


<b>Late Items – Planning &amp; Development Committee</b>				 Ribble Valley Borough Council  www.ribblevalley.gov.uk
<b>Meeting Date: 27 August 2020</b>				
<b>Briefing version</b>		<b>Issue Date:</b>		
<b>Committee Version</b>	•	<b>Issue Date:</b>	27/08/20	

<b>Application Ref:</b>	<b>3/2020/0112</b>	<b>Glencroft, Pendle Avenue Chatburn</b>	<b>REC:</b>	<b>APP</b>
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Condition 2 amended to reflect additional details on drawings and submitted section plan showing relationship to street scene.

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:

- 0344 (S)2-01-PP: Site Plan Existing and Proposed
- 0344 (S)2-02-PP A: Site Plan as Proposed
- 0344 (GA)3-02-PP A: Sections as Proposed
- 0344 (P)4-01-PP A: Glencroft Basement and Ground Floor Plans
- 0344 (P)4-02-PP B: Glencroft First Floor and Second Floor Plans
- 0344 (P)4-03-PP: Basement and Ground Floor Plans
- 0344 (P)4-04-PP: First Floor and Second Floor Plans
- 0344 (E)5-01-PP B: Glencroft North West and South West Elevations
- 0344 (E)5-02-PP B: Glencroft South East and North East Elevations
- 0344 (E)5-03-PP B: North West and South West Elevations
- 0344 (E)5-04-PP B: South East and North East Elevations
- 0344 (E)5-05-PP: North East Site Elevation
- **0344 0-03PP Site Section Plan**

REASON: For the avoidance of doubt and to clarify which plans are relevant to the consent hereby approved.

<b>Application Ref:</b>	<b>3/2020/0142</b>	<b>Clitheroe Golf Club Whalley Road, Barrow</b>	<b>REC:</b>	<b>APP</b>
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Condition 1 deleted as work has already commenced so not necessary and others renumbered.

Condition 2 altered to reflect that work has commenced

- 2 Within the first planting season (October to March inclusive) following the **granting of planning permission** the trees, shrub and wild flower planting shown on the approved plans, of species and size first to be agreed in writing with the Local Planning Authority, shall be planted and shall be maintained thereafter for a period of not less than ten years to the satisfaction of the Local Planning Authority. This maintenance shall include the replacement of any tree or shrub which is removed, or dies, or is seriously damaged, or becomes seriously diseased, by a species of similar size to those originally planted.

REASON: To ensure the proposal is satisfactorily landscaped and appropriate to the locality.

Condition 3 altered to extend replacement landscaping period to ten years and to be consistent with condition 2.

3 The existing natural hedgerow along the north boundary of the site shall be retained and reinforced/enhanced where necessary. Any such reinforcement/enhancement shall be carried out during the planting season (October to March inclusive) following the first use of buildings hereby approved and shall be maintained for a period of **ten** years during which time any plants that are found to be dead or dying shall be replaced.  
 REASON: To ensure the hedge to be affected is replaced/replanted in the interests of visual amenity and species protection/biodiversity enhancement.  
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<b>Application Ref:</b>	<b>3/2020/0510</b>	<b>Oulton Myerscough Road, Mellor</b>	<b>REC:</b>	<b>APP</b>
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Condition 2 altered to include additional plan:

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:

- 20-011 PL01
- 20-011 PL02
- 20-011 PL03
- 20-011 PL04
- 20-011 PL05
- 20-011 PL06
- 20-011 PL07**

Reason: For the avoidance of doubt and to clarify which plans are relevant to the consent.

Reason of Condition 3 altered as no need to refer to Policy

3. The materials to be used on the external surfaces of the development as indicated on Proposed Plan: 20-011 PL07 shall be implemented as indicated unless otherwise agreed in writing by the Local planning Authority.

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