

RIBBLE VALLEY BOROUGH COUNCIL

Department of Development

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Town and Country Planning Act 1990

PLANNING PERMISSION

APPLICATION NO: 3/2012/0760

DECISION DATE: 19 October 2012

DATE RECEIVED: 28/08/2012

APPLICANT:

Mr Matthew Shaw
The Homestead
Whalley Road
Wilpshire
Lancashire
BB1 9LL

AGENT:

Sunderland Peacock & Associates Ltd
Hazelmere
Pimlico Road
Clitheroe
Lancs
BB7 2AG

DEVELOPMENT Creation of additional car parking.

PROPOSED:

AT: The Homestead (Head Office) Whalley Road Wilpshire Blackburn
Lancashire BB1 9LL

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 pursuant to Section 91 of the Town and Country Planning Act 1990

2. This permission shall be implemented in accordance with the proposal as amended by letter and plan received on the 25th September 2012 entitled:
Proposed Creation of additional parking to North East of Site - Carrying Drawing No: 4275-02 A.

Reason: For the avoidance of doubt since the proposal was the subject of agreed amendments.

P.T.O.

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3. Prior to commencement of any site works including delivery of building materials and excavations for the car park the Sycamore and Birch Trees growing immediately adjacent to the proposed car park shall be protected in accordance with the BS5837 2012 [Trees in Relation to Construction].

The details of the tree protection measures, including a tree protection monitoring schedule, shall be submitted and agreed in writing with the Local Planning Authority and implemented in full under the supervision of a qualified arboriculturalist, in liaison with the Countryside/Tree Officer.

The root protection/exclusion zone 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 is in accordance with BS3998 for tree work and carried out by an approved arboricultural contractor.

Reason: In order to ensure that trees of visual amenity/botanical/historical value are protected against adverse affects of development in accordance with policies G1 and ENV13 of the Ribble Valley Districtwide Local Plan.

4. Notwithstanding any indication on the approved plans, no development approved by this permission shall be commenced until a scheme for the provision and implementation of a surface water regulation system, restricting residual surface water discharge to 5l/s or Greenfield runoff whichever is the greater, has been approved by the Local Planning Authority. The scheme shall be completed in accordance with the approved plans.

Reason- To secure the proper drainage and to reduce the risk of flooding in accordance with Policy G1 of the Ribble Valley Districtwide Local Plan.

5. Notwithstanding the details of the submitted plans, the proposed car park shall be constructed using permeable materials on a permeable base, the details of which shall be submitted to and approved by the Local Planning Authority prior to the commencement of the development. The development shall be carried out using the approved materials and shall be retained thereafter, unless otherwise agreed in writing by the Local Planning Authority.

Reason- To ensure a satisfactory form of development and to prevent an undue increase in surface water run off in accordance with Policy G1 of the Ribble Valley Districtwide Local Plan

Relevant planning policy

Policy G1 - Development Control
Policy T7 - Parking Provision
Policy ENV13 - Landscape Protection

Summary of reasons for approval

The proposal has no significant detrimental impact on nearby residential amenity nor would it have an adverse visual impact. P.T.O.

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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 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.

JOHN HEAP
DIRECTOR OF COMMUNITY SERVICES