

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: 3/2021/0311

DECISION DATE: 27 August 2021

DATE RECEIVED: 26/03/2021

APPLICANT:

Mr C Willan

Brockhall Farm

Brockhall Village

Old Langho

BB6 8BB

AGENT:

Zara Moon Architects

13 New Market Street

Colne

BB8 9BJ

DEVELOPMENT PROPOSED: Proposal to demolish and convert a number of agricultural buildings at Brockhall Farm, into 8 residential properties; construct a number of garages for the use of the residents; and re-develop the surrounding landscaping to incorporate parking, landscaping and amenity spaces for each property. Resubmission of 3/2020/0180.

AT: Brockhall Farm Brockhall Village Old Langho BB6 8BB

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: In order that the Local Planning Authority shall retain effective control of the development and to ensure the continued structural integrity of the buildings.

2. All the external works of the development hereby permitted shall be completed before the expiration of five years from the date of this permission.

REASON: In order that the Local Planning Authority retains effective control over the development and to ensure that there is no significant deterioration in the condition of the buildings.

P.T.O.

3. The permission shall relate to the development as shown on drawing no:

01 Location Plan
02 Existing Site Plan Roof Level
03 Existing Site Plan Ground Floor Level
04 Existing Floor Plans
05 Existing Elevations
06 Existing Courtyard Elevations
07B Proposed Site Plan Roof Level (amended 17.08.2021)
08B Proposed Site Plan Ground Floor Level (amended 17.08.2021)
09B Proposed Floor Plans
10B Proposed Ground Floor Plan
11B Proposed First Floor Plan
12A Proposed Elevations
13B Proposed Courtyard Elevations
14B Proposed Courtyard Elevations
15 Existing Out-buildings
16 Proposed Out-buildings
17B Proposed Garages
18B Landscape & Boundary Treatments (amended 17.08.2021)
19 Highways & Ownership

J1194 access fig 1
J1194 access fig 2
J1194 access fig 3 Rev A

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

4. The existing buildings earmarked for demolition on the approved plans shall be demolished prior to the commencement of any building works being carried out on the buildings hereby approved for conversion. All resultant materials shall be removed from the site on completion of the development.

REASON: To safeguard the amenity of the locality.

5. Precise specifications or samples of all external surfaces of the development hereby permitted shall have been submitted to and approved by the Local Planning Authority before their use in the proposed development.

REASON: To ensure that the materials to be used are appropriate to the locality.

P.T.O.

6. This permission shall relate to the proposed conversion in accordance with the Structural Assessment by Michael Holden submitted as part of the application and dated 18 December 2019. Any deviation from the survey may need to be the subject of a further planning application.

Prior to the commencement of development a schedule of works including a sequence of operations for the scheme of conversion in accordance with the findings of the Structural Assessment shall be submitted to and approved in writing by the Local Planning Authority.

REASON: Since the application is for the conversion of the building only.

7. Prior to the commencement of the development, full details of the alignment, height and appearance of all boundary treatment, including but not limited to fences, walls and gates to be erected shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details prior to first occupation.

REASON: To ensure a satisfactory form of development in the interest of visual and residential amenities.

8. Prior to the commencement of the development, section details at a scale of not less than 1:20 of the proposed door framing and glazing shall have been submitted to and approved by the Local Planning Authority. The development shall be carried out in 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.

9. All new and replacement door and window surrounds shall be natural stone.

REASON: To ensure a satisfactory standard of appearance in the interests of visual amenity.

10. All new and replacement gutters shall be cast iron or aluminium supported on 'drive in' galvanised gutter brackets.

REASON: To ensure a satisfactory standard of appearance in the interests of visual amenity.

11. The proposed Velux roof lights shall be of the Conservation Type, recessed with a flush fitting.

REASON: In the interests of visual amenity in order to retain the character of the building.

P.T.O.

12. Notwithstanding the provisions of Classes A to H of Part 1 of the Town and Country Planning (General Permitted Development) (England) Order 2015, or any Order revoking and re-enacting that Order, the dwellings hereby permitted shall not be altered or extended, no new windows shall be inserted, and no buildings or structures shall be erected within the curtilage of the new dwellings unless planning permission has first been granted by the Local Planning Authority.

REASON: To enable the Local Planning Authority to exercise control over development which could materially harm the character and visual amenities of the development and locality and the amenities of nearby residents.

13. Notwithstanding the provisions of Class A Schedule 2 Part 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015, or any Order revoking and re-enacting that Order, no gates, walls, fences or other means of enclosure (except for those approved by this consent) shall be erected within the curtilage of the dwellings unless planning permission has first been granted by the Local Planning Authority.

REASON: To enable the Local Planning Authority to exercise control over development which could materially harm the character and visual amenities of the development and locality.

14. Notwithstanding the provisions of Classes A-I of Schedule 2 Part 14 of the Town and Country Planning (General Permitted Development) (England) Order 2015, or any Order revoking and re-enacting that Order, no renewable energy sources shall be attached to the new dwellings or placed within the curtilage of the dwellings unless planning permission has first been granted by the Local Planning Authority.

REASON: To enable the Local Planning Authority to exercise control over development which could materially harm the character and visual amenities of the development and locality.

15. Prior to first occupation of the dwellings hereby approved, details of the siting, construction and design of external refuse recycling/bin stores shall be submitted to, and approved in writing by, the Local Planning Authority. No part of the development shall be occupied until the agreed provision is completed and made available for use.

REASON: In order that the Council may be satisfied with the details of the proposal and to ensure that the materials to be used are appropriate to the locality.

P.T.O.

16. No development, demolition or site preparation works shall take place until the applicant, or their agent or successors in title, has secured the implementation of a programme of archaeological investigation and recording works. This must be carried out in accordance with a written scheme of investigation, which shall first have been submitted to and agreed in writing by the local planning authority. This should comprise the creation of a level 2/3 record of the farm buildings. It should be undertaken by an appropriately experienced and qualified professional contractor to the standards and guidance set out by the Chartered Institute for Archaeologists (CIfA).

REASON: To ensure and safeguard the recording and inspection of matters of archaeological/historical importance associated with the buildings/site.

Landscaping and Ecology

17. The development hereby permitted shall not be commenced until details of the landscaping of the site, including wherever possible the retention of existing trees, have been submitted to, and approved in writing by, the Local Planning Authority. The scheme shall indicate, as appropriate, the types and numbers of trees and shrubs, their distribution on site, those areas to be seeded, turfed, paved or hard landscaped, including details of any changes of level or landform.

REASON: To ensure a satisfactory form of development in the interest of visual and residential amenities.

18. No external lighting shall be installed on site unless details of such lighting, including the intensity of illumination and predicted lighting contours (taking into account the recommendations of the Ecology Survey and Assessment dated Feb 2021), have been first submitted to, and approved in writing by, the Local Planning Authority. Any external lighting that is installed shall accord with the details so approved.

REASON: In the interests of the visual amenities of the area.

19. The development hereby approved shall be completed in strict accordance with section 5 of the Ecological Survey and Assessment by ERAP Ltd (updated February 2021) titled 'Mitigation Strategies, Recommendations and Ecological Enhancement'.

REASON: To ensure the protection of species/habitat protected by the Wildlife and Countryside Act 1981.

20. 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 a European Protected Species Mitigation Licence has been submitted to and obtained from Natural England. A copy of the licence obtained shall then be submitted to and agreed in writing by local planning authority in consultation with Natural England. The actions, methods & timings included in the mitigation measures identified and the conditions of the Natural England Licence shall be fully implemented and adhered to throughout the lifetime of the development

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.

21. No development shall take place until details of the provisions to be made for building dependent species of conservation concern artificial bird nesting boxes and artificial bat roosting sites have been submitted, and approved by the local planning authority. The details shall be submitted on a building dependent bird/bat species development site plan and include details of plot numbers and the numbers per individual building/dwelling and type. The details shall also identify the actual wall and roof elevations into which the above provisions shall be incorporated. For the avoidance of doubt, the submitted details shall include the provision of a dedicated 'Bat Owl Loft' as specified at paragraph 5.5.4 of the Ecological Survey and Assessment by ERAP Ltd. The development shall be completed in accordance with the agreed details and the artificial bird/bat boxes shall be incorporated into those dwellings/buildings during the actual conversion works before the development is first brought into use and retained thereafter.

REASON: In the interests of biodiversity and to enhance nesting/roosting opportunities for species of conservation concern and protected species.

22. The development hereby permitted shall be undertaken outside the nesting bird season [March - August inclusive] or, if works cannot be avoided during this period, a pre-commencement check should be carried out by a licenced ecologist to confirm their absence.

REASON: To protect nesting birds.

23. A temporary barn owl box shall be provided in accordance with the details shown on Figure 4 of the Ecological Survey and Assessment by ERAP Ltd at least 30 days before any part of the site used by Barn Owls is altered in anyway. This provision should not be subject to direct disturbance and shall remain in place until at least 30 days following completion of the development.

REASON: To secure the long-term protection of the species by maintaining continuity of occupation (by providing temporary additional roosting/nesting places on-site).

P.T.O.

24. No part of the development shall be commenced until a non-native species removal and disposal method statement has been submitted and agreed in writing the local planning authority the details of which shall include details of the eradication and removal from the site all Japanese Knotweed and Indian Balsam. The development shall be carried out in accordance with the approved details.

REASON: To ensure that there is no risk of further spread of a non-native plant species and to ensure that there are no residue non-native plant species parts remaining.

25. Prior to commencement of any site works including delivery of building materials and excavations for foundations or services all trees to be retained within influencing distance of the site shall be protected in accordance with the BS5837:2012 [Trees in Relation to Demolition, Design & Construction].

The protection zone must cover the entire branch spread of the trees, [the area of the root soil environment from the trunk to the edge of the branch spread] and shall remain in place until all building work has been completed and all excess materials have been removed from site including soil/spoil and rubble.

During the building works no excavations or changes in ground levels shall take place and no building materials/spoil/soil/rubble shall be stored or redistributed within the protection/exclusion zone, in addition no impermeable surfacing shall be constructed within the protection zone.

No tree surgery or pruning shall be implemented without prior written consent, which will only be granted when the local authority is satisfied that it is necessary in accordance with BS3998 for tree work and carried out by an approved arboricultural contractor.

REASON: In order to ensure that any trees affected by development and considered to be of visual, historic or botanical value are afforded maximum physical protection from the potential adverse effects of development.

Drainage

26. No development shall commence until a surface water drainage scheme has been submitted to and approved in writing by the Local Planning Authority. The drainage scheme must include:
- (i) An investigation of the hierarchy of drainage options in the National Planning Practice Guidance (or any subsequent amendment thereof). This investigation shall include evidence of an assessment of ground conditions and the potential for infiltration of surface water;
 - (ii) A restricted rate of discharge of surface water agreed with the local planning authority (if it is agreed that infiltration is discounted by the investigations); and
 - (iii) A timetable for its implementation.

The approved scheme shall also be in accordance with the Non-Statutory Technical Standards for Sustainable Drainage Systems (March 2015) or any subsequent replacement national standards. The development hereby permitted shall be carried out only in accordance with the approved drainage scheme.

REASON: To promote sustainable development, secure proper drainage and to manage the risk of flooding and pollution.

P.T.O.

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

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

Residential Amenity

28. Prior to commencement of development an Environmental Management Plan that includes measures to mitigate the impacts of the construction activity (both on the construction site and on the access road) in relation to noise and air quality shall have been submitted to and agreed in writing by the Local Planning Authority. The development shall be carried out in strict accordance with the approved details.

REASON: In the interests of the general amenity of the area and to safeguard, where appropriate, neighbouring residential amenity.

Highway Safety and Parking

29. No development shall take place, including any works of demolition or site clearance, until a Construction Management Plan (CMP) or Construction Method Statement (CMS) has been submitted to, and approved in writing by the local planning authority. The approved plan / statement shall provide:
1. 24 Hour emergency contact number;
 2. Swept path analysis showing access for the largest vehicles regularly accessing the site and measures to ensure adequate space is available and maintained, including any necessary temporary traffic management measures;
 3. Measures to protect vulnerable road users (pedestrians and cyclists);
 4. Wheel washing facilities;
 5. Measures to deal with dirt, debris, mud or loose material deposited on the highway as a result of construction;
 6. Measures to control the emission of dust and dirt during construction;
 7. Details of a scheme for recycling/disposing of waste resulting from demolition and construction works;
 8. Construction vehicle routing;
 9. Delivery, demolition and construction working hours.

The approved Construction Management Plan or Construction Method Statement shall be adhered to throughout the construction period for the development.

REASON: In the interests of the safe operation of the adopted highway during the demolition and construction phases.

P.T.O.

30. No development shall take place (including investigation work, demolition, siting of site compound/welfare facilities) until a survey of the condition of the un-adopted highway from Larkhill to the development site has been submitted to and approved in writing by the Local Planning Authority. This should also be presented to the Larkhill Residents Group. The survey must consist of:

1. A plan to a scale of 1:1000 showing the location of all defects identified.
2. A written and photographic record of all defects with corresponding location references accompanied by a description of the extent of the assessed area and a record of the date, time and weather conditions at the time of the survey.

No building or use hereby permitted shall be occupied or the use commenced until any damage to the un-adopted highway has been made good to the satisfaction of the Highway Authority.

REASON: To ensure that any damage to the un-adopted highway sustained throughout the development process can be identified and subsequently remedied at the expense of the developer.

31. The access road improvements shown on the approved plans shall have been fully completed prior to the first occupation of the development hereby permitted.

REASON: In the interests of highway safety.

32. Prior to commencement of development details of the provision of domestic internal (within garages) sockets for the charging of electric/hybrid vehicles shall have been submitted to and agreed in writing by the Local Planning Authority. The development shall be carried out in strict accordance with the approved details and the agreed charging points shall be installed and be made available for use prior to first occupation of the dwelling(s) upon which they are to be located/are intended to serve.

REASON: To ensure that the development provides adequate and appropriate sustainable transport options and in the interest of lowering emissions resultant from vehicular movements associated with the development.

33. The parking facilities shown on the plans hereby approved shall be surfaced or paved and made available in accordance with the approved plan and the car parking spaces and manoeuvring areas shall be completed prior to the occupation of any of the buildings; such parking facilities shall thereafter be permanently retained for that purpose (notwithstanding the Town and Country Planning (General Permitted Development) Order 2015).

REASON: In the interest of highway safety and to ensure adequate parking and turning space is available within the site.

P.T.O.

APPLICATION NO. 3/2021/0311

DECISION DATE: 27 August 2021

34. The proposed garaging shall not be used for any purpose (including any purpose ordinarily incidental to the enjoyment of the dwelling house as such) which would preclude its use for the parking of a private motor vehicle.

REASON: In the interests of visual amenity and to facilitate adequate vehicle parking and/or turning facilities to serve the development.

35. Prior to installation full details of the means of foul water drainage/disposal shall have been submitted to and approved in writing by the Local Planning Authority. No dwelling shall be occupied until the works for foul water drainage/disposal have been completed in accordance with the approved details.

Reason: To ensure a satisfactory means of drainage

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.

P.T.O.