

RIBBLE VALLEY BOROUGH COUNCIL

Department of Development

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

Telephone: 0200 25111

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Town and Country Planning Act 1990

PLANNING PERMISSION

APPLICATION NO: 3/94/0069/P
DECISION DATE: 12 SEPTEMBER 1994
DATE RECEIVED: 9 FEBRUARY 1994

APPLICANT:	AGENT:
CROWTHER HOMES LTD	KCH DESIGNS
HELME BANK	LYCHGATE HOUSE
HELM LANE	HIGH STREET
NATLAND	PATTINGHAM
KENDAL	WOLVERHAMPTON
CUMBRIA	WV6 7BQ

DEVELOPMENT PROPOSED: RESIDENTIAL DEVELOPMENT FOR 89 HOUSES, ROAD AND LANDSCAPING
AT: CHATBURN ROAD, CLITHEROE

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 five years beginning with the date of this permission.
2. Precise specifications or samples of walling and roofing materials and details of any surface materials to be used including their colour and texture shall have been submitted to and approved by the local planning authority before their use in the proposed works.
3. This permission shall relate to the proposal as amended plans received on 16 June 1994.
4. 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 number 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 and the types and details of all fencing and screening.

The approved landscaping scheme 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 two years to the satisfaction of the local planning authority. This maintenance shall include the replacement of any tree or shrub species of similar size to those originally planted. These details shall also include boundary fences between dwellings.

5. No development whatsoever shall be within 15m of the top of the bank of the watercourse known as Chatburn Brook without the prior written consent of the local planning authority in consultation with North West Water Limited.
6. No trees within the site shall be topped, lopped, or felled without the prior written consent of the local planning authority.
7. Notwithstanding the provisions of the Town and Country Planning General Development Order 1988 (or any Order revoking or re-enacting that order) any future extensions alterations to the dwelling including any development within

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the curtilage as defined in Schedule 2 Part 1 Classes A to E shall not be carried out without the formal consent of the local planning authority. This shall relate to Plot Nos 32-40 and 49-56.

8. This permission shall be read in conjunction with the Section 106 Agreement dated 12.9.94.
9. Prior to commencement of development detailed plans showing a contoured site plan showing existing features and proposed slab floor level and road level shall be submitted to and approved by the local authority before development commences.
10. Prior to commencement of the development a detailed scheme showing the surface water drainage system shall be submitted to and approved in writing by the local planning authority.
11. Prior to commencement of the development a detailed plan showing the boundary wall into the site shall be submitted to and approved in writing by the local planning authority. This shall relate to plots 1, 87 - 89.
12. The new estate road/access between the site and Chatburn Road shall be constructed to at least base course to the satisfaction of the local planning authority before any development takes place within the site.
13. Notwithstanding the provisions of the Town and Country Planning General Development Order 1988 there shall not at any time in connection with the development hereby permitted be erected or planted or allowed to remain upon the land hereinafter defined any building, wall, fence, hedge, tree, shrub or other device. The visibility splay to be the subject of this condition shall be that land in front of a line drawn from a point 4.5m measured along the centre line of the proposed road from the continuation of the nearer edge of the carriageway of Chatburn Road to points measured 120m in each direction along the nearer edge of the carriageway of Chatburn Road, from the centre line of the access, and shall be constructed and maintained at footway level in accordance with a scheme to be agreed by the local planning authority in conjunction with the highway authority.

The reason(s) for the condition(s) are:

1. Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990.
2. In order that the local planning authority may ensure that the materials to be used are appropriate to the locality.
3. For the avoidance of doubt since the proposal has been the subject of an agreed amendment.
4. In the interests of the amenity of the area.
5. In order to protect the existing watercourse.
6. In the interests of visual amenity.
7. In the interests of safeguarding future residential amenity.
8. For the avoidance of doubt since the proposal has been the subject of a Section 106 Agreement.
- 9-11. In order for the local planning authority to effectively control the development and assess the drainage situation.
- 12-13. In the interest of highway safety.

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Note(s)

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



PHILIP BAILEY
DIRECTOR OF DEVELOPMENT

