

RIBBLE VALLEY BOROUGH COUNCIL

Department of Development

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

Telephone: 01200 425111 Fax: 01200 414488 Planning Fax: 01200 414487

Town and Country Planning Act 1990

PLANNING PERMISSION

APPLICATION NO: 3/2020/0142

DECISION DATE: 28 August 2020

DATE RECEIVED: 09/03/2020

APPLICANT:

The Secretary
Clitheroe Golf Club
Whalley Road
Clitheroe
BB7 1PP

AGENT:

John Willcock
Willcock Consulting
6 Vicarage Close
Clitheroe
BB7 2RN

DEVELOPMENT PROPOSED: Construction of 10 bay covered driving range building and associated teaching swing room (retrospective application) plus low level range lighting. Creation of 2.5m wide gravel access track, erection of 6m high safety fence and ancillary landscaping.

AT: Clitheroe Golf Club Whalley Road Barrow BB7 1PP

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:
Site Location Plan:Dwg no 1 RLB
Site Plan 5825-1-6 (amended plan received 17.07.2020)
Roof Plan and Elevations 5825 -1 -2B (amended plan received 17.07.2020)
REASON: For the avoidance of doubt and to clarify which plans are relevant to the consent.
Ecology
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.

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.
Amenity
4. The development approved shall only be used between the hours of 0700-2200 Monday to Sunday.
REASON: In order to protect the amenities of existing residents
5. The use of the external lighting and sources of illumination as indicated on Dwg: no 5825-1-2B amended plan received 17.07.2020 shall be restricted to the hours of 08:00 and 21:00 Monday - Sunday. For the avoidance of doubt no sources of illumination hereby approved shall be operational or lit outside of these hours.
REASON: In order to ensure a satisfactory appearance in the interests of visual amenity and to prevent nuisance arising.
6. The external lighting shall be implemented in strict accordance with the lighting report by Lumenata Lighting Design dated 21.08.2019 and plans submitted with the application. Only the duly approved lighting shall be installed.
REASON: In order to ensure a satisfactory appearance in the interests of visual amenity and to prevent nuisance arising.

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.


PP NICOLA HOPKINS
DIRECTOR ECONOMIC DEVELOPMENT & PLANNING