

RIBBLE VALLEY BOROUGH COUNCIL

Department of Development

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Town and Country Planning Act 1990

APPROVAL OF RESERVED MATTERS

APPLICATION NO: 3/2020/0332

DECISION DATE: 06 November 2020

DATE RECEIVED: 30/04/2020

PARTICULARS OF PLANNING PERMISSION RESERVING DETAILS FOR APPROVAL

APPLICATION NO:

APPLICANT:

Newclose Properties Ltd and Lea Hough
Chartered Surveyors
C/o Agent

AGENT:

Mr Mike Hughes
Smith and Love Planning Consultants
Rational House
32 Winckley Square
Preston
PR1 3JJ

Development Proposed:

Application for reserved matters for appearance, landscaping, layout and scale following outline planning permission 3/2018/0910 for 20 bungalows for the elderly (of which two are affordable) and 6 affordable apartments.

AT: Land off Sheepfold Crescent Barrow BB7 9XR

Ribble Valley Borough Council hereby give notice that **approval has been granted** in respect of details referred to above for the purposes of the conditions imposed on the grant of planning permission referred to above and subject to the following condition(s):

1

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:

"Drawing LH/SCB/LP/01 - Bin Store
"Drawing LH/SCB/BTP/01 - Boundary Treatment Plan
"Drawing LH/SCB/BTD/01 - Boundary Treatment Details
"Drawing LH/SCB/SL/01 - Proposed Site Layout Revision B
"Drawing LH/SCB/CL/01 - Coloured Layout
"Drawing LH/SCB/LP/01 - Site Location Plan
"Drawing LH/SCB/MP/01 - Materials Plan
"Drawing LH/SCB/SS/01 - Site Sections
"Drawing LH/SCB/SHP/01 - Storey Height Plan
"Drawing LH/SCB/WMP/01 - Waste Management Plan
"Drawing LH/BB/HT/APT/FP - Apartments - Floor Plans
"Drawing LH/BB/HT/APT/EL - Apartments - Elevations
"Drawing LH/BB/HT/D-BUNG/EL - Detached Bungalow Elevations
"Drawing LH/BB/HT/D-BUNG/FP - Detached Bungalow Floor Plans
"Drawing LH/BB/HT/S-BUNG/EL 01 - Semi-Detached Bungalow Elevations Coloured
"Drawing LH/BB/HT/S-BUNG/EL - Semi-Detached Bungalow Elevations
"Drawing LH/BB/HT/S-BUNG/FP - Semi-Detached Bungalow Floor Plans
"Drawing LH/BB/HT/GAR/PE - Garage Plans and Elevations
"Drawing LH/BB/HT/SS - Proposed Street Scenes
"Drawing LH/SCB/FFL/01 - Finished Floor Level Plan
"Drainage Strategy Plan - 20046/01/1 C
"Drainage Strategy Plan SW Areas - 20046/01/2
"Soft Landscaping Details Plan 20155 001.01 P1
"Soft Landscaping Details Plan 20155 001.02 P1
"

Reason: For the avoidance of doubt and to clarify which plans are relevant to the consent hereby approved.

2 Notwithstanding the submitted details, details or specifications of all materials 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.

3 Notwithstanding the submitted details, no development, including any site preparation, demolition, scrub/hedgerow clearance or tree works/removal shall commence or be undertaken on site until details of a surface water drainage scheme for the proposal has been submitted to and approved in writing by the Local Planning Authority. The submitted details shall include the following:

A.Information about the lifetime of the development design storm period and intensity (1 in 30 & 1 in 100 year + allowance for climate change - see EA advice <https://www.gov.uk/guidance/flood-risk-assessments-climate-change-allowances>), discharge rates and volumes, temporary storage facilities, means of access for maintenance and easements where applicable, the methods employed to delay and control surface water discharged from the site, and the measures taken to prevent flooding and pollution of the receiving groundwater and/or surface waters, including watercourses, and details of flood levels in AOD;

B.The drainage scheme should demonstrate that the surface water run-off will not exceed the existing pre-development runoff rate for the corresponding return period. The scheme shall subsequently be implemented in accordance with the approved details before the development is completed.

C.A plan showing any overland flow routes and flood water exceedance routes, both on and off site - flow routes must be directed away from property and infrastructure;

D.A timetable for implementation, including phasing where applicable;

E.Details of water quality controls, where applicable.

F.Details of an appropriate management and maintenance plan for the lifetime of the sustainable drainage system.

The scheme shall be implemented in accordance with the approved details prior to first occupation of any of the approved dwellings, or completion of the development, whichever is the sooner. Thereafter the drainage system shall be retained, managed and maintained in accordance with the approved details.

Reason: To ensure that the proposed development can be adequately drained, to ensure that there is no flood risk on or off the site resulting from the proposed development, to ensure that water quality is not detrimentally impacted by the development proposal and to reduce the flood risk to the development as a result of inadequate maintenance.

- 4 The landscaping proposals hereby approved (Drawing: 20155: 001.01 P1 and 20155: 001.02 P1) shall be implemented in the first planting season following occupation or use of the development, whether in whole or part 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. 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.

Note(s)

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

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- 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.

- 3 The Local Planning Authority operates a pre-planning application advice service which applicants are encouraged to use. Whether or not this was used, 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.



 **NICOLA HOPKINS**
DIRECTOR OF ECONOMIC DEVELOPMENT AND PLANNING