

RIBBLE VALLEY BOROUGH COUNCIL

Department of Development

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

Telephone: 01200 Fax: 01200 414488
425111

Planning Fax: 01200 414487

Town and Country Planning Act 1990

PLANNING PERMISSION

APPLICATION NO: 3/2019/0763

DECISION DATE: 27 September 2019

DATE RECEIVED: 15/08/2019

APPLICANT:

Feazer Developments Ltd
Feazer Cottage
Slaidburn Road
Waddington
Clitheroe BB7 3JJ

AGENT:

DEVELOPMENT PROPOSED: Variation of conditions 2 (approved plans), 4 (timber windows approved plan), 5 (boundary treatment), 8 (landscaping), 12 (planting on highway frontage), 14 (highway works), 15 (condition survey), 17 (surface water drainage), 18 (sustainable drainage plan), and 19 (noise management) from planning permission 3/2019/0217 (Variation of condition 9 (tree protection measures) from planning permission 3/2018/1179 to allow replacement of sycamore T2 with new tree planting scheme.

AT: Land off Ribblesdale View Chatburn

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. 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:

Location Plan

Drawing no 6001 Proposed Streetscene Plan

Drawing no 6002/d Proposed Site Layout

Drawing no 6003a Plot A Elevations

Drawing no 6004a Plot A Floor Layouts

Drawing no 6005 Plot B Elevations

Drawing no 6006 Plot B Floor Layouts

Drawing no 6007a Plot C Floor Layouts

Drawing no 6008a Plot C Elevations

Drawing no 6009 Plot D Floor Layouts

Drawing no 6010 Plot D Elevations

Drawing no 6011a Plot D Detached Garage

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

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.

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

3. Notwithstanding the submitted details, prior to the occupation of any of the dwellings details of the proposed boundary walling, gates and fencing shall have been submitted to and approved by the Local Planning Authority, and such details shall include the provision of 1.8m high trespass proof fencing adjacent to the boundary with Network Rail land to prevent any unauthorised access. The development shall be carried out in strict accordance with the approved details.

In the interest of visual amenity and safety.

4. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any Order revoking, amending or re-enacting that Order) any future extensions and/or alterations to the dwellinghouses including any development within the curtilage as defined in Schedule 2 Part 1 Classes A to H shall not be carried out without the formal written consent of the Local Planning Authority.

Reason: In the interests of controlling matters which may be detrimental to the original visual concept and the balance of private space provision.

5. Notwithstanding the submitted details no dwellings shall be occupied until a scheme for the hard and soft landscaping of the site shall be 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 and the types and specifications of all retaining structures. The approved soft landscaping scheme shall be implemented in a period to be agreed in writing by the LPA and no longer than the first planting season following completion of the dwellings.

REASON: In the interest of visual amenity.

6. No part of the development shall be occupied until all planting on the highway frontage of the site is reduced to and permanently maintained henceforth at a height not greater than 1m above the crown level of the carriageway of Ribblesdale View. The land between the proposed stone wall and the back edge of the carriageway shall be maintained thereafter, free from obstructions such as walls, fences, trees, hedges, shrubs, ground growth or other structures within the splays in excess of 1.0 metre in height above the height at the centre line of the adjacent carriageway.

Reason: To ensure adequate visibility at the street junction or site access in the interest of highway safety.

P.T.O.

7. Prior to the occupation of any of the dwellings a surface water drainage scheme, based on the hierarchy of drainage options in the National Planning Practice Guidance with evidence of an assessment of the site conditions shall be submitted to and approved in writing by the Local Planning Authority.

The surface water drainage scheme must be in accordance with the Non-Statutory Technical Standards for Sustainable Drainage Systems (March 2015) or any subsequent replacement national standards. In the event of surface water draining to the public surface water sewer, the pass forward flow rate to the public sewer must be restricted to 10 l/s.

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

8. Within 1 month of the date of this decision, unless otherwise agreed in writing, a joint survey shall be carried out between the developer and the highway authority to determine the condition of Ribblesdale View. A similar survey shall be carried out every six months and the final inspection within one month of the completion of the last house, and the developer shall make good any damage to Ribblesdale View to return it to the pre-construction situation as required.

Reason: To maintain the construction of Ribblesdale View in the interest of highway safety.

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.



NICOLA HOPKINS
DIRECTOR ECONOMIC DEVELOPMENT & PLANNING

