

RIBBLE VALLEY BOROUGH COUNCIL

Department of Development

Council Offices, Church Walk, Clitheroe, Lancashire, BB7 2RA

Telephone: 01200 425111 Fax: 01200 414488 Planning Fax: 01200 414487

Town and Country Planning Act 1990

PLANNING PERMISSION

APPLICATION NO: 3/2020/0424
DECISION DATE: 25 September 2020
DATE RECEIVED: 19/06/2020

APPLICANT:

Mr and Mrs Beswick
Parsons Croft
Slaidburn Road
Waddington
Clitheroe
BB7 3JQ

AGENT:

Mr Charles Stanton
Stanton Andrews
44 York Street
Clitheroe
BB7 2DL

DEVELOPMENT PROPOSED: Demolition of existing dwelling and erection of replacement dwelling. Resubmission of application 3/2019/1099.

AT: Parsons Croft Slaidburn Road Waddington BB7 3JQ

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 hereby permitted shall be commenced before the expiration of three years from the date of this permission.
REASON: Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.
2. 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:
Location Plan 1833 - EX00
Existing Site Plan 1833 – EX01
Existing Floor Plans 1833 – EX02
Proposed Site Plan 1833 – PL10
Proposed Floor Plans 1833 – PL11
Proposed Elevations 1833 – PL12
Context Elevations 1833 – PL13
REASON: For the avoidance of doubt and to clarify which plans are relevant to the consent hereby approved.


3. Notwithstanding the submitted details, precise specifications and samples of walling and roofing materials including details of all proposed window and door surrounds, jambs, mullions, sills and heads to be implemented within 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 development shall be carried out 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.
4. Precise specifications, locations and the timings for the installation of 2 bat boxes on trees within the garden as recommended within the submitted preliminary Bat Roost Assessment Report dated 13.5.2020 and indicated on the approved site plan shall have first been submitted to and approved by the Local Planning Authority prior to the commencement of any development, including any site preparation, demolition, scrub/hedgerow clearance or tree works/removal.
The development shall be carried out in strict accordance with the approved details including the agreed timings for installation and duration for retention of the bat box provision.
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
5. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (as amended) (Schedule 2, Part 1, Class A-E) or any subsequent re-enactment thereof no development normally permitted by these provisions shall be constructed without express planning permission first being obtained.
REASON: To enable the Local Planning Authority to exercise control over development which could materially harm the character and visual amenities of the immediate area.
6. During the construction period, all trees to be retained shall be protected in accordance with British Standard BS 5837:2012 or any subsequent amendment to the British Standard.
REASON: To protect trees/hedging of landscape and visual amenity value on and adjacent to the site or those likely to be affected by the proposed development hereby approved.
7. No building or engineering operations within the site or deliveries to and from the site shall take place other than between 07:30 hours and 18:00 hours Monday to Friday and between 08:30 hours and 14:00 hours on Saturdays, and not at all on Sundays or Bank Holidays.
REASON: In order to protect the amenities of existing residents and land uses.

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.
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 ECONOMIC DEVELOPMENT & PLANNING