  | The biodiversity mitigation measures as detailed in the Preliminary Ecological Appraisal dated December 2023 shall be implemented in full accordance with the measures set out in Section 7 of the report. Thereafter, the mitigation measures shall be permanently maintained and retained in accordance with the approved details.  No ground clearance shall be undertaken outside of the bird breeding season (March - August inclusive) unless a pre-work nesting bird survey of the site has been undertaken by licenced ecologist.  If any Great Crested Newts are encountered on the site then work shall immediately cease until advice has been sought from a licenced ecologist.  Reason: In the interests of biodiversity and to enhance roosting opportunities for species of conservation concern and to minimise/mitigate the potential impacts upon protected species resultant from the development | |

**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.  P.T.O. |
|  | 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. | |  | | --- | | The principal contractor should be made aware of the slight risk that great crested newts could be encountered on the site. If great crested newts are found during the course of the works, the Appointed Ecologist must be contacted immediately and work ceased until further advice to ensure legal compliance can be given. In order to ensure compliance with Section 9 (1 & 4) of the Wildlife & Countryside Act 1981 (as amended), Part 3 (41; 1 & 2) of the Conservation of Habitats and Species Regulations 2017 (as amended) and Section 15 (paras 180 - 188) of the National Planning Policy Framework (2023), as reflected in the Local Plan. | |

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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.