


<b>Late Items – Planning &amp; Development Committee</b>				 Ribble Valley Borough Council www.ribblevalley.gov.uk
<b>Meeting Date: 30 July 2020</b>				
<b>Briefing version</b>		<b>Issue Date:</b>		
<b>Committee Version</b>	✓	<b>Issue Date:</b>	30/07/20	

<b>Application Ref:</b>	<b>3/2020/0415</b>	<b>Oaks Barn Birks Farm, Birks Brow Longridge</b>	<b>REC:</b>	<b>REF</b>
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<b>Application Ref:</b>	<b>3/2020/0416</b>	<b>Oaks Barn Birks Farm, Birks Brow Longridge</b>	<b>REC:</b>	<b>REF</b>
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<b>Application Ref:</b>	<b>3/2019/1011</b>	<b>Rimington Caravan Park Hardacre Lane Rimington</b>	<b>REC:</b>	<b>APP</b>
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Recommendation changed to approval following consultation response dated 28/07/20 from LLFA who raised no objections subject to a pre-commencement condition.

Additional condition a time commencement condition to be included

**Condition 1 to read:**

**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 by Section 51 of the Planning and Compulsory Purchase Act 2004.**

**Condition 3 to read:**

**No development shall commence until final details of the design and implementation of an appropriate sustainable drainage scheme have been submitted to and approved in writing by the local planning authority.**

Those details shall include:

- a) A final sustainable drainage layout plan showing how surface water will be managed over the lifetime of the development; managing any increased runoff generated by the new impermeable surfaces and mitigating any pollution of the receiving groundwater and/or surface waters, including watercourses;
- b) Surface water flow calculations for the sustainable drainage scheme. The calculations must show the full network design criteria, pipeline schedules and simulation outputs for the 1 in 1 year, 1 in 30 year and 1 in 100 year return period, plus an appropriate allowance for climate change. The calculations must demonstrate that surface water runoff from the application site will not exceed the existing pre-development surface water runoff rates and volumes for the corresponding rainfall event;
- c) A final site plan showing all on-site surface water catchment areas, i.e. areas that will contribute to the sustainable drainage scheme;
- d) Confirmation of how surface water will be managed within any non-drained areas of the site, i.e. gardens and public open space.
- e) A final site plan showing all overland flow routes and flood water exceedance routes, both on and off site;
- f) Details of how the sustainable drainage scheme will be managed and maintained over the lifetime of the development.

The scheme shall be implemented in accordance with the approved details prior to first occupation or completion of the development, whichever is the sooner. Thereafter the drainage system shall be retained, managed and maintained in accordance with the approved details.

**Reasons:**

- 1) To ensure that the proposed development can be adequately drained;
- 2) To ensure that there is no flood risk on or off the site resulting from the proposed development;
- 3) To ensure that water quality is not detrimentally impacted by the development proposal; and
- 4) To ensure that appropriate maintenance mechanisms are put in place for the lifetime of the development.

**Reason for pre-commencement conditions:**

Drainage is a material consideration and the proposed pre-commencement condition(s) allows for the principle of development to be granted and detailed drainage designs to be conditioned for approval via a discharge of condition.

Condition 8 amended to read:

No development shall take place, including any works of demolition, until a construction method statement has been submitted to and approved in writing by the local planning authority. The approved statement shall be adhered to throughout the construction period. It shall provide for:

- " The parking of vehicles of site operatives and visitors
  - " The loading and unloading of plant and materials
  - " The storage of plant and materials used in constructing the development
  - " The erection and maintenance of security hoarding
  - " Details of working hours
  - " Caravan delivery times and routeing to / from the site
  - " Contact details for the site manager
- Details of a phased programme for construction works.

REASON: To protect existing road users in the interest of highway safety.

Condition 9 amended to read:

Notwithstanding the access details shown on the submitted plans Sk-S-100A there shall be no vehicular

access to and from the site on to Rimington Lane with the exception of emergency purposes or for construction traffic purposes previously agreed in accordance with the construction phasing plan submitted in compliance with Condition 8.

Within one month of the commencement of the development full details of a gate or other form of enclosure shall be submitted to and approved in writing by the Local Planning Authority. The approved measure(s) shall be installed within 6 months of the date of this consent.

REASON: To protect existing road users in the interest of highway safety.

Additional  
Informative 4

The grant of planning permission does not entitle a developer to obstruct a right of way and any proposed stopping up or diversion of a right of way should be the subject of an Order under the appropriate Act.