

RIBBLE VALLEY BOROUGH COUNCIL

Department of Development

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

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Town and Country Planning Act 1990

**PLANNING PERMISSION**

**APPLICATION NO:** 3/2021/0010

**DECISION DATE:** 09 June 2021

**DATE RECEIVED:** 11/01/2021

**APPLICANT:**

BDW Trading Ltd  
c/o Agent

**AGENT:**

Mr Jordan Clark  
Barton Willmore  
Tower 12  
Bridge Street  
Spinningfields  
Manchester  
M3 3BZ

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**DEVELOPMENT PROPOSED:** Variation of Condition of planning application 3/2018/0975. Condition 1 - Proposed plot substitutions and house types.

**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):

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:

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-02 - Proposed Finished Floor Levels  
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 Lutterworth  
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  
11319/P74 Rev A Sheets 1-3  
11319/P74 Rev A Sheets 4-6  
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.

2. 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.

3. 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.

4. 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.

5. 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

6. 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.

*John Machole*

pp 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/planning-inspectorate>. 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.