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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:** | 3/2024/1030 | |  |  |  |
| **DECISION DATE:** | 01 May 2025 | |  |  |  |
| **DATE RECEIVED:** | 19/12/2024 | |  |  |  |
|  | | | | | |
| **APPLICANT:** |  |  | **AGENT:** |  |  |
| BDW Trading Ltd  C/o Agent | |  | Mr Jordan Clark  Stantec  100 Barbirolli Square  Manchester  M2 3AB | | |
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| **DEVELOPMENT PROPOSED:** | | Variation of Condition 1 (approved plans) of planning permission 3/2021/0010 (for Variation of condition 1 of 3/2018/0975 proposed plot substitutions and house types) to regularise finished floor levels as built. |
| **AT:** | Land east of Chipping Lane Longridge | |
| 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):  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:  459-LP0-4 - Location Plan  459-PL04 Rev: 10 - Planning Layout  459-ML04 Rev: 08 - Materials Layout  459-BT04 Rev: 08 - Boundary Treatments Layout  459-BTD02 - Boundary Treatment Details  459-SH04 Rev: 07 - Storey Heights Layout  459-RS04 Rev: 07 - Refuse Strategy  459-HL04 Rev: 07 - Hard Landscaping Layout  459-SS05 Rev: 2 - Streetscapes  459-ED-102 Rev: U - Engineering Layout  459-Ed-166 Rev: C - Finished Floor levels (Comparison)  459-ED-04 - Cross Sections  BBLD 00CE-01 Bedale  BALD 00CD-01 Alderney  BHLN 00CD-01 Halton  BKNL-00CE-01 Kenley  BKIS 00CE-01 Kingsville  BMMS 00CE-01 Moresby  BTHO-00CD-01 Thornton  BWIE 00CD-01 Windermere  HBC2 1BRE/02 Belmont  TBC-01 Brandon  BLLE 00CE Rev A- Ellerton (End- Gable)  BLLE 00CI Rev A- Ellerton (Mid)  BLLE 5SRE- Ellerton (End- Gable)  BLLE 5BRE- Ellerton (End- Gable)  BDNF 00CI Rev A- Denford Classic (Mid)  BDNF 00CE Rev A- Denford Classic (End)  BDNF 5SRE- Denford (End)  BDNF 5BRE- Denford (End)  BDNF 5SRI- Denford (Mid)  BDNF 5BRI- Denford (Mid)  BDBY 5SRD- Denby (Det-Gable)  BDBY 56CD- Denby (Det-Gable)  11319\_R10\_AMS\_CG\_JW\_171018 Arb Method Statement  11319\_R05\_GCN Survey Report\_LRD\_JW\_151018  11319\_R06a\_Badger Survey Report\_LRD\_MM\_171018  BLUT 00CD-01 Luttterworth  BALD 5BRD-01 Alderney Brick & Render  BBLD 5BRE-01 Bedale Brick & Render  TBC-01 Brandon Brick & Render  BLUT 5BRE-01 Lutterworth Brick & Render  BMMS 5BRD-01 Moresby Brick & Render  BALD MSRD-01 Alderney Stone & Render  BKIS 5SRE-01 Kingsville Stone & Render  BLUT 5SRE-01 Lutterworth Stone & Render  BMMS 5SRD-01 Moresby Stone & Render  BWIE 5SRD-01 Windermere Stone and Render  11319/P73A Landscape Strategy Plan II/RP  Detailed Planting Plan – Sheet 1 of 6: 11319/P74 Revision D  Detailed Planting Plan – Sheet 2 of 6: 11319/P74 Revision C  Detailed Planting Plan – Sheet 3 of 6: 11319/P74 Revision D  Detailed Planting Plan – Sheet 4 of 6: 11319/P74 Revision D  Detailed Planting Plan – Sheet 5 of 6: 11319/P74 Revision C  Detailed Planting Plan – Sheet 6 of 6: 11319/P74 Revision D  11319/P75 LEAP Plan  11319/P76 Trim Trail Plan  11319 RO8A Landscape Management Plan  11319 R11B Landscape Statement  Hard Surfacing Plan - 459/ED/107 Rev: B  Road Construction Details - 459/ED/113 Rev: A  Signage and Lining - 459/ED/136  459-PH04- Phasing Plan  459-AH04 Rev 08- Affordable Housing Layout  REASON: For the avoidance of doubt and to clarify which plans are relevant to the consent hereby approved. | |
|  | The approved materials (plan ref: 459-ML04 Rev: 08 - Materials Layout and 459-HL04 Rev: 07 - Hard Landscaping Layout) 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. | |
|  | The new estate roads shall be constructed in accordance with the Lancashire County Council Specification for Construction of Estate Roads to at least base course level prior to the commencement of any development within the phase(s) hereby approved.  REASON: To ensure that satisfactory vehicular access is provided to the site before the development hereby approved commences. | |
|  | The provision and equipping of usable public open space, cycleways and play areas shall be carried out in strict accordance with the approved Phasing Plan (ref: 459-PH04- Phasing Plan). All public open space, play areas, trim trail items, cycleways and other open space detailed within each construction phase shall be constructed and made available for use before the next phase is commenced.  REASON: To ensure the adequate provision for public open space and play areas is brought forward in an appropriate phased manner to serve occupiers/residents of the development. | |
|  | The 'Emergency Link' access to Redwood Drive shall be constructed and implemented in accordance with the following approved plans:  Hard Surfacing Plan - 459/ED/107 Rev: B  Road Construction Details - 459/ED/113 Rev: A  Signage and Lining - 459/ED/136  The 'Emergency Link' shall be only be used for the purposes of emergency vehicles and pedestrian access.  REASON: To ensure the adequate provision for access by emergency vehicles | |
|  | The garage(s) hereby approved shall be kept available for the parking of vehicles ancillary to the enjoyment of the household(s) and shall not be used for any use that would preclude the ability for their use for the parking of private motor vehicles, whether or not permitted by the provisions of the Town and Country Planning (General Permitted Development) Order 2015 or any order amending or revoking and re-enacting that order.  REASON: To ensure to ensure that adequate parking provision is retained on site that limits the visual impact of the parked motor-vehicle upon the street scene and limits parking upon the highway. | |

**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.