

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: 3/2021/0465

DECISION DATE: 10 June 2021

DATE RECEIVED: 30/04/2021

APPLICANT:

Mr Anthony Baron
Paradise Cottage
Hindle Fold Lane
Great Harwood
BB6 7PT

AGENT:

Mr Duncan Hammond
Assorted Skills and Talents Limited
5 Primula Crescent
Clitheroe
BB7 1FG

DEVELOPMENT PROPOSED: Resubmission of application 3/2018/1124 relating to a house type amendment for Plot 8. Materials to match the rest of the development.

AT: Oakhill College Wiswell Lane Whalley BB7 9AF

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 not later than the expiration of three years beginning with the date of this permission.

Reason: Required to be imposed by Section 51 of the Planning and Compulsory Purchase Act 2004.

2. The permission shall relate to the development as shown on Plan References
Location Plan
Plot Location Plan 19_2020-006
Proposed Site Plan 19_2020-007
Site Level Plan R002 Rev A
Proposed Elevations Plan 19_2020-005
Proposed Ground Floor and First Floor Plan 19_2020-002
Proposed Second Floor and Roof Plan 19_2020-003

Reason: For the avoidance of doubt and to ensure that the development is carried out in accordance with the submitted plans.

3. All tree works/tree protection shall be carried out in strict accordance with the submitted Arboricultural Impact Assessment dated November 2018 (Ref: P.808.16). The specified tree protection measures shall be put in place prior to the commencement of development and shall remain in place and be maintained for the duration of the construction phase of the development and the methodology hereby approved shall be adhered to during all site preparation/construction works.

No vehicle, plant, temporary building or materials, including raising and or, lowering of ground levels, shall be allowed within the protection areas(s) specified unless agreed in writing by the Local Planning Authority.

Reason: To protect trees of landscape and visual amenity value on and adjacent to the site or those likely to be affected by the proposed development.

4. Notwithstanding the submitted details, details of the alignment, height, and appearance of all boundary treatments, fencing, walling, retaining wall structures, posts and gates to be erected within the development shall have been submitted to and approved in writing by the Local Planning Authority prior to their installation.

For the avoidance of doubt the submitted details shall include the precise nature and location for the provision of measures to maintain and enhance wildlife movement within and around the site by virtue of the inclusion of suitable sized gaps/corridors at ground level.

The development shall be carried out in strict accordance with the approved details. The agreed wildlife corridors/gaps shall be retained in perpetuity and thereafter remain free from obstructions which would preclude their use by wildlife.

To ensure a satisfactory standard of appearance in the interests of the visual amenities of the area and to minimise the potential impacts of the development upon protected and non-protected species through the inclusion of measures to retain and enhance habitat connectivity for species of importance or conservation concern.

5. No demolition or construction works relating to the development hereby approved shall take place outside the hours of 08:00 hours to 18:00 hours Mondays to Fridays and 08:00 hours to 14:00 hours on Saturdays nor at any time on Sundays or Bank Holidays.

Reason: To protect the amenities of the nearby residents.

6. No removal of vegetation including trees or hedges shall be undertaken within the nesting bird season of 1st March - 31st August unless pre-ceded by a pre-clearance check by a licensed ecologist on the day of removal to ensure that removal does not result in unacceptable impacts upon nesting birds or other species of conservation concern.

Reason: To ensure that there are no adverse effects on the favourable conservation status of birds, to protect the bird population and species of importance or conservation concern from the potential impacts of the development.

7. Foul and surface water shall be drained on separate systems.

Reason: To secure proper drainage and to manage the risk of flooding and pollution.

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8. The materials to be used on the external surfaces of the development as indicated on Proposed Plans and Application form shall be implemented as indicated unless otherwise agreed in writing by the Local planning Authority. Further details of boundary walls and fencing shall be submitted and agreed in writing by the LPA before their use.

Reason: In order that the Local Planning Authority may ensure that the materials to be used are appropriate to the locality.

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.

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.