

# RIBBLE VALLEY BOROUGH COUNCIL

Department of Development

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Town and Country Planning Act 1990

## PLANNING PERMISSION

**APPLICATION NO:** 3/2015/0759

**DECISION DATE:** 18 December 2015

**DATE RECEIVED:** 17/09/2015

### **APPLICANT:**

Gisburne Park Estate  
The Estate Office  
Gisburne Park  
Mill Lane  
Gisburn  
BB7 4UN

### **AGENT:**

Mr John Wharton  
Architect  
Craven House  
Brook View  
Carleton  
Skipton  
N Yorks  
BD23 3EX

**DEVELOPMENT PROPOSED:** Revisions to house siting, design and access road under approval 3/2015/0167 for erection of 3 detached dwellings.

**AT:** Land off Mill Lane Gisburn BB7 4LN

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 no later than the expiration of three years beginning with the date of this permission.

**REASON:** Required to be imposed in pursuance to Section 91 of the Town and Country Planning Act 1990.

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:

- Construction Section Detail (un-numbered)
- Access Plan and Site Plan (Drawing 2591.1)
- Proposed Elevations/Floorplans (Drawing: 2591.2)

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

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

**REASON:** In order that the Local Planning Authority may ensure that the materials to be used are appropriate to the locality in accordance with Policies DMG1 and DMH3 of the Ribble Valley Core Strategy.

P.T.O.

4. All new and replacement windows shall be constructed in timber, details of which shall be submitted to and agreed in writing by the Local Planning Authority prior to their use in the development. For the avoidance of doubt the submitted details shall include elevational and section profiles/detail. The development shall be carried out in strict accordance with the approved details and thereafter retained unless otherwise agreed in writing by the Local Planning Authority.

REASON: In order that the Local Planning Authority may ensure that the detailed design of the proposal is appropriate to the locality and responds appropriately to the character of the area in accordance with Policies DMG1 and DMH3 of the Ribble Valley Core Strategy.

5. Notwithstanding the submitted details, prior to the commencement of the development, details of the proposed roof mounted Photovoltaic Panels, including section details, shall have been submitted to and approved by the Local Planning Authority. The development shall be carried out in strict accordance with the approved details.

REASON: In order that the Local Planning Authority may ensure that the detailed design and external appearance of the proposal is appropriate to the locality in accordance with Policies DMG1 and DMH3 of the Ribble Valley Core Strategy.

6. Notwithstanding the details shown upon the approved plans, the proposed roof lights shall be of the Conservation Type, recessed with a flush fitting, details of which shall be submitted to and approved by the Local Planning Authority prior to installation.

REASON: In order that the Local Planning Authority may ensure that the detailed design of the proposal does not undermine the character and appearance of the area in accordance with Policies DMG1 and DMH3 of the Ribble Valley Core Strategy.

7. Notwithstanding the submitted details, prior to the commencement of the development, details at a scale of not less than 1:20 of the proposed boundary treatments/fencing and walling shall have been submitted to and approved by the Local Planning Authority. For the avoidance of doubt the submitted details shall not include the provision of pier mounted '800 x 700 illuminated glass lanterns' (as indicated on drawing 2591.1). The development shall be carried out in strict accordance with the approved details.

REASON: To protect the character and visual amenities of the area from inappropriate additions and ... order that the Local Planning Authority may ensure that the detailed design and external appearance of the proposal is appropriate to the locality and reflective of its residential use in accordance with Policies DMG1 and DMH3 of the Ribble Valley Core Strategy.

8. The approved landscaping scheme shall be implemented in the first planting season following first occupation or use of the development and shall be maintained thereafter for a period of not less than 10 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 in accordance with Policies DMG1, DME1 and DME3 of the Ribble Valley Core Strategy.

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9. Notwithstanding the submitted details, prior to the commencement of the development, including any site preparation works, details of measures to control the emission of dust and dirt during construction period of the development shall be submitted to and agreed by the Local Planning Authority. The approved details and Construction Method Statement shall be implemented, retained and adhered to throughout the construction period unless otherwise agreed in writing by the Local Planning Authority.

REASON: In the interests of protecting residential amenity from noise and disturbance and to ensure the safe operation of the highway during the construction phase of the development in accordance with Policies DMG1 and DMG3 of the Ribble Valley Core Strategy.

10. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 or any Order revoking and re-enacting that Order, the dwelling hereby permitted shall not be altered or extended, no new windows shall be inserted, no alterations to the roof shall be undertaken and no buildings or structures shall be erected within the curtilage of the dwellings hereby approved 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 immediate area in accordance with Policy DMG1 of the Ribble Valley Core Strategy.

11. The garage(s) hereby approved shall be kept available for the parking of vehicles ancillary to the enjoyment of the household(s) and shall not be used for any use that would preclude the ability for their use for the parking of private motor vehicles, whether or not permitted by the provisions of the Town and Country Planning (General Permitted Development) Order 2015 or any order amending or revoking and re-enacting that order.

REASON: To ensure that the development remains compatible with the character of the area that adequate parking provision is retained that limits the visual impact of the parked motor-vehicle upon the landscape in accordance with Policy DMG1 of the Ribble Valley Core Strategy.

**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 HEAP  
DIRECTOR OF COMMUNITY SERVICES

