

RIBBLE VALLEY BOROUGH COUNCIL

Department of Development

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Town and Country Planning Act 1990

PLANNING PERMISSION

APPLICATION NO: 3/2009/0786

DECISION DATE: 21 December 2009

DATE RECEIVED: 07/09/2009

APPLICANT:

Mr & Mrs J & L Bowden
Outdoor Elements
42 Sylvan Drive
Burnley
Lancs
BB11 5PX

AGENT:

John Summers Associates
6 Acrefield
Padiham
Lancs
BB12 8HN

DEVELOPMENT PROPOSED: Proposed activity centre in woodland environment with proposed usage to facilitate education, youth, corporate and private sector, by interaction with the natural elements and physical activities.

AT: Pump House Dean Wood Trapp Lane Simonstone Lancashire

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):

1. The development must be begun no later than the expiration of three years beginning with the date of this permission.

REASON: Required to be imposed in pursuance to Section 91 of the Town and Country Planning Act 1990.

2. Prior to the commencement on site of any construction works, or works affecting any trees, precise details of all the mitigation and enhancement measure identified in the submitted Extended Phase 1 Habitat, Breeding Bird Survey and Bat Tree Risk Assessment (Bowland Ecology June 2009) shall have been submitted to and approved in writing by the Local Planning Authority. These details shall include the location and design of all mitigation and enhancement measures, a Habitation Management Plan, a timescale for the implementation of each of the measures and details of monitoring of the measures by a qualified ecologist. The measures shall only be carried out in accordance with the approved details.

REASON: To ensure that no species are harmed or habitat destroyed in order to comply with Policies ENV9 and ENV13 of the Ribble Valley Districtwide Local Plan.

P.T.O.

3. The planting scheme comprised in the required enhancement measures shall comprise native species of the following mix:

- Ash *Fraxinus excelsior*
- Alder *Alnus glutinosa*
- Silver birch *Betula pendula*
- Oak *Quercus robur/petraea*
- Hawthorn *Crataegus monogyna*
- Hazel *Coryllus avellana*
- Willow *Salix cinerea/fragilis*
- Bramble *Rubus fruticosus*
- Wych elm *Ulmus glabra*

The planting scheme 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 5 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.

REASON: In the interests of the amenity of the area and to comply with Policies GI and ENV13 of the Ribble Valley Districtwide Local Plan.

4. No walls, fences or gates shall be erected anyway on the boundaries or within the site unless precise details of their location, height, materials, design and colour have first been submitted to and approved in writing by the Local Planning Authority.

REASON: In the interest of visual amenity and to comply with Policy G1 of the Ribble Valley Districtwide Local Plan.

5. Prior to the first use of the site for the purpose hereby permitted, the vehicular access into the site and the parking spaces and turning/manoeuvring areas shall have been fully formed in accordance with the approved plans and shall be available for use. Thereafter, these facilities shall be kept permanently clear of any obstruction to their designated use.

REASON: In the interest of highway safety and to comply with Policy G1 of the Ribble Valley Districtwide Local Plan.

6. Prior to the first use of the site for the purpose hereby permitted, sightlines from the site access of 160m to the north and 100m to the south, when measured from 2.4m from the carriageway edge, shall have been formed in accordance with a plan that has first been submitted to and approved in writing by the Local Planning Authority. Thereafter, any construction, obstacles or planting within these splays shall be maintained at no higher than 0.9m.

A landscaping scheme shall be submitted to replace the hedgerows that are lost due to the visibility splay and details of the scheme shall be submitted to and agreed in writing by the Local Planning Authority and implemented within the first available planting season and thereafter retained in perpetuity.

REASON: In the interests of highway safety and to comply with Policy G1 of the Ribble Valley Districtwide Local Plan.

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7. Prior to the first use of the site for the purpose hereby permitted, the field access identified as 'Access A' on the submitted site survey plan shall be permanently closed and the verge reinstated to the satisfaction of the Local Planning Authority.

REASON: To prevent any use of this access in the interest of highway safety and to comply with Policy G1 of the Ribble Valley Districtwide Local Plan.

8. Prior to the first use of the site for the purpose hereby permitted that part of the access extending from the highway boundary for a distance of 10m (5.5 to the gated and a further 4.5m to accommodate the first waiting vehicle) shall be appropriately paved in tarmacadam, concrete or other approved material.

REASON: To prevent loose material from spreading on to the public highway in the interests of highway safety and to comply with Policy G1 of the Ribble Valley Districtwide Local Plan.

9. Precise specifications or samples of walling and roofing materials and details of any surface materials to be used including their colour and texture shall have been submitted to and approved in writing by the Local Planning Authority before their use in the proposed works.

REASON: In order that the Local Planning Authority may ensure that the materials to be used are appropriate to the locality in accordance with Policy G1 of the Ribble Valley Districtwide Local Plan.

10. Only pre booked groups shall at any time be permitted to use the facility.

REASON: In order to ensure that the nature and scale of the use is in accordance with the details given in the application in the interests of amenity, and because use of the site by persons who have not booked could result in parking on the adjoining highway to the detriment of highway safety contrary to Policy G1 of the Ribble Valley Districtwide Local Plan.

11. There shall be no floodlighting installed anywhere within the site unless a further planning permission has first been granted in respect thereof.

REASON: In the interests of amenity and to comply with Policy G1 of the Ribble Valley Districtwide Local Plan.

12. There shall be no amplified music at the site at any time.

REASON: In the interests of the amenities of nearby residents and to comply with Policy G1 of the Ribble Valley Districtwide Local Plan.

13. In the event that the business ceases to operate (for whatever reason) within three months of the last use of the site for the permitted purpose, the two buildings shall be removed from the site and the surfacing materials for the access, parking and manoeuvring areas shall be removed and the land returned to its former condition to the satisfaction of the Local Planning Authority.

REASON: In the interests of visual amenity and to comply with Policy G1 of the Ribble Valley Districtwide Local Plan.

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14. The use of the premises in accordance with this permission shall be restricted to the hours between 0800 to 1900.

REASON: In order to comply with Policies G1 of the Ribble Valley Districtwide Local Plan. The use of the premises outside these hours could prove injurious to the character of the area and in order to safeguard residential amenities.

Relevant planning policy

Policy G1 - Development Control.
Policy G5 - Settlement Strategy.
Policy ENV3 - Development in Open Countryside.
Policy ENV9 - Important Wildlife Site
Policy ENV13 - Landscape Protection.
Policy RT1 - General Recreation and Tourism Policy.

SUMMARY OF REASONS FOR APPROVAL

The proposal represents an appropriate use for the locality that would not have any seriously detrimental effect upon ecology considerations, visual amenity, the amenities of nearby residents or highway safety.

Note(s)

1. For rights of appeal in respect of any condition(s)/or reason(s) attached to the permission see the attached notes.
2. 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.

STEWART BAILEY
DIRECTOR OF DEVELOPMENT SERVICES