

## Minutes of Planning and Development Committee

Meeting Date: Thursday, 17 December 2015 starting at 6.30pm  
Present: Councillor S Bibby (Chairman)

Councillors:

S Atkinson	J Rogerson
A Brown	I Sayers
S Carefoot	R Sherras
M French	R Swarbrick
L Graves	D Taylor
S Knox	R Thompson
G Mirfin	

In attendance: Director of Community Services, Head of Legal and Democratic Services, Head of Planning Services and Principal Planning Officer x 2.

Also in attendance: Councillor N Walsh.

A late item sheet was given to Committee Members.

### 466 APOLOGIES

Apologies for absence from the meeting were submitted on behalf of Councillor I Brown.

### 467 MINUTES

The minutes of the meeting held on 12 November 2015 were approved as a correct record and signed by the Chairman.

### 468 DECLARATIONS OF INTEREST

There were no declarations of interest.

### 469 PUBLIC PARTICIPATION

There was no public participation.

### 470 PLANNING APPLICATIONS UNDER THE TOWN AND COUNTRY PLANNING ACT 1990:

1. APPLICATION NO: 3/2014/1092/P (GRID REF: SD 365462 432631)  
RETROSPECTIVE APPLICATION FOR CHANGE OF USE OF AN AGRICULTURAL STORAGE BUILDING TO SCARE KINGDOM AND VISITOR ATTRACTION, RETENTION OF TEMPORARY STORAGE CONTAINER BUILDING AND CAR PARKING AT HAWKSHAW FARM, LONGSIGHT ROAD, CLAYTON-LE-DALE

GRANTED subject to the following condition(s):

1. This permission shall be for a temporary period expiring on 31 December 2016 and the use of the buildings and land in association with Scare Kingdom events shall cease on or before that date.

REASON: In order to allow the Local Planning Authority to monitor the events during the temporary period, particularly in respect of possible noise nuisance to nearby residents in order to comply with Policy DMG1 of the Ribble Valley Core Strategy Adopted Version; and to allow a reassessment to take place in the event that an application is submitted to renew the permission on a permanent basis.

2. This retrospective temporary permission relates to the use of the agricultural storage building, and the retention of a storage container and car park as shown on the submitted plans referenced as follows:
  - Site Plan Drawing Number HF/SP/Scale 1:500.
  - Change of Use of Agricultural Building – Scale 1:200.
  - Retention of Storage Container – Scale 1:200.

REASON: For the avoidance of doubt and to define the development for which retrospective permission is hereby granted.

3. The Scare Kingdom attraction for which temporary permission is hereby granted shall be operated for a maximum of 41 days in any calendar year of which not more than 9 days shall be for the horror camp live event (involving persons camping at the site overnight).

With the exception of the horror camp live event, the first entry to the attraction shall be no sooner than 6pm.

The last entry and the latest departure times shall be as follows:

- Weekdays – last entry 9.30pm, latest departure 11pm.
- Weekdays during Halloween week – last entry 10.30pm, latest departure 12 midnight.
- Fridays and Saturdays – last entry 10.30pm, latest departure 12 midnight.
- Friday and Saturdays on the weekend closest to Halloween – last entry 11.30pm, latest departure – 1am.
- All Sundays last entry 9.30pm, latest departure 11pm.

The applicants shall keep a written record of all days upon which the attraction is open and this shall be made available for inspection by the Local Planning Authority upon request.

REASON: To comply with the terms of application and in the interests of the amenities of nearby residents and to comply with Policy DMG1 of the Ribble Valley Core Strategy Adopted Version.

4. Prior to the holding of the next Horror Camp Live event, a plan showing the location of the “campsite” shall be submitted to and approved in writing by the Local Planning Authority. Horror Camp Live events shall not include any outdoor scenes. All activities shall be carried out within the former agricultural storage building that is the venue for the Scare Kingdom events (or in other existing buildings at the farm subject to the prior written agreement of the Local Planning Authority).

REASON: For the avoidance of any doubt about the nature of the Horror Camp Live events and in the interests of the amenities of nearby residents and to comply with Policy DMG1 of the Ribble Valley Core Strategy (Adopted Version).

5. Within 1 month of the date of this temporary planning permission, a management scheme, including noise mitigation measures, shall be submitted for the written approval of the Local Planning Authority. This shall include details of the following:
  1. Precise details of the location and height of fences and straw bale barriers.
  2. Precise details of the number, size, location and content of signs to be displayed around the outside areas of the site advising visitors of the need to remain quiet in order to respect the amenities of nearby residents.
  3. Details of arrangements for staff of Hawkshaw to constantly accompany groups of visitors whilst outside any of the buildings in order to ensure quiet in the interests of the amenities of nearby residents.

The required measures shall be put in place prior to the first event following the Council’s written approval of the scheme, and shall be operated in accordance with the approved details at all subsequent events.

REASON: In the interests of the amenities of nearby residents and to comply with Policy DMG1 of the Ribble Valley Core Strategy (Adopted Version).

6. The scheme of landscape planting submitted with the application (involving the planting of 125 trees in a 10m – 15m wide belt between the Scare Kingdom building and Tottering Brook) shall be carried out in accordance with the submitted planting details in the next planting season (November 2015 to March 2016). The scheme shall thereafter be maintained for a period of 10 years as stated in the submitted details. This maintenance shall include the replacement of any tree that is removed, or dies, or is seriously damaged, or becomes seriously diseased, by a tree of a similar size and species to that which was originally planted.

REASON: To comply with the terms of the application and the interests of visual amenity and the amenities of nearby residents and to comply with Policy DMG1 of the Ribble Valley Core Strategy (Adopted Version).

7. No external lighting shall be installed at the site without the prior written permission of the Local Planning Authority.

REASON: In the interests of the amenities of the area and to comply with Policy DMG1 of the Ribble Valley Core Strategy (Adopted Version).

#### BACKGROUND PAPERS

[https://www.ribblevalley.gov.uk/site/scripts/planx\\_details.php?appNumber=3%2F2014%2F1092](https://www.ribblevalley.gov.uk/site/scripts/planx_details.php?appNumber=3%2F2014%2F1092)

(Mr Barnet spoke against the above application. Councillor Walsh was given permission to speak on the above application).

2. APPLICATION NO: 3/2015/0183/P (GRID REF: 372978 441995)  
PROPOSED ERECTION OF 1NO PAIR OF SEMI-DETACHED TWO STOREY DWELLINGS WITH OFF STREET PARKING SHARED ACCESS AND PRIVATE GARDEN AREAS. LAND AT 78 RIVERSIDE, LOW MOOR, CLITHEROE, BB7 2NS

GRANTED 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:

- 4311-01-02 Revision B

REASON: For the avoidance of doubt since the proposal was the subject of agreed design improvements/amendments 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 Policy DMG1 of the Ribble Valley Core Strategy.

4. Notwithstanding the submitted details, prior to the commencement of the development, details at a scale of not less than 1:20 of the proposed refuse storage areas, boundary treatments/fencing and walling 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 of the proposal is appropriate to the locality in accordance with Policy DMG1 of the Ribble Valley Core Strategy.

5. No development shall take place 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. For the avoidance of doubt the statement should provide details of:

1. Indicate the location of parking provision for vehicles of site operatives and visitors.
2. Indicate the location for the loading and unloading of plant and materials.
3. Indicate the location for the storage of plant and materials used in constructing the development.
4. The erection and maintenance of security hoarding.
5. The location of wheel washing facilities for the site.
6. Measures to control the emission of dust and dirt during construction.
7. Details of working hours and restricted hours of movement for HGV's.
8. A programme for the road sweeping of the adjacent and affected immediate highway.

REASON: In the interests of protecting residential amenity from noise and disturbance and to satisfy the Local Planning Authority and Highway Authority that the development would not be of detriment to the safe operation of the immediate highway in the interests of highway safety and compliance with current highway legislation in accordance with Policies DMG1, DMG3 and DMI2 of the Ribble Valley Core Strategy.

6. The windows as indicated to be obscure glazed on the proposed plan (4311-01-02 Rev B shall be fitted with obscure glazing (which shall have an obscurity rating of not less than 4 on the Pilkington glass obscurity rating or equivalent scale) and shall be non-opening, unless the parts of the window which can be opened are more than 1.7 metres above the floor of the room in which the window is installed. The windows shall remain in that manner in perpetuity at all times unless otherwise agreed in writing by the Local Planning Authority.

REASON: To protect nearby residential amenity in accordance with Policy DMG1 of the Ribble Valley Core Strategy.

7. Prior to the commencement of development, the following information shall be submitted to the Local Planning Authority (LPA) for approval in writing:

- (a) A Desk Study which assesses the risk of the potential for on-site contamination and ground gases and migration of both on and off-site contamination and ground gases.
- (b) If the Desk Study identifies potential contamination and ground gases, a detailed Site Investigation shall be carried out to address the nature, degree and distribution of contamination and ground gases and shall include an identification and assessment of the risk to receptors as defined under Part IIA of the Environmental Protection Act 1990, focusing primarily on risks to human health and controlled waters. The investigation shall address implications of the health and safety of site workers, of nearby occupied building structures, on services and landscaping schemes and on wider environmental receptors including ecological systems and property. The sampling and analytical strategy shall be submitted to and approved in writing by the LPA prior to the site investigation survey.
- (c) If the site investigation indicates remediation is necessary, a Remediation Statement detailing the recommendations and remedial measures to be implemented within the site shall be submitted to and approved in writing by the LPA. The remediation shall be carried out in accordance with the agreed statement and on completion of the development/remedial works, the developer shall submit a Verification Report to the LPA for approval in writing that certifies that all works were completed in accordance with the agreed Remediation Statement prior to the first occupation of the development.

REASON: To prevent pollution of ground and surface waters both on and off site and to ensure the site is suitable for its end use in accordance with Policies EN2, EN4, DME2 and DME3 of the Ribble Valley Core Strategy.

8. The development permitted by this planning permission shall be carried out in strict accordance with the approved Flood Risk Assessment (FRA) ref. 4311 and the following mitigation measures detailed within the FRA:
  - Finished floor levels are set no lower than 52.54 m above Ordnance Datum (AOD).

The mitigation measures shall be fully implemented prior to occupation and subsequently in accordance with the timing / phasing arrangements embodied within the scheme, or within any other period as may subsequently be agreed, in writing, by the local planning authority.

REASON: To reduce the risk of flooding to the proposed development and future occupants.

9. 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.

#### BACKGROUND PAPERS

[https://www.ribblevalley.gov.uk/site/scripts/planx\\_details.php?appNumber=3%2F2015%2F0183](https://www.ribblevalley.gov.uk/site/scripts/planx_details.php?appNumber=3%2F2015%2F0183)

3. APPLICATION NO: 3/2015/0567/P (GRID REF: SD382579 451917)  
CHANGE OF USE OF LAND FOR CREATION OF AN EXTENSION TO THE EXISTING CARAVAN SITE TO ACCOMMODATE 30 ADDITIONAL UNITS, INFORMAL RECREATION SPACE, LANDSCAPING AND ASSOCIATED ENGINEERING WORKS ON LAND ADJACENT TWYN GHYLL CARAVAN SITE, SETTLE LANE, PAYTHORNE

The Head of Planning Services informed Committee of four additional objections and one from CPRE.

MINDED TO REFUSE and the application be taken back to Planning and Development Committee for officers to finalise the detailed wording of the reason(s) for refusal.

(Mrs Rosthorn spoke against the above application).

4. APPLICATION NO: 3/2015/0759/P (GRID REF: SD 82476 8941)  
REVISIONS TO HOUSE SITING, DESIGN AND ACCESS ROAD UNDER APPROVAL 3/2015/0167 FOR ERECTION OF 3 DETACHED DWELLINGS. LAND OFF MILL LANE, GISBURN BB7 4LN

GRANTED 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.

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 in 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 original planted.

REASON: To ensure the proposal is satisfactorily landscaped and appropriate to the locality in accordance with Policies DMG1, DME1 and DME3 of the draft Ribble Valley Core Strategy.

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 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.

#### BACKGROUND PAPERS

[https://www.ribbonvalley.gov.uk/site/scripts/planx\\_details.php?appNumber=3%2F2015%2F0567](https://www.ribbonvalley.gov.uk/site/scripts/planx_details.php?appNumber=3%2F2015%2F0567)

5. APPLICATION NO: 3/2015/0895/P (GRID REF: SD 374918 440647)  
APPLICATION TO VARY CONDITIONS 1 (DEVELOPMENT TO BE CARRIED OUT IN ACCORDANCE WITH APPROVED DETAILS), 2 (PLAN REFERENCE), 3 (PHASING), 4 (DESIGN CODE), 8 (PHASE 01 PARTICULARS), 12 (RESERVED MATTERS REQUIREMENTS), 21 (BUFFER ZONE), 40 (ENERGY/SUSTAINABILITY), 42 (ENERGY / SUSTAINABILITY BREEAM), 59 (PEDESTRIAN/CYCLE LINKAGES), 62 (EMPLOYMENT SITE), 63 (RETAIL CENTRE), 64 (ROUNDBOUT /HIGHWAY IMPROVEMENTS) AND REMOVAL OF CONDITION 41 (CODE FOR SUSTAINABLE HOMES) OF PREVIOUSLY APPROVED OUTLINE PLANNING CONSENT 3/2012/0942 (ERECTION OF 1040 RESIDENTIAL DWELLINGS COMPRISING: 728 MARKET HOMES, 312 AFFORDABLE HOMES, 156 OF THE TOTAL (1040) WOULD BE FOR ELDERLY PEOPLE (IE OVER 55 YEARS OF AGE) OF WHICH 78 WOULD BE AFFORDABLE, 0.8HA TO BE RESERVED FOR RETIREMENT LIVING WITHIN THE TOTAL OF 1040 HOMES, 0.5HA FOR LOCAL RETAIL, SERVICE AND COMMUNITY FACILITIES (CLASSES A1 TO A4, B1 AND D1), 2.25 HA FOR EMPLOYMENT (CLASS B1) ACCOMMODATING UP TO A MAXIMUM GROSS FLOORSPACE OF 5,575M2, 2.1 HA OF LAND FOR A PRIMARY SCHOOL SITE, PUBLIC OPEN SPACE INCLUDING GREEN CORRIDORS AND AREAS FOR TREE PLANTING AND LANDSCAPING, AN IMPROVED (ROUNDBOUT) JUNCTION BETWEEN PENDLE ROAD THE A59, NEW VEHICULAR, PEDESTRIAN AND CYCLE ACCESSES ONTO PENDLE ROAD AND LITTLEMOOR, NEW PEDESTRIAN AND CYCLE ACCESSES ONTO WORSTON OLD ROAD, NEW PEDESTRIAN AND CYCLE ACCESS FROM THE END OF SHAYS DRIVE, ROADS, SEWERS, FOOTPATHS, CYCLEWAYS, SERVICES AND INFRASTRUCTURE INCLUDING: A SUSTAINABLE URBAN

DRAINAGE SYSTEM, NEW SERVICES SUCH AS GAS, ELECTRICITY, WATER AND TELECOMMUNICATIONS) AT LAND AT HIGHER STANDEN FARM, CLITHEROE

The Head of Planning Services informed Committee that LCC Archaeology had no objections and LCC Sustainable Travel had no objections and that ongoing negotiations had resulted in some amendments to the conditions.

DEFERRED and DELEGATED to the Director of Community Services for approval following the satisfactory completion of a Legal Agreement and to allow for further work to be undertaken regarding the detailed wording of conditions within 3 months from the date of this decision and subject to the following conditions:

Details

1. The development hereby permitted shall not be carried out except in substantial accordance with the principles and parameters described and identified in the Design and Access Statement dated October 2012, as updated by the Addendum to Design and Access Statement, and Parameters Plan drawing number TW/PR/PP/01.

REASON: For the avoidance of doubt to define the scope of the permission.

2. The following drawings are authorised by this planning permission:
  - Site Boundary Application Plan Drawing SP(90)15D
  - Parameters Plan Drawing TW/PR/PP/01.

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

Phasing

3. Unless otherwise agreed in writing by the Local Planning Authority, the development hereby approved shall be carried out in accordance with the approved Phasing Plan (Drawing TW/PR/CP/01)

REASON: To ensure the satisfactory phasing of the development and to ensure that the development, including affordable housing, open space, employment and community uses is delivered with supporting infrastructure in a co-ordinated, planned way.

Design Codes

4. Unless otherwise agreed in writing by the Local Planning Authority, application for approval of the residential reserved matters of Phase 1 of the development hereby approved shall be accompanied by a Design and Access Statement and Design Coding Document. For the avoidance of doubt the submitted details shall demonstrate how the objectives of the approved Design and Access Statement will be met, demonstrate how the design

development Phase 1 of the development has taken account of Clause (a) to (q) of this condition and how Phase 1 will integrate with any subsequent adjacent phases of development carried out in accordance with the approved Residential Design Code. Thereafter, prior to the submission of the reserved matters applications for each subsequent phase, a detailed Design Code for that phase shall have been submitted to and approved in writing by the Local Planning Authority.

The detailed Design Code(s) shall demonstrate how the objectives of the approved Design and Access Statement will be met, including the Character Areas, Landscape Framework and Building in Context principles set out in Appendix 1 thereto, and shall take account of the drawings referred to in Condition 2. The development hereby permitted shall be carried out in accordance with the approved Design Code. The Design Code shall include the following:

- a) principles for determining quality, colour and texture of external materials and facing finishes for roofing and walls of buildings and structures including opportunities for using locally sourced and recycled construction materials;
- b) accessibility to buildings and public spaces for the disabled and physically impaired;
- c) sustainable design and construction measures that demonstrate how the development will maximise passive solar gain, natural ventilation and include the provision of water efficiency measures, the potential for home composting and food production and details of how the non-residential buildings hereby permitted shall achieve a BREEAM (or any subsequent equivalent or replacement sustainability assessment method as may be agreed in writing by the Local Planning Authority) “very good” rating or above.
- d) measures which show how energy efficiency is being addressed to reflect policy and climate change, and show the on-site measures to be taken to produce at least 10% of the total energy requirements of the development hereby permitted by means of renewable energy sources or measures as to how a reduction of at least 10% of the total energy requirements for the development will be achieved through alternative methods;
- e) built-form strategies to include architectural principles, lifetime homes standards, character areas, density and massing, street grain and permeability, street enclosure and active frontages, type and form of buildings including relationship to plot and landmarks and vistas;
- f) principles for hard and soft landscaping including the inclusion of important trees and hedgerows;
- g) structures (including street lighting, floodlighting and boundary treatments for commercial premises, street furniture and play equipment);

- h) design of the public realm, including layout and design of squares, areas of public open space, areas for play and boundary treatments;
- i) open space needs including sustainable urban drainage;
- j) conservation of flora and fauna interests;
- k) provision to be made for art;
- l) a strategy for a hierarchy of streets and spaces;
- m) alignment, width, and surface materials (quality, colour and texture) proposed for all footways, cycleways, bridleways, roads and vehicular accesses to and within the site (where relevant) and individual properties;
- n) on-street and off-street residential and commercial vehicular parking and/or loading areas;
- o) cycle parking and storage;
- p) means to discourage casual parking and to encourage parking only in designated spaces;
- q) integration of strategic utility requirements, landscaping and highway design.

REASON: In order that a high standard of design is secured for the details to be submitted as part of the reserved matters as the application was made for outline permission and to comply with Policy DMG1 of the Ribble Valley Core Strategy.

5. No more than 1040 dwellings shall be constructed on the site pursuant to this planning permission.

REASON: The development was supported by an Environmental Statement which took account of the particulars of the application.

#### Reserved Matters and Implementation

6. Approval of the details of the access, layout, scale, design and external appearance of any part of the residential development within each phase of the development hereby permitted and the landscaping associated with it ('the residential reserved matters') shall be obtained in writing from the Local Planning Authority before that part of the residential development is commenced within that phase. The development shall not be carried out otherwise than in accordance with the approved details.

REASON: In order that the Local Planning Authority shall be satisfied as to the details and because the application was made for outline permission and to comply with Policy G1 of the Ribble Valley Districtwide Local Plan and Policy DMG1 of the Core Strategy 2008 to 2028 A Local Plan for Ribble

Valley Regulation 22 Submission Draft – Post Submission Version (including proposed main changes).

7. Approval of the details of the access, layout, scale, design and external appearance of any part of the non-residential development within each phase of the development hereby permitted and the landscaping associated with it ('the non-residential reserved matters') shall be obtained in writing from the Local Planning Authority before that part of the non-residential development is commenced within that phase. The development shall not be carried out otherwise than in accordance with the approved details.

REASON: In order that the Local Planning Authority shall be satisfied as to the details and because the application was made for outline permission and to comply with Policy G1 of the Ribble Valley Districtwide Local Plan and Policy DMG1 of the Core Strategy 2008 to 2028 A Local Plan for Ribble Valley Regulation 22 Submission Draft – Post Submission Version (including proposed main changes).

8. Application for approval of the residential reserved matters of Phase 1 of the development hereby permitted on the Pendle Road frontage shall be made to the Local Planning Authority before the expiration of 2 years from the date of this permission.

REASON: In order that the Local Planning Authority shall be satisfied as to the details and because the application was made for outline permission and to comply with Policy DMG1 of the Ribble Valley Core Strategy.

9. Phase 1 of the development hereby permitted shall be begun either before the expiration of 3 years from the date of this permission, or before the expiration of 1 year from the date of approval of the last of the residential reserved matters or the non-residential reserved matters (as the case may be) to be approved in respect of that phase, whichever is the later.

REASON: In order that the Local Planning Authority shall be satisfied as to the details and because the application was made for outline permission and to comply with Policy G1 of the Ribble Valley Districtwide Local Plan and Policy DMG1 of the Core Strategy 2008 to 2028 A Local Plan for Ribble Valley Regulation 22 Submission Draft – Post Submission Version (including proposed main changes).

10. Application for approval of the residential reserved matters and non-residential reserved matters in respect of each subsequent phase of the development hereby permitted shall be made to the Local Planning Authority before the expiration of 8 years from the date of this permission.

REASON: In order that the Local Planning Authority shall be satisfied as to the details and because the application was made for outline permission and to comply with Policy G1 of the Ribble Valley Districtwide Local Plan and Policy DMG1 of the Core Strategy 2008 to 2028 A Local Plan for Ribble Valley Regulation 22 Submission Draft – Post Submission Version (including proposed main changes).

11. Subsequent phases of the development hereby permitted shall be begun either before the expiration of 9 years from the date of this permission, or before the expiration of 1 year from the date of approval of the last of the residential reserved matters or the non-residential reserved matters (as the case may be) to be approved in respect of that phase, whichever is the later.

REASON: In order that the Local Planning Authority shall be satisfied as to the details and because the application was made for outline permission and to comply with Policy G1 of the Ribble Valley Districtwide Local Plan and Policy DMG1 of the Core Strategy 2008 to 2028 A Local Plan for Ribble Valley Regulation 22 Submission Draft – Post Submission Version (including proposed main changes).

12. Plans and particulars submitted pursuant to Conditions 6 and 7 above shall include the following details:
  - a) the existing and proposed ground levels on the development site and on neighbouring land, and the slab levels of neighbouring buildings and proposed buildings;
  - b) any proposed access road(s) detailing the levels of the proposed roads;
  - c) layout, specification (including drainage) to an adoptable standard and construction programme for (1) any internal roads not covered by (b) above, (2) footway and cycle way links to the existing built up area, footpaths and cycleways beyond the site, (3) vehicle parking, turning and loading/unloading areas within the site (including visibility splays), (4) secure and sheltered cycle facilities including cycle parking areas and storage facilities (5) access facilities for the disabled, (6) individual accesses, (7) car parking and (8) school drop off and pick up;
  - d) the positions, design, materials and type of boundary treatment (including all fences, walls and other means of enclosure) to be provided;
  - e) details for all hard landscaped areas, footpaths and similar areas, including details of finished ground levels and all surfacing materials;
  - f) contours for all landscaping areas, together with planting plans and schedules of plants, noting species, sizes and numbers/densities, details of all trees, bushes and hedges which are to be retained and a written specification for the landscape works (including a programme for implementation, cultivation and other operations associated with plant and grass establishment);
  - g) details of compliance with the principles set out in the Design Code as approved pursuant to Condition 4;

- h) provision for buses so that they can circulate through each completed part or phase of the development and ultimately between Pendle Road and Littlemoor when all phases have been completed;
- i) a Waste Minimisation Statement;
- j) full details of water butts to serve each dwelling; and
- k) public open space / play facilities
- l) a heritage impact assessment (where applicable).

REASON: To ensure that the development integrates with the locality and In order that the Local Planning Authority shall be satisfied as to the details because the application was made for outline permission and to comply with Policy DMG1 of the Ribble Valley Core Strategy.

#### Parameters

13. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order and subsequent re-enactments and amendments with regard to permitted development rights for dwellings, no buildings (other than those ancillary outbuildings allowed by the above Order without an express consent) shall be erected within 15 metres of the boundaries of properties in the following streets: -

- Lingfield Avenue
- Hillside Close
- Shays Drive
- Brett Close
- Pagefield Crescent
- Gills Croft

REASON: To reduce the impact on existing properties in the interests of residential amenity in accordance with Policy G1 of the Ribble Valley Districtwide Local Plan and Policy DMG1 of the Core Strategy 2008 to 2028 A Local Plan for Ribble Valley Regulation 22 Submission Draft – Post Submission Version (including proposed main changes).

14. No buildings above 6 metres in height (1.5 storeys) shall be located within 21 metres of the boundaries of properties in the following streets: -

- Lingfield Avenue
- Hillside Close
- Shays Drive
- Brett Close
- Pagefield Crescent
- Gills Croft

REASON: To reduce the impact on existing properties in the interests of residential amenity in accordance with Policy G1 of the Ribble Valley Districtwide Local Plan and Policy DMG1 of the Core Strategy 2008 to 2028 A Local Plan for Ribble Valley Regulation 22 Submission Draft – Post Submission Version (including proposed main changes).

15. The school building(s) hereby permitted shall not exceed 9 metres in height and shall be located a minimum of 21 metres from the rear boundary to properties in:

- Lingfield Avenue
- Hillside Close
- Shays Drive
- Brett Close
- Pagefield Crescent
- Gills Croft

REASON: To reduce the impact on existing properties in the interests of residential amenity in accordance with Policy G1 of the Ribble Valley Districtwide Local Plan and Policy DMG1 of the Core Strategy 2008 to 2028 A Local Plan for Ribble Valley Regulation 22 Submission Draft – Post Submission Version (including proposed main changes).

16. None of the other non-residential buildings on the site (ie those not affected by the above condition) shall exceed 9 metres in height in respect of the retail and community buildings or 12m in height for the employment buildings.

REASON: To reduce the impact on visual amenity and in the interests of residential amenity in accordance with Policy G1 of the Ribble Valley Districtwide Local Plan and Policy DMG1 of the Core Strategy 2008 to 2028 A Local Plan for Ribble Valley Regulation 22 Submission Draft – Post Submission Version (including proposed main changes).

#### Commercial and Community Uses

17. The Ancillary Retail and Community buildings hereby permitted shall not exceed 1500m<sup>2</sup> gross floorspace in total.

REASON: The development was supported by an Environmental Statement, which took account of the particulars of the application

18. The Employment (Class B1) buildings hereby permitted shall not exceed 5575m<sup>2</sup> gross floorspace in total.

REASON: The development was supported by an Environmental Statement, which took account of the particulars of the application

19. The primary school hereby permitted shall not exceed 1285m<sup>2</sup> gross floorspace.

REASON: The development was supported by an Environmental Statement, which took account of the particulars of the application.

#### Heritage and Archaeology

20. A buffer of land shall be kept clear of any buildings or vehicular highways for a distance of 15 metres from the deer fence which marks the north boundary of the new woodland known as Jubilee Wood. For the avoidance of doubt, the surface water drainage system is not affected by this condition.

REASON: To reinforce the screening between the application site, Standen Hall, listed buildings in accordance with Policies G1 and ENV19 of the Ribble Valley Districtwide Local Plan, Key Statement EN5 and Policies DMG1 and DME4 of the Core Strategy 2008 to 2028 A Local Plan for Ribble Valley Regulation 22 Submission Draft – Post Submission Version (including proposed main changes).

21. Notwithstanding the Green Buffer Zone to the east of 1 – 15 (odd) Littlemoor and to the north of The Old Bothy shown on the Parameters Plan Drawing TW/PR/PP/01 submitted with the application, there shall be no buildings or vehicular highways for a distance of 10 metres and 20 metres respectively from the boundary of the application site which abuts those Buffer Zones. For the avoidance of doubt, the surface water drainage system is not affected by this condition.

REASON: To mitigate the impact of the development on the setting of no's 1 – 15 (odd) Littlemoor and The Old Bothy, a listed building in accordance with Key Statement EN5 and Policies DMG1 and DME4 of the Ribble Valley Core Strategy.

22. Notwithstanding conditions 4, 20 and 21 above or those under the heading 'Landscaping' below (conditions 27-30) for the whole site, no development shall commence until full details of the planting of the buffer in condition 20 and buffer zones in condition 21 have been submitted to and approved by the Local Planning Authority in writing.

The details shall include:

- planting details (including species, numbers, planting distances/densities and plant sizes);
- within the planting details - express identification of all supplementary and compensatory planting of native trees and hedgerows which shall be over a greater area than any trees or hedges to be lost (as a minimum of ratio of 3:1);
- boundary treatments;
- a programme for the implementation of the landscaping works including all boundary treatments.

The development shall be implemented in accordance with the approved details.

The planting thereby approved shall be implemented within the first planting season after the start date of the first phase or any part of the development.

REASON: To reinforce the screening between the application site and Standen Hall, a listed building and to mitigate the impact of the development on the setting of The Old Bothy, a listed building in accordance with Policies G1 and ENV19 of the Ribble Valley Districtwide Local Plan, Key Statement EN5 and Policies DMG1 and DME4 of the Core Strategy 2008 to 2028 A Local Plan for Ribble Valley Regulation 22 Submission Draft – Post Submission Version (including proposed main changes).

23. Any grassed areas, plants or trees forming part of the landscape works approved under Condition 22 above (for the avoidance of doubt, this includes retained trees and grassed areas) which with a period of 5 years from the completion of the approved landscaping scheme for that part of the site, die, are removed, or become seriously damaged or diseased shall be replaced in the next planting season. Replacement trees and plants shall be of a similar size and species to those lost, unless the LPA gives written approval of any variation.

REASON: To ensure the effectiveness of screening between the application site and Standen Hall and The Old Bothy, listed buildings in accordance with Policies G1 and ENV19 of the Ribble Valley Districtwide Local Plan, Key Statement EN5 and Policies DMG1 and DME4 of the Core Strategy 2008 to 2028 A Local Plan for Ribble Valley Regulation 22 Submission Draft – Post Submission Version (including proposed main changes).

24. No works shall take place on the site until the applicant, or their agent or successors in title, has secured the implementation of a programme of archaeological investigation. This must be carried out in accordance with a written scheme of investigation, which shall first have been submitted to and agreed in writing by the Local Planning Authority.

REASON: To enable the appropriate archaeological recording, excavation and analysis of any surviving upstanding earthworks and buried below-ground archaeological remains of interest in accordance with Policies G1 and ENV14 of the Ribble Valley Districtwide Local Plan, Key Statement EN5 and Policy DME4 of the Core Strategy 2008 to 2028 A Local Plan for Ribble Valley Regulation 22 Submission Draft – Post Submission Version (including proposed main changes).

- 25: No works shall take place on the site until the applicant, or their agent or successors in title, has secured the implementation of a programme of building recording and analysis. This must be carried out in accordance with a written scheme of investigation, which shall first have been submitted to and agreed in writing by the Local Planning Authority.

REASON: To enable appropriate records to be made of the historic farm buildings at Higher Standen Farm in accordance with Policies G1 and ENV14 of the Ribble Valley Districtwide Local Plan, Key Statement EN5 and Policy DME4 of the Core Strategy 2008 to 2028 A Local Plan for Ribble Valley Regulation 22 Submission Draft – Post Submission Version (including proposed main changes).

26. No part or phase of the development hereby permitted shall begin until a scheme for screening the site during construction relating to such part or phase has been submitted and approved by the LPA in writing

REASON: To minimise the impact on heritage assets in accordance with Policies G1 and ENV19 of the Ribble Valley Districtwide Local Plan, Key Statement EN5 and Policies DMG1 and DME4 of the Core Strategy 2008 to 2028 A Local Plan for Ribble Valley Regulation 22 Submission Draft – Post Submission Version (including proposed main changes).

#### Landscape and Open Space Strategy/Play Space

#### Landscaping

27. Notwithstanding the provision of Condition 4 above no development shall take place on any part or phase of the development until full details of both hard and soft landscaping works relating to such part or phase have been submitted to and approved by the LPA in writing.

These details shall include:

- planting details (including species, numbers, planting distances/densities and plant sizes);
- within the planting details - express identification of all supplementary and compensatory planting of native trees and hedgerows which shall be over a greater area than any trees or hedges to be lost (as a minimum of ratio of 3:1);
- surfacing;
- street furniture;
- signage;
- boundary treatments;
- a programme for the implementation of the landscaping works including all boundary treatments.

The development shall be implemented in accordance with the approved details.

REASON: To enhance the appearance of the development in the interests of the amenity of the area and to comply with Policy G1 of the Ribble Valley Districtwide Local Plan and Policy DMG1 of the Core Strategy 2008 to 2028 A Local Plan for Ribble Valley Regulation 22 Submission Draft – Post Submission Version (including proposed main changes).

28. All landscaping schemes approved (pursuant to conditions 6 & 7 of this permission) for each phase of development (as approved under condition 3 of this permission) shall be fully implemented in the first complete planting and seeding season following the occupation of the dwellings, or non-residential uses within that phase or the completion of the phase to which they relate, whichever is the sooner.

Any grassed areas, trees or plants (for the avoidance of doubt, this includes retained trees and grassed areas) which, within a period of five years from completion of the relevant development phase die, are removed or become seriously damaged or diseased shall be replaced in the next planting season. Replacement trees and plants shall be of a similar size and species to those lost, unless the LPA gives written approval of any variation.

REASON: In the interests of the amenity of the area and to comply with Policy G1 of the Ribble Valley Districtwide Local Plan and Policy DMG1 of the Core Strategy 2008 to 2028 A Local Plan for Ribble Valley Regulation 22 Submission Draft– Post Submission Version (including proposed main changes).

29. No more than one bridge shall cross the unnamed watercourse on the site.

REASON: To minimise the impact on local biodiversity to comply with Policies G1 and ENV7 of the Ribble Valley Districtwide Local Plan and Policies DMG1 and DME3 of the Core Strategy 2008 to 2028 A Local Plan for Ribble Valley Regulation 22 Submission Draft – Post Submission Version (including proposed main changes).

30. Prior to commencement of development within a phase a Play Space Management Plan including long term design objectives, timing of the works, management responsibilities and maintenance schedules for the play areas within that phase, shall be submitted to and approved in writing by the Local Planning Authority. The Play Space Management Plan shall also provide precise details of all play equipment in that phase and its maintenance and indicate a timescale when the play spaces shall be provided and made available for use within that phase. The Play Space Management Plan shall be carried out in accordance with the details so approved.

REASON: In the interests of providing an appropriate environment for the end users of the development and to comply with Policies G1 and RT8 of the Ribble Valley Districtwide Local Plan and Policies DMG1 and DMB4 of the Core Strategy 2008 to 2028 A Local Plan for Ribble Valley Regulation 22

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## Ecology and Biodiversity

31. No site clearance, site preparation or development work shall take place within a phase until a Long Term Landscape and Ecological Management Plan to include long term design objectives post completion management responsibilities and maintenance schedules for all landscaped/habitat areas (other than privately-owned domestic gardens) including any areas of public open space not covered by condition 30 and the buffer zones in conditions 20 and 21 such as grasslands, hedges, trees, swales, reed beds and other sustainable drainage features within that phase has been submitted to and approved in writing by the Local Planning Authority. The Long Term Landscape and Ecological Management Plan shall include (but not be limited to):

- monitoring of the establishment of all landscape planting and habitat planting;
- aftercare of all landscape planting and habitat enhancement in accordance with conservation and biodiversity objectives;
- monitoring and treatment of invasive species;
- monitoring of condition of and maintenance of footpaths to encourage use and avoid the creation of informal footpaths that may damage other habitats;
- monitoring and maintenance of bat and bird boxes;
- maintenance of SUDS; and
- appropriate timings of management works to ensure avoidance of bird nesting seasons etc.

The Long Term Landscape and Ecological Management Plan shall be informed by the details contained within Chapter 7 Volume 1 of the Environmental Statement (October 2012) lodged with the planning application prepared by Amec. The Long Term Landscape and Ecological Management Plan shall be carried out as approved.

REASON: To minimise the impact on ecology and the enhancement of ecology post development in accordance with Policies G1 and ENV7 of the Ribble Valley Districtwide Local Plan and Policies DMG1 and DME3 of the Core Strategy 2008 to 2028 A Local Plan for Ribble Valley Regulation 22 Submission Draft – Post Submission Version (including proposed main changes).

32. No part or phase of the development shall begin until full details of the following have been submitted to and approved in writing by the Local Planning Authority:

- 1) A vegetated buffer zone no less than 8 metres wide between Pendleton Brook and any construction activities.

- 2) A vegetated zone no less than 5 metres wide between any other watercourse or ditch to be retained.

The width of the buffer zones shall be measured from the top of the banks of the watercourses and shall be kept free of structures, hard standings and fences and shall be planted with locally native plant species of UK generic provenance.

REASON: To protect local biodiversity to comply with Policies G1 and ENV7 of the Ribble Valley Districtwide Local Plan and Policies DMG1 and DME3 of the Core Strategy 2008 to 2028 A Local Plan for Ribble Valley Regulation 22 Submission Draft – Post Submission Version (including proposed main changes).

33. No part of the zones referred to in condition 32 shall contain the curtilages to any buildings.

REASON: To maintain the character of the watercourses and provide undisturbed refuges for wildlife using the corridors thereby protecting local biodiversity to comply with Policies G1 and ENV7 of the Ribble Valley Districtwide Local Plan and Policies DMG1 and DME3 of the Core Strategy 2008 to 2028 A Local Plan for Ribble Valley Regulation 22 Submission Draft – Post Submission Version (including proposed main changes).

34. No development shall commence on any part of a bridge over the unnamed watercourse on the site until full details have been submitted to and approved in writing by the Local Planning Authority. The crossing shall comprise a single clear span structure. The details shall demonstrate that the location of the structure would be sited as far away from Pendleton Brook as possible. In addition, the details shall demonstrate that the structure has been designed to be as narrow as possible.

REASON: To minimise the impact on local biodiversity to comply with Policies G1 and ENV7 of the Ribble Valley Districtwide Local Plan and Policies DMG1 and DME3 of the Core Strategy 2008 to 2028 A Local Plan for Ribble Valley Regulation 22 Submission Draft – Post Submission Version (including proposed main changes).

35. No development shall take place within a phase until details of the provisions to be made for bat roosts on suitable trees, plots and building elevations within that phase and details of artificial bird (species) nesting sites/boxes on suitable trees, plots and building elevations within that phase have been submitted to and approved in writing by the Local Planning Authority. The approved works shall be implemented before the development in that phase is first brought into use.

REASON: In the interests of enhancing local biodiversity to comply with Policies G1 and ENV7 of the Ribble Valley Districtwide Local Plan and Policies DMG1 and DME3 of the Core Strategy 2008 to 2028 A Local Plan for

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(including proposed main changes).

#### Construction Environmental Management Scheme

36. No part or phase of the development shall begin until a Construction Environmental Management Scheme relating to such part or phase has been submitted to and approved in writing by the Local Planning Authority.

Where relevant, the Construction Environmental Management Scheme for each Phase shall contain (but not be limited to): -

- i. Tree and hedgerow protection measures in accordance with BS5837:2012;
- ii. Measures to be applied to protect nesting birds during tree felling/vegetation clearance works, or other works that may affect nesting birds (including buildings or other suitable breeding bird habitat which are to be removed as part of the proposals;
- iii. Watercourse and ditch protection measures including location and type of protective demarcation fencing along Pendleton Brook (and the calcareous grassland) and other important habitats identified in Volume 3 of the Environmental Statement (October 2012) lodged with the planning application such as Ditch 1;
- iv. A method statement for the protection of bats at the trees and buildings identified in Volume 3 of the Environmental Statement (October 2012) lodged with the planning application including licensing requirements;
- v. Construction lighting scheme;
- vi. A method statement for the protection of Brown Hare (particularly during the breeding season);
- vii. Pollution Prevention Guidelines (PPG) and protocol including surface water monitoring along the Ditches and Pendleton Brook; and
- viii. Eradication Management Plan for Japanese Knotweed

The Construction Environmental Management Scheme shall be carried out as approved.

REASON: To ensure that the environmental impact is minimised in accordance with Policies G1 and ENV7 of the Ribble Valley Districtwide Local Plan and Policies DMG1 and DME3 of the Core Strategy 2008 to 2028 A Local Plan for Ribble Valley Regulation 22 Submission Draft – Post Submission Version (including proposed main changes).

## Tree Protection

37. No part or phase of the development shall begin until an Arboricultural Method Statement, Tree Protection Plan and Tree Protection Monitoring Schedule relating to such part or phase has been submitted to and approved in writing by the Local Planning Authority before the site works are begun within that phase.

The development shall be implemented in accordance with the approved details.

REASON: In order to ensure that any trees/hedgerow affected by the development considered as being of visual, amenity value are afforded maximum physical protection from the potential adverse effects of development in order to comply with policies G1 and ENV13 of the Districtwide Local Plan and Key Statement EN2 and Policies DMG1 and DME2 of the Core Strategy 2008 to 2028 A Local Plan for Ribble Valley Regulation 22 Submission Draft – Post Submission Version (including proposed main changes).

38. The particulars submitted pursuant to Condition 36(i) and 37 above shall include:
- a) a plan showing the location of, and allocating a reference number to, each existing tree on the site identifying which trees are to be retained and the crown spread of each retained tree;
  - b) details of the species, diameter, approximate height and an assessment of the health and stability of each retained tree;
  - c) details of any proposed topping or lopping of any retained tree;
  - d) details of any proposed alterations in existing ground levels and of the position of any proposed excavation within the crown spread of any retained tree;
  - e) The root protection zone for each tree which shall be agreed in writing by the Local Planning Authority before the development begins in that phase and the agreed tree protection measures shall remain in place until all the approved works have been completed within that phase and all excess materials have been removed from the site including soil/spoil and rubble;
  - f) 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 zone, in addition no impermeable surfacing shall be constructed within the protection zone;
  - g) No tree as identified to be retained in (a) above shall be cut down, uprooted or destroyed, nor shall any retained tree be topped or lopped

without the written approval of the Local Planning Authority. Any topping or lopping approved shall be carried out in accordance with British Standard 3998 (Tree Work);

- h) If any tree identified to be retained at (h) is removed, uprooted or destroyed or dies, another tree shall be planted at the same place and that tree shall be of such a size and species, and shall be planted at such time, as may be specified in writing by the Local Planning Authority.

REASON: In order to ensure that any trees/hedgerow affected by the development considered as being of visual, amenity value are afforded maximum physical protection from the potential adverse effects of development in order to comply with policies G1 and ENV13 of the Districtwide Local Plan and Key Statement EN2 and Policies DMG1 and DME2 of the Core Strategy 2008 to 2028 A Local Plan for Ribble Valley Regulation 22 Submission Draft – Post Submission Version (including proposed main changes).

#### Construction Management

39. Before each phase of development hereby permitted is commenced a Construction Method Statement/Management Plan in respect of that phase shall have been submitted to and approved in writing by the Local Planning Authority. Construction of each phase of the development shall not be carried out otherwise than in accordance with each approved Construction Management Plan. Each Construction Management Plan shall include the following matters:
- a) the routing of construction and delivery vehicles using restricted routes thereby avoiding minor lanes/roads and the centre of Clitheroe;
  - b) programme of works (including measures for traffic management and operating hours) parking and turning for vehicles of site personnel, operatives and visitors;
  - c) loading and unloading of plant and materials;
  - d) storage of plant and materials used in constructing the development;
  - e) erection and maintenance of security hoarding and lighting;
  - f) wheel washing facilities and a programme for cleaning;
  - g) a Management Plan to control the emission of dust and dirt during construction identifying suitable mitigation measures;
  - h) a scheme for recycling/disposing of waste resulting from construction works (there shall be no burning on site;)

- i) a Management Plan to control noise and vibration during the construction phase (in accordance with BS : 5228 : 2009 code of Practice titled 'Noise and Vibration Control on Construction and Open Sites') The Noise Management Plan for each part or phase of the development shall include details of acoustic heavy duty fencing and locations; location of site offices, compounds and storage and operation of the wheel wash;
- j) details of lighting to be used during the construction period which should be directional and screened wherever possible

REASON: In the interests of protecting the residential amenities of the locality and highway safety and to comply with Policy G1 of the Ribble Valley Districtwide Local Plan and Policy DMG1 of the Core Strategy 2008 to 2028 A Local Plan for Ribble Valley Regulation 22 Submission Draft – Post Submission Version (including proposed main changes).

#### Energy/Sustainability

40. Before development begins within a phase, a scheme (including a timetable for implementation) to secure at least 10% of the energy supply of the development hereby permitted within that phase from renewable or low carbon energy sources or a scheme (including a timetable for implementation) that demonstrates alternative measures will be implemented as part of the development that will achieve at least 10% less energy consumption than similar development constructed in accordance with the current Building Regulations Standards shall be submitted to and approved in writing by the Local Planning Authority.

The approved scheme/details shall be implemented as part of the development and retained as operational thereafter.

REASON: In order to encourage renewable energy and to comply with Key Statement EN3 and Policy DME5 of the Ribble Valley Core Strategy.

41. The non-residential buildings hereby permitted shall achieve a BREEAM (or any subsequent equivalent or replacement sustainability assessment method as may be agreed in writing by the Local Planning Authority) “very good” rating or above. No part of any non-residential building hereby permitted shall be occupied until a copy of a post-construction completion certificate, verifying that that building has achieved a “very good” rating, has been submitted to the Local Planning Authority.

REASON: In order to reduce carbon emissions and to comply with Key Statement EN3 and Policy DME5 of the Ribble Valley Core Strategy.

#### Noise

42. No part or phase of the development shall begin until a scheme to mitigate noise during construction has been submitted to and approved in writing by the Local Planning Authority. The scheme shall demonstrate that noise levels

during periods of construction will not exceed 65dB LAeq.12hr at any properties beyond the site. The works shall thereafter be carried out in accordance with the details so approved.

REASON: To minimise the impact of noise during construction phases in the interests of residential amenity in accordance with Policy G1 of the Ribble Valley Districtwide Local Plan and Policy DMG1 of the Core Strategy 2008 to 2028 A Local Plan for Ribble Valley Regulation 22 Submission Draft – Post Submission Version (including proposed main changes).

43. No part or phase of the development involving non-residential buildings hereby permitted shall begin until details of any fixed noise sources have been submitted to and approved in writing by the Local Planning Authority. The works shall thereafter be carried out in accordance with the details so approved and thereafter retained.

REASON: To minimise the impact of noise post construction in the interests of amenity in accordance with Policy G1 of the Ribble Valley Districtwide Local Plan and Policy DMG1 of the Core Strategy 2008 to 2028 A Local Plan for Ribble Valley Regulation 22 Submission Draft – Post Submission Version (including proposed main changes).

44. No part or phase of the development shall begin until a suitable scheme of glazing/ventilation for buildings within that phase has been submitted to and approved in writing by the Local Planning Authority. The buildings shall be constructed in accordance with the details so approved with the glazing/ventilation thereafter retained.

REASON: In the interests of amenity in accordance with Policy G1 of the Ribble Valley Districtwide Local Plan and Policy DMG1 of the Core Strategy 2008 to 2028 A Local Plan for Ribble Valley Regulation 22 Submission Draft – Post Submission Version (including proposed main changes).

45. Construction on any part or phase of the development shall be restricted to the following hours:

- Monday to Friday 0800 – 1800
- Saturday 0900 – 1300

For the avoidance of doubt, no construction shall take place on Sundays or public holidays.

REASON: In the interests of protecting residential amenity whilst construction works are in progress in accordance with Policy G1 of the Ribble Valley Districtwide Local Plan and Policy DMG1 of the Core Strategy 2008 to 2028 A Local Plan for Ribble Valley Regulation 22 Submission Draft – Post Submission Version (including proposed main changes).

46. No deliveries or vehicles involved in construction shall arrive or depart from the site other than between the hours set out in condition 46 above.

REASON: In the interests of protecting residential amenity whilst construction works are in progress in accordance with Policy G1 of the Ribble Valley Districtwide Local Plan and Policy DMG1 of the Core Strategy 2008 to 2028 A Local Plan for Ribble Valley Regulation 22 Submission Draft – Post Submission Version (including proposed main changes).

47. Construction on any part or phase of the development shall be undertaken in accordance with the mitigation measures as described in Section 10.5.1 of the Environmental Statement dated October 2012.

REASON: In the interest of environmental health to protect amenity whilst construction works are in progress in accordance with Policy G1 of the Ribble Valley Districtwide Local Plan and Policy DMG1 of the Core Strategy 2008 to 2028 A Local Plan for Ribble Valley Regulation 22 Submission Draft – Post Submission Version (including proposed main changes).

48. All parts or phases of the development shall achieve a noise rating level for fixed items of plant of no more than 5 dB below existing background noise levels as indicated in 10.8.1 of the Environmental Statement of October 2012.

REASON: In the interests of protecting residential amenity whilst construction works are in progress in accordance with Policy G1 of the Ribble Valley Districtwide Local Plan and Policy DMG1 of the Core Strategy 2008 to 2028 A Local Plan for Ribble Valley Regulation 22 Submission Draft – Post Submission Version (including proposed main changes).

#### Highways and Parking

##### Construction access

49. No development shall take place until full details of the access onto Pendle Road have been submitted to and approved in writing by the Local Planning Authority which is in accordance with the final junction layout (with development). Furthermore no construction activities shall take place until that access has been constructed to base course standard (to an adoptable standard and in accordance with the approved plans) for a distance of 30 metres beyond the current access point into the site or up to the first internal junction whichever is the greater.

REASON: In the interests of road safety to ensure that a proper site access has been created for construction traffic in the interests of highway safety in accordance with Policy G1 of the Ribble Valley Districtwide Local Plan and Policies DMG1 and DMG3 of the Core Strategy 2008 to 2028 A Local Plan for Ribble Valley Regulation 22 Submission Draft – Post Submission Version (including proposed main changes).

#### Transport and highways

50. No development shall be commenced until a scheme of off-site works of highway improvement has first been submitted to, agreed in writing by the

Local Planning Authority and delivered in line with agreed trigger points. To include A59/Whalley Road roundabout, junctions around and served by either Waterloo Road and Pendle Road.

51. No part or phase of the development comprising the non-residential buildings hereby permitted shall begin until a Travel Plan Framework relating to such part or phase has been submitted to and approved in writing by the Local Planning Authority.

REASON: To promote sustainable travel patterns and to comply with Policy G1 of the Ribble Valley Districtwide Local Plan and Policies DMG1 and DMG3 of the Core Strategy 2008 to 2028 A Local Plan for Ribble Valley Regulation 22 Submission Draft– Post Submission Version (including proposed main changes).

52. Prior to the occupation of the first dwelling within a phase (as approved under Condition 3) a Travel Plan based upon the submitted Framework Travel Plan to improve accessibility by sustainable modes for residents of dwellings within that phase shall have been submitted to and approved in writing by the Local Planning Authority. The Travel Plan shall include:

- a) appointment of a named Travel Plan Co-ordinator;
- b) details of initiatives to encourage sustainable travel patterns and a mechanism to ensure they can be fully delivered/funded;
- c) a scheme for the management and implementation of the Travel Plan;
- d) targets for modal shift;
- e) implementation timescales;
- f) a strategy for marketing and proposed incentives;
- g) arrangements for monitoring and review.

The approved Travel Plan shall be implemented, monitored and reviewed in accordance with the approved Travel Plan for development within that phase for a period of time not less than 5 years following completion of the final parcel of development in that phase (as approved under Condition 3).

REASON: In the interests of sustainability and to comply with Policy G1 of the Ribble Valley Districtwide Local Plan and Policies DMG1 and DMG3 of the Core Strategy 2008 to 2028 A Local Plan for Ribble Valley Regulation 22 Submission Draft– Post Submission Version (including proposed main changes).

53. The new estate roads within a phase of the development hereby permitted shall be constructed in accordance with a detailed scheme (including a timetable for implementation) which shall be submitted to and approved in

writing by the Local Planning Authority before development commences within that phase. The estate roads shall be constructed to adoptable standards in accordance with the Lancashire County Council Specification for Construction of Estate Roads and the scheme shall be implemented in accordance with the approved details and timetable.

REASON: In the interests of highway and pedestrian safety and sustainability and to comply with Policy G1 of the Ribble Valley Districtwide Local Plan and Policies DMG1 and DMG3 of the Core Strategy 2008 to 2028 A Local Plan for Ribble Valley Regulation 22 Submission Draft – Post Submission Version (including proposed main changes).

54. No part or phase of the development shall begin until full details of the footpath and cycle way accesses from beyond the site (including a timetable for implementation) relating to such part have been submitted to and approved in writing by the Local Planning Authority. The works shall thereafter be implemented in accordance with the approved details and timetable.

REASON: To minimise the environmental impact of the development and integrate it with the existing built up area to comply with Policy G1 of the Ribble Valley Districtwide Local Plan and Policies DMG1 and DMG3 of the Core Strategy 2008 to 2028 A Local Plan for Ribble Valley Regulation 22 Submission Draft – Post Submission Version (including proposed main changes).

55. Means of vehicular access shall be from Pendle Road and Littlemoor. In the case of Littlemoor the access shall only be used for buses and emergency vehicles.

REASON: To minimise the environmental impact of the development and integrate it with the existing built up area to comply with Policy G1 of the Ribble Valley Districtwide Local Plan and Policies DMG1 and DMG3 of the Core Strategy 2008 to 2028 A Local Plan for Ribble Valley Regulation 22 Submission Draft – Post Submission Version (including proposed main changes).

56. No part or phase of the development shall begin until full details of the vehicular access from Pendle Road up to such part or phase have been submitted to and approved by the LPA in writing and the access and road has been constructed to base course standard.

REASON: In the interests of road safety and to ensure those roads to an acceptable standard are provided within the development in line with the construction of buildings and use of the site to comply with Policy G1 of the Ribble Valley Districtwide Local Plan and Policies DMG1 and DMG3 of the Core Strategy 2008 to 2028 A Local Plan for Ribble Valley Regulation 22 Submission Draft – Post Submission Version (including proposed main changes).

57. No part or phase of the development to the south and west of the unnamed water course within the site shall begin until full details of the emergency and bus only vehicular access from Littlemoor relating to such part or phase have been submitted to and approved by the LPA in writing and the access and road has been constructed to base course standard.

REASON: To enhance permeability for buses, cyclists and pedestrians and enhance the sustainability of the development as a whole to comply with Policy G1 of the Ribble Valley Districtwide Local Plan and Policies DMG1 and DMG3 of the Core Strategy 2008 to 2028 A Local Plan for Ribble Valley Regulation 22 Submission Draft – Post Submission Version (including proposed main changes).

58. No part or phase of the development shall be commenced until the following details, relating to such part or phase have been submitted to and approved in writing by the Local Planning Authority:

- a) any proposed access road(s) detailing the levels of the proposed roads including details of horizontal, vertical alignment and drainage (to an adoptable standard);
- b) a scheme for the provision of fire hydrants, to be served by mains water supply, and a timetable for their installation;
- c) details for all hard landscaped areas, footpaths and similar areas, including details of finished ground levels, all surfacing materials, and street furniture, signs, lighting, refuse storage units and other minor structures to be installed thereon;
- d) full details of all footpath and cycle linkages relating to such part of phase (including a timetable for implementation).

The development shall be carried out in strict accordance with the approved details and all works shall be implemented in accordance with the approved details and timetable(s) unless otherwise agreed in writing with the Local Planning Authority.

REASON: To ensure that the development integrates with the local area in a sustainable manner to comply with Policies DMG1 and DMG3 of the Ribble Valley Core Strategy

59. Development shall not be commenced for any part or phase until full details of the proposed bus stops have been submitted to and approved in writing by the Local Planning Authority.

REASON: To promote sustainable travel to comply with Policy G1 of the Ribble Valley Districtwide Local Plan and Policies DMG1 and DMG3 of the Core Strategy 2008 to 2028 A Local Plan for Ribble Valley Regulation 22 Submission Draft – Post Submission Version (including proposed main changes).

60. No dwellings to be built in any part or phase of development shall be occupied until all of the bus stops shown on the plans to be submitted have been constructed are available for use within that phase.

REASON: To promote sustainable travel to comply with Policy G1 of the Ribble Valley Districtwide Local Plan and Policies DMG1 and DMG3 of the Core Strategy 2008 to 2028 A Local Plan for Ribble Valley Regulation 22 Submission Draft – Post Submission Version (including proposed main changes).

61. Not more than 520 of the dwellings to be built shall be occupied until the employment site hereby permitted has been provided with vehicle, pedestrian and cycling accesses to adoptable standard and all three are available for public use.

REASON: To promote sustainable travel to comply with Policies DMG1 and DMG3 of the Ribble Valley Core Strategy.

62. No more than 520 dwellings shall be occupied until the local retail centre hereby permitted has been provided with vehicle, pedestrian and cycling accesses to adoptable standard and all three are available for public use.

REASON: to promote sustainable travel to comply with Policies DMG1 and DMG3 of the Ribble Valley Core Strategy.

63. Prior to the occupation of the fiftieth dwelling or 24 months following the commencement of development, whichever is the sooner, unless a Section 278 Agreement is entered into, the proposed roundabout at the junction of the A59 and Pendle Road shall be constructed and open for use as part of the public (adopted) highways.

REASON: In the interests of the amenities of nearby residents, ecology and to avoid light pollution to comply with Policy G1 of the Ribble Valley Districtwide Local Plan and Policies DMG1 and DME3 of the Core Strategy 2008 to 2028 A Local Plan for Ribble Valley Regulation 22 Submission Draft – Post Submission Version (including proposed main changes).

#### Lighting

64. Prior to commencement of development within a phase (approved pursuant to Condition 3) details of a scheme for artificial public street/road/footway lighting for that phase shall be submitted to and approved in writing by the Local Planning Authority. The lighting scheme shall include details to demonstrate how artificial illumination of important wildlife habitats (boundary vegetation of the site and bat commuting routes identified across the site) is minimised. The approved lighting scheme shall be implemented in accordance with the approved details.

## Drainage and Flooding

### General

65. At the same time as the submission of the first Reserved Matters application for a phase or part of a phase of the development hereby permitted a Foul and Surface Water Drainage Strategy shall be submitted to the Local Planning Authority for approval in writing. Such strategy to include the following details as a minimum:
- i. the proposed foul connection points to existing public sewerage infrastructure for the entire site. This shall clearly show the points of connection for the foul flows into the existing public sewerage network from all phases of development defined under condition 3;
  - ii. the details of any additional off-site drainage infrastructure required as a result of the entire development; and
  - iii. any drainage infrastructure connections (foul and surface water) between the different phases of the development defined by condition 3. Where drainage infrastructure connects development from different phases, it will be necessary to show how much development will be served by the connecting drainage infrastructure.
  - iv. The existing Greenfield surface water run-off rate for the entire site and details demonstrating how the combined phases of development discharging to Pendleton Brook and its tributary within the site will not exceed the existing Greenfield rate as identified.

At the same time as the submission of each subsequent Reserved Matters application for a phase or part of a phase, an updated Foul and Surface Water Drainage Strategy shall be submitted to the Local Planning Authority for approval. (Such Strategy to include as a minimum the details listed above.

Unless otherwise agreed in writing with the Local Planning Authority there shall be no foul and surface water connections between phases of development defined (and as may be amended from time to time) by condition 3 other than in accordance with the connections identified and approved under item (iii) above. The detailed drainage schemes for each phase of development required by conditions 67, 68 and 69 shall be submitted for approval in writing in accordance with the foul and surface water drainage details approved under this condition.

No development shall be commenced on any phase or part of any phase of the development hereby permitted unless and until the Foul and Surface Water Drainage Strategy submitted with the relevant Reserved Matters application has been approved in writing by the Local Planning Authority.

REASON: To ensure a holistic approach to the construction of the detailed drainage infrastructure for the site so that the drainage infrastructure which is constructed is able to cope with the foul and surface water discharges from the entire development site to comply with Policy G1 of the Ribble Valley Districtwide Local Plan and Key Statement DMG1 of the Core Strategy 2008 to 2028 A Local Plan for Ribble Valley Regulation 22 Submission Draft – Post Submission Version (including proposed main changes).

66. For the avoidance of doubt, surface water shall drain separately from the foul. Unless otherwise agreed in writing, no surface water shall discharge directly or indirectly into the public foul, combined or surface water sewerage systems in accordance with the Foul and Surface Water Drainage Strategy submitted and approved pursuant to condition 65 above and with the details contained in the submitted application form, Flood Risk Assessment prepared by Amec Environment and Infrastructure dated October 2012, and the Foul Water and Surface Water Management Strategies for the whole site produced by Amec in January 2013.

REASON: To reduce the risk of flooding & pollution to comply with Policy G1 of the Ribble Valley Districtwide Local Plan and Policies DMG1 and DME6 of the Core Strategy 2008 to 2028 A Local Plan for Ribble Valley Regulation 22 Submission Draft – Post Submission Version (including proposed main changes).

#### Foul Drainage

67. Prior to commencement of any phase or part of any phase of the development hereby permitted, full details of the foul drainage scheme for that phase including full details of any connections to the foul sewer network and any necessary infrastructure shall be submitted to and approved in writing by the Local Planning Authority. The details for each part or phase must be consistent with the Foul and Surface Water Drainage Strategy submitted and approved pursuant to condition 65 above and with the principles of the Flood Risk Assessment prepared by Amec Environment and Infrastructure dated October 2012 and the Foul Water and Surface Water Management Strategies for the whole site produced by Amec in January 2013. No housing or other development shall be occupied for that phase until the approved foul drainage scheme for that phase has been completed in accordance with the approved details and written notice of this fact has been sent to the Local Planning Authority.

REASON: To promote sustainable development, secure proper drainage and to reduce the risk of flooding & pollution to comply with Policy G1 of the Ribble Valley Districtwide Local Plan and Policies DMG1 and DME6 of the Core Strategy 2008 to 2028 A Local Plan for Ribble Valley Regulation 22 Submission Draft – Post Submission Version (including proposed main changes).

## Surface Water Drainage

68. Prior to the commencement of each phase or part of the development hereby permitted, full details for a surface water regulation system and means of disposal for that phase or part phase, based wholly on sustainable drainage principles and evidence of an assessment of the hydrological and hydrogeological context of the development for that phase (inclusive of how the scheme shall be maintained and managed after completion and any necessary infrastructure) shall be submitted to and approved by the Local Planning Authority in writing. The drainage scheme shall demonstrate that the surface water run off generated up to and including the 1 in 100 year critical storm will not exceed the run-off from the existing undeveloped site and following the corresponding rainfall event. The details for each phase must be consistent with the Foul and Surface Water Drainage Strategy submitted and approved pursuant to condition 65 above and with the principles of the Flood Risk Assessment prepared by Amec Environment and Infrastructure dated October 2012 and the Foul Water and Surface Water Management Strategies for the whole site produced by Amec in January 2013. The development shall be completed, maintained and managed in accordance with the approved details.

REASON: To promote sustainable development, secure proper drainage and to reduce the risk of flooding & pollution to comply with Policy G1 of the Ribble Valley Districtwide Local Plan and Policies DMG1 and DME6 of the Core Strategy 2008 to 2028 A Local Plan for Ribble Valley Regulation 22 Submission Draft– Post Submission Version (including proposed main changes).

69. No part of phase of the development shall begin until full details of the method to delay and control surface water discharged from that part or phase of the development; and the measures taken to prevent pollution of the receiving ground waters have been submitted to and approved in writing by the Local Planning Authority.

REASON: To prevent pollution and to comply with Policy G1 of the Ribble Valley Districtwide Local Plan and Policies DMG1 and DME6 of the Core Strategy 2008 to 2028 A Local Plan for Ribble Valley Regulation 22 Submission Draft – Post Submission Version (including proposed main changes).

70. Prior to the commencement of each phase or part phase of the development hereby permitted, a Sustainable Drainage, Construction, Maintenance and Management Plan (CMP) for the lifetime of that phase or part phase of the development shall be submitted to and approved in writing by the Local Planning Authority. The plan shall include arrangements for permanent adoption by a SuDs approving body (SAB), Statutory Authority or other relevant party of any sustainable drainage features including any outfalls into local water courses, structures, ponds and bridges. Each phase shall be completed maintained and managed in accordance with the approved details.

REASON: To prevent flooding and pollution to comply with Policy G1 of the Ribble Valley Districtwide Local Plan and Policies DMG1 and DME6 of the Core Strategy 2008 to 2028 A Local Plan for Ribble Valley Regulation 22 Submission Draft – Post Submission Version (including proposed main changes).

71. The discharge of surface water into Pendleton Brook and its tributary within the site shall not exceed the Greenfield run-off rate as identified in the Foul and Surface Water Drainage Strategy.

REASON: To prevent flooding and pollution to comply with Policy G1 of the Ribble Valley Districtwide Local Plan and Policies DMG1 and DME6 of the Core Strategy 2008 to 2028 A Local Plan for Ribble Valley Regulation 22 Submission Draft– Post Submission Version (including proposed main changes).

72. The development hereby permitted shall conform in its entirety to the Foul and Surface Water Drainage Strategy submitted and approved pursuant to condition 65 above and to the recommendations in the Flood Risk Assessment produced by Amec in October 2012 as updated by the Foul Water and Surface Water Management Strategies for the whole site produced by Amec in January 2013. More particularly where not referred to elsewhere in this decision notice:

In submitting the full details of the sustainable surface water drainage systems for each phase of the development they shall include some re-profiling of the site to remove local low points and ensure that all run-off from the site enters the proposed SuDS drainage system and does not concentrate temporarily along overland flow paths.

All finished floor levels (FFLs) shall be at least 150mm above the local ground level at each development plot.

A 10 metre wide access corridor shall be kept clear at all times along the lower 800 metres of the unnamed on site water course from its confluence with Pendleton Brook.

All surface water run-offs from the entire development shall be managed and attenuated on site using a combination of underground surface water storage devices and sustainable urban drainage (SuDS) structures such as geocellular structures beneath roads, attenuation ponds, swales and filter drains.

REASON: To prevent flooding and pollution to comply with Policy G1 of the Ribble Valley Districtwide Local Plan and Policies DMG1 and DME6 of the Core Strategy 2008 to 2028 A Local Plan for Ribble Valley Regulation 22 Submission Draft – Post Submission Version (including proposed main changes).

## INFORMATIVES

1. This permission shall be read in conjunction with the accompanying legal agreement which for the avoidance of doubt covers matters associated with affordable housing (mechanisms for its delivery); education (contributions towards local education facilities; the provision of a new primary school on the site and provisions for adjusted contributions); sports and recreation (contributions towards the provision of facilities at Ribblesdale School, Clitheroe or otherwise as agreed); Jubilee Wood (management) and transport (contributions towards the provision of public transport and a Travel Plan)
2. Dwellings should achieve the water credits required to meet Code level 3 of the Code for Sustainable Homes.
3. For non-residential development where the development is being assessed against BREEAM the Environment Agency suggests that buildings should achieve the maximum number of water credits in accordance with the requirements of the relevant BREEAM scheme with the exceptions of credits awarded for grey water/rainwater systems. These systems should be installed where cost effective and the system is designed to ensure that energy user and carbon emissions are minimised.
4. Developers should consider:  
  
Water management in the development including dealing with grey water;  
Using sustainable forms of construction including the recycling of materials;  
Energy efficient buildings.
5. Any waste to be used on site requires an appropriate waste exemption or permit from the Agency.
6. The Environmental Protection (Duty of Care) Regulations 1991 for dealing with waste materials are applicable for any off-site movements of wastes. Developer as waste producers therefore have a duty of care to ensure that all materials removed go to an appropriate permitted facility and all relevant documentation is completed and kept in line with regulations.
7. Developers are advised to contact the Environment Management Team in the Agency's Preston office; 01772 7614198  
[www.environment-agency.gov.uk/subject/waste](http://www.environment-agency.gov.uk/subject/waste)
8. Consideration should be given to opening up of any piped or culverted watercourses and the removal of weirs.
9. Flood Defence Consents (FDCs) will be required for the outfall structures draining any SuDS ponds into the local watercourses and for any bridges.
10. Only FDCs for necessary and appropriately designed structures will be approved.

11. Attention is drawn to the law with regard to the sensitivities of breeding birds.
12. A separate metered supply to each unit will be required at the applicant's expense and all internal pipework must comply with current water supply (water fittings) regulations 1999.
13. The applicant should contact United Utilities Service Enquiries on 0845 746 2200 regarding connection to the water mains/public sewers. The provision of a mains water supply could be expensive.
14. Water mains will need extending to serve any development on this site. The applicant, who may be required to pay a capital contribution, will need to sign an Agreement under Sections 41, 42 & 43 of the Water Industry Act 1991.
15. United Utilities offer a fully supported mapping service at a modest cost for our water mains and sewerage assets. This is a service, which is constantly updated by our Property Searches Team (Tel No: 0870 7510101). It is the applicant's responsibility to demonstrate the exact relationship between any assets that may cross the site and any proposed development. Please note, due to the public sewer transfer, not all sewers are currently shown on the statutory sewer records, if a sewer is discovered during construction, please contact a Building Control Body to discuss the matter further.
16. The granting 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. Footpaths 11 and 14 in the parish of Clitheroe affects the site.
17. 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.

#### BACKGROUND PAPERS

[https://www.ribblevalley.gov.uk/site/scripts/planx\\_details.php?appNumber=3%2F2015%2F0895](https://www.ribblevalley.gov.uk/site/scripts/planx_details.php?appNumber=3%2F2015%2F0895)

[https://www.ribblevalley.gov.uk/planx\\_downloads/12\\_0942\\_Officers\\_Report.pdf](https://www.ribblevalley.gov.uk/planx_downloads/12_0942_Officers_Report.pdf)

(Mr Barton spoke in favour of the above application. Mr Waters spoke against the above application).

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#### ITEMS DELEGATED TO DIRECTOR OF COMMUNITY SERVICES UNDER SCHEME OF DELEGATED POWERS

The following proposals have been determined by the Director of Community Services under delegated powers:

## APPLICATIONS APPROVED

<b><u>Plan No</u></b>	<b><u>Proposal</u></b>	<b><u>Location</u></b>
3/2012/0978/P	Retrospective application for the change of use of a previously approved tractor store into additional stable facilities and permission sought for outdoor horse exercise arena and the erection of 4no 4 metre high poles with floodlights on, to the edge of the arena	Little Snodworth Farm Snodworth Road Langho
3/2014/0491/P	Discharge of condition 4 (Visibility Splay), Condition 5 (Construction Method Statement), Condition 6 (Highway Works for Construction Traffic), Condition 7 (Off-site Highway Works), Condition 10 (Drainage Details) and Condition 12 (Landscaping Details) of planning permission 3/2013/0851/P	The Whins Whins Lane Read
3/2014/0710/P	Retrospective consent for advertisement of signs (A, C, D) for self-storage units and office pods	27 Inglewhite Road Longridge
3/2014/0861/P	Change of use from B2 to Body Art Studio (Sui Generis). Refurbishment/restoration external elevations of outrigger	27 Inglewhite Road Longridge
3/2014/1085/P	Discharge of condition 3 of planning permission 3/2014/0326/P (Manure Management Plan)	Withgill Farm Withgill Fold Withgill
3/2015/0213/P	Erection of agricultural livestock building	Steelands Farm Grindleton
3/2015/0326/P	Change of use of property from dwelling (Class C3) to mixed use dwelling (Class C3) and bed and breakfast accommodation (Class C1) for a maximum of 6 guests	Sunnyfield House Hawthorne Place Clitheroe
3/2015/0376/P	New detached dwelling to replace existing house	9 Avenue Road Hurst Green
3/2015/0464/P	Change of use of one agricultural building to equestrian use to include 20 stables and 20 tack rooms; change of use of slurry/topsoil area into turnout pen and turnout area into horse ménage; and change of use of surrounding fields to mixed agricultural and equestrian use	Moreton Hall Farm Accrington Road Whalley

<b><u>Plan No</u></b>	<b><u>Proposal</u></b>	<b><u>Location</u></b>
3/2015/0472/P	Application for non material amendment to planning permission 3/2013/0964/P to relocate steel ducting for extraction system to rear elevation	35 Whalley Road Clitheroe
3/2015/0493/P	First floor extension over detached garage with external stone stepped access to form study	Parlick Barn Moss Lane, Chipping
3/2015/0505/P	Erection of replacement garage and carport	Koonah, Simonstone Lane Simonstone
3/2015/0551/P	Single storey extension to rear	4 Longridge Road Hurst Green
3/2015/0602/P	Two storey rear extension to form lounge and bedroom, first floor alterations with roof lights, side fire escape staircase, alteration to front door and window locations, renewal of roofing materials and external wall finishes	Brushwood Barker Lane Mellor
3/2015/0625/P	Proposed anaerobic digestion plant consisting of main digester tank, one combined heat and power container, pump room, feeder and ancillary hard standing	Westby Hall Farm Burnley Road Gisburn
3/20150663/P	Conversion of unoccupied former cottage to annex	The Rann, Saccary Lane Mellor
3/2015/0686/P	Proposed alteration to existing field access off Northcote Road	Northcote Stud Northcote Road, Langho
3/2015/0698/P	Demolition of existing outbuilding and replacement with single storey rear extension	The Old Smithy Little Bowland Road Leagram
3/2015/0700/P	Proposed dormer extension to provide 1 no. assisted living flats	High Brake House 129 Chatburn Road Clitheroe
3/2015/0701/P	Internal alterations, single storey rear extension, front and rear dormer constructions	14 Bank Cottages Whalley Road, Billington
3/2015/0705/P	Single storey extension to rear 5m long, 3.563m high (max) to ridge, 2.250m high to eaves	15 Ashburn Close Barrow
3/2015/0707/P	Non material amendment to planning permission 3/2015/0138 for the addition of 3No roof lights to the approved classroom extension	Alston Lane Catholic Primary School Preston Road Longridge

<b><u>Plan No</u></b>	<b><u>Proposal</u></b>	<b><u>Location</u></b>
3/2015/0708/P	Discharge of condition(s) 3 (hedgerow screening) and 4 (arena surface material) on planning permission 3/2015/0244	Buckstalls Slaidburn Road Waddington
3/2015/0714/P	Discharge of conditions 1 (time limit), 2 (plan references), 3 (occupancy restriction), 4 (removal of PD rights), 5 (bat boxes), 6 (swallow nesting platforms) of planning permission 3/2015/0076/P	Angerham Barn Clitheroe Lane Withgill Great Mitton
3/2015/0721/P	Front dormer extension	112 Hacking Drive Longridge
3/2015/0730/P	To replace existing conservatory (to be demolished) with a single storey lean to extension within permitted development dimensions (3.7 x 6.5m), eaves height 2.75m and ridge height 3.95m	The Coach House Lower Lane Longridge
3/2015/0735/P	Disabled adaptation consisting of demolition of existing garage and replacement with single storey extension to side and rear	145 Henthorn Road Clitheroe
3/2015/0742/P	First floor en suite bathroom. New soil vent pipe boxed into the internal corner of the dwelling with a glidevale slate vent outlet. The soil vent pipe is to connect with the existing drainage route for the ground floor bathroom	Newton House Slaidburn Road Newton
3/2015/0744/P	Extension to rear, at ground floor and first floor level. Alterations to fenestration at east gable end	Higher House Farm Clitheroe Road Mitton
3/2015/0763/P	Proposed 2 storey extension to existing dwelling house using materials and styling to match existing	22 Mayfield Avenue Clitheroe
3/2015/0774/P	Single storey rear extension	74 Fairfield Drive Clitheroe
3/2015/0778/P	Single storey extension to rear (PD removed)	6 Kay Fold Lodge Clayton le Dale
3/2015/0783/P	Change of use of premises from B1 to physiotherapy clinic D1	3B Inglewhite Road Longridge
3/2015/0800/P	Replacement single storey garage	121 Chatburn Road Clitheroe
3/2015/0801/P	Single storey rear and side extension	Chestnut Cottage Worston

<b><u>Plan No</u></b>	<b><u>Proposal</u></b>	<b><u>Location</u></b>
3/2015/0810/P	Single storey extension to rear 3.8m long, 3.65m high (max), 2.19m high to the eaves	36 Knowsley Road Wilpshire
3/2015/0814/P	Demolish existing conservatory and build new single storey extension to side (fronting Regency Close)	2 Regency Close Whalley
3/2015/0817/P	Proposed conservatory to rear	1 Dovedale Gardens Longridge
3/2015/0826/P	Single storey rear extension to project 3.9m beyond the rear wall of the original dwelling, with a maximum height of 3.95m and 3.19m height to eaves.	The Lodge, Longsight Road Langho
3/2015/0827/P	Amendment to 3/2015/0485 to include additional rooflights and alterations to window details on the west elevation for a new dwelling	Land at Chapel Close Low Moor Clitheroe
3/2015/0831/P	Proposed conversion of existing garage into lounge with bay window	The Lodge Longsight Road, Langho
3/2015/0832/P	Prior approval sought for the demolition of existing conservatory and kitchen extension to rear and erection of new kitchen extension, to extend 4.275m beyond the rear wall of the original dwelling, with a maximum height of 4m from the natural ground level and 2.66m height at eaves	16 Longsight Avenue Clitheroe
3/2015/0855/P	Proposed erection of a single storey lean-to side extension to create a utility room and W.C/cloakroom	12 The Sands Whalley
3/2015/0857/P	Discharge of condition 5 (vehicular turning space), 7 (returning access), 12 (Construction Method), 13 (CCTV Camera details), 14 (ancillary development), 15 (surfacing materials) and 16 (landscaping plan) of planning permission 3/2015/0459	Land off Coal Pit Lane Gisburn
3/2015/0864/P	Upgrade and associated works including replacement mast of 23m	Time Computers Time Technology Business Park, Read
3/2015/0865/P	Upgrade and associated works including replacement mast of 20m	Lawsonsteads Farm Brookes Lane, Whalley

<b><u>Plan No</u></b>	<b><u>Proposal</u></b>	<b><u>Location</u></b>
3/2015/0869/P	Amendment to planning permission 3/2015/0017 to include confirmation of materials and alterations to existing windows and doors.	4 Hammond Drive Read
3/2015/0889/P	Amendment to planning permission 3/2015/0178/P to include a new entrance shutter, glazed door and feature canopy	Car Wash and Tyre Change Waterloo Road, Clitheroe
3/2015/0918/P	Retention of unauthorised change of use from agricultural to B1(a) and B1(b) office and laboratory and use of building for storage of private cars and workshop	Bluebell Farm, Higher Road Longridge
3/2015/0935/P	Application to discharge condition 2 (materials on planning permission 3/2008/0408)	Orchard Cottage Hollins Farm, Sabden

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APPLICATIONS REFUSED

<b><u>Plan No</u></b>	<b><u>Proposal</u></b>	<b><u>Location</u></b>	<b><u>Reasons for Refusal</u></b>
3/2014/0710/P	Retrospective consent for advertisement of sign B for self-storage units and office pods	27 Inglewhite Road Longridge	Visual impact and detrimental to street scene contrary to Policy DMG1 of the Ribble Valley Core Strategy (Adopted Version)
3/2014/1137/P	Proposed change of use from agricultural to equestrian arena	Till House Smalden Lane Grindleton	Detrimental to the appearance and character of the Forest of Bowland Area of Outstanding Natural Beauty contrary to Key Statement EN2 and Policies DMG1, DME2 and DMB3 of the Ribble Valley Core Strategy (Adopted Version).

<b><u>Plan No</u></b>	<b><u>Proposal</u></b>	<b><u>Location</u></b>	<b><u>Reasons for Refusal</u></b>
3/2015/0672/P	Two storey extension	Moor Nook Farm Clitheroe Road Ribchester	Contrary to Policies DMG1, EN2, DME2 and DMH5 of the Ribble Valley Core Strategy
3/2015/0829/P	Application for retention of unauthorised works relating to the construction of a single storey flat roof extension to the rear, with a balcony above	10 Pendle Drive Whalley	Contrary to Policy DMG1 of the Ribble Valley Core Strategy

474 PRIOR DETERMINATION APPROVAL

<b><u>Plan No</u></b>	<b><u>Proposal</u></b>	<b><u>Location</u></b>
3/2015/0836/P	Upgrade of Telecommunication mast	White Bull Treatment Works Preston Road Longridge
3/2015/0862/P	Upgrade of Telecommunication mast	Ribblesdale Wanderers Cricket Club Brownlow Street Clitheroe
3/2015/0863/P	Upgrade of Telecommunication mast	Edisford Road Clitheroe

475 OBSERVATIONS TO ANOTHER LOCAL AUTHORITY

<b><u>Plan No</u></b>	<b><u>Proposal</u></b>	<b><u>Location</u></b>
3/2015/0811/P	Variation of conditions 2 and 10 of application 3/2014/0244 to allow the increase of a wind turbine height in relation to development at	Haslingden Wind Farm Haslingden Old Road Oswaldtwistle
3/2015/0905/P & 3/2015/0907/P	Erection of stables for private use to include sand paddock and storage building	Plots 1 & 2 and plots 4 & 5 Old Clay Lane Preston

476 REFUSAL OF CERTIFICATE OF LAWFULNESS FOR AN EXISTING USE OR ACTIVITY IN BREACH OF PLANNING CONDITION

<u>Plan No</u>	<u>Proposal</u>	<u>Location</u>
3/2015/0719/P	Application for a Certificate of Lawfulness for the existing occupation of a dwelling by persons not employed in agriculture in breach of condition no 3 of planning permission 3/1990/0182/P	Harrison-De-Moss Moss Lane Chipping

477 TOWN AND COUNTRY PLANNING (GENERAL PERMITTED DEVELOPMENT) ORDER PART 3, **CLASS Q**, PRIOR APPROVAL APPLICATION FOR CHANGE OF USE OF AGRICULTURAL BUILDING TO DWELLING-HOUSES

<u>Plan No</u>	<u>Proposal</u>	<u>Location</u>
3/2015/0725/P	Prior approval for the change of use of an agricultural building from its current use to residential use	New Laithe Skipton Road Gisburn
3/2015/0729/P	Prior approval for conversion of an agricultural building to form one dwelling	Eastham House Farm Mitton

478 TOWN AND COUNTRY PLANNING (GENERAL PERMITTED DEVELOPMENT) ORDER 1995 PARTS 6 PRIOR NOTIFICATION OF AGRICULTURAL AND FORESTRY BUILDINGS AND ROADS PRIOR APPROVAL **NOT** REQUIRED

<u>Plan No</u>	<u>Proposal</u>	<u>Location</u>
3/2015/0802/P	Storage building for agricultural machinery	Wellhouse Farm Tosside, Skipton
3/2015/0837/P	Prior notification application for the erection of a lean-to structure adjacent to an existing mixed use building; the lean-to to be used for storage of agricultural plant and equipment and a welfare facility in connection with the agricultural business	Moorgate Farm Moorgate Lane Dinckley
3/2015/0712/P	Prior notification of formation of two livestock tracks	Little Mearley Hall Worston
3/2015/0727/P	Proposed covered area between cow shed and traditional barn by means of extending the existing cow shed	Little Mearley Hall Farm Worston

## APPLICATIONS WITHDRAWN

<u>Plan No</u>	<u>Proposal</u>	<u>Location</u>
3/2014/0408/P	Change of use of stable/storage building to annex ancillary to main dwelling	Lambing Clough Barn Lambing Clough Lane Hurst Green
3/2014/0538/P	One 10kw wind turbine on an 18m tower. Turbine location E367129, N432117	Haggs Hall Farm Haggs Hall Field Blackburn
3/2014/0766/P	Hotel, bar restaurant, 7 holiday cottages, hotel 2 and spa, wedding venue, kids club, cricket pavilion and pitch, 46 dwellings	Kirk Hill Chipping
3/2014/0767/P	Hotel, bar restaurant, 7 holiday cottages, hotel 2 and spa, wedding venue, kids club, cricket pavilion and pitch, 46 dwellings	Kirk Hill Chipping
3/2014/0876/P	Use of part of existing caravan park for siting of static caravans	Three Rivers Caravan Park Eaves Hall Lane West Bradford
3/2014/0939/P	Steel framed portal building 24m wide, 28m long, 5.9m to eaves and 7.5m to ridge for livestock within the existing farmyard	Hawkshaw Farm Longridge Road Clayton-le-Dale
3/2014/1101/P	Workshop structure for rehabilitation use	Kemple View Longsight Rd, Langho
3/2015/0799/P	Extension to form bedroom with en-suite bathroom, extension to rear of kitchen to form kitchen diner, porch to front of house	19 Pagefield Crescent Clitheroe
3/2015/0813/P	Crown lift Sycamore T1 and Holly tree T2	Waddington Hall (Old) Clitheroe Road Waddington
3/2015/0839/P	Non-material amendment to planning permission 3/2013/0615 to change the gable end of the property to glass	Quakerfield House Lambing Clough Lane Hurst Green

## SECTION 106 APPLICATIONS

<u>Plan No</u>	<u>Location</u>	<u>Date to Committee</u>	<u>Number of Dwellings</u>	<u>Progress</u>
3/2014/1018	Barnacre Road Longridge	20/8/15	33	With Applicants Solicitor for signature
3/2015/0266	Primrose Works Primrose Road, Clitheroe	20/8/15	18	With Applicants Agent & Housing

3/2015/0347	Land off Towneley Road Longridge	20/8/15	12	With Applicants Agent for signature
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<u>Plan No</u>	<u>Location</u>	<u>Date to Committee</u>	<u>Time from First Going to Committee to Decision</u>	<u>Number of Dwellings</u>	<u>Progress</u>
3/2014/0764	Land East of Chipping Lane, Longridge	2/7/15	17 weeks	363	Decision 29/10/15

481 APPEALS UPDATE

<u>Application No</u>	<u>Date Received</u>	<u>Applicant Proposal/Site</u>	<u>Type of Appeal</u>	<u>Date of Inquiry/Hearing</u>	<u>Progress</u>
3/2014/0438 R	16/01/15 but extension given until 6/02/15	Land east of Chipping Lane Longridge	Inquiry		Held in Abeyance – inquiry date cancelled
3/2015/0212 R	14/07/15	4 The Green Osbaldeston Lane Osbaldeston	WR		Appeal dismissed 11/11/15
3/2014/0697 R	29/06/15	Land adj Clitheroe Road West Bradford	WR		Awaiting decision
3/2015/0272 R	22/07/15	Curtis House Longridge	WR		Awaiting decision
3/2014/0755 R	22/07/15	Mellor Lodge Gatehouse, Mellor	WR		Awaiting decision
3/2014/0846 R	12/08/15	Land at 23-25 Old Row Barrow	Hearing	18/11/15 20/01/16	Adjourned
3/2014/0961 R	30/07/15	Skirden Hall Fm Tosside	WR		Appeal allowed 10/11/15
3/2014/0183 R	13/08/15	Land at Malt Kiln Brow, Chipping	Hearing	Provisionally 15/03/16	Awaiting decision
3/2014/0226 R	13/08/15	Kirk Mill and Kirk House, Chipping	Hearing	Linked with 3/2014/0183	Awaiting decision
3/2015/0200 R	23/09/15	Land rear of Beech Cottage Lovely Hall Lane Copster Green	Hearing		Awaiting decision
3/2015/0565 R	24/09/15	Coach House Main Street Bolton by Bowland	WR		Awaiting decision
3/2015/0566 R	24/09/15	Coach House Main Street Bolton by Bowland	WR	Linked with 3/2015/0565	Awaiting decision

<u>Application No</u>	<u>Date Received</u>	<u>Applicant Proposal/Site</u>	<u>Type of Appeal</u>	<u>Date of Inquiry/Hearing</u>	<u>Progress</u>
3/2015/0318 R	29/09/15	The Holly Wardsley Road Chipping	HH		Appeal dismissed 06/11/15
3/2015/0517	07/10/15	Wolfen Hall Fish House Lane Chipping	WR		Awaiting decision
3/2015/0518	07/10/15	Wolfen Hall Fish House Lane Chipping	WR	Linked with 3/2015/0517	Awaiting decision
3/2015/0016	29/10/15	Cowley Brook Farm Higher Road Longridge	WR		Statement due 03/12/15
3/2015/0333	30/10/15	2 Halstead Mews Rimington	HH		Awaiting decision
3/2015/0345	30/10/15	1 Halstead Mews Rimington	HH		Awaiting decision
3/2015/0685	05/11/15	6 Woodcrest Wilpshire	HH		Awaiting decision
3/2014/1025	18/11/15	Rattenclough Fm Wesley Street Sabden	WR		Statement due 23/12/15
3/2015/0711	16/11/15	19 Whalley Road Sabden	HH		Awaiting decision
3/2015/0578	24/11/15	Oakfield Longsight Rd Clayton-le-Dale	WR		Statement due 29/12/15
3/2015/0453	Awaiting start date from PINS	Cherry Tree Fm Chipping Rd Chaigley			
3/2015/0211	30/11/15	Land between 52 and 54 Knowsley Road, Wilpshire	WR		Statement due 04/01/15

#### 482 HOUSING LAND AVAILABILITY

The Chief Executive submitted a report for Committee's information on the results of the most recent Housing Land Availability Survey October 2015. The Council would continue to monitor the housing land situation; the next survey is scheduled to take place at the end of March 2016.

RESOLVED: That the report be noted.

#### 483 APPEALS

- a) 3/2015/0318/P – Proposed roof extension above garages to form live-in carer space at The Holly, Wardsley Road, Chipping – appeal dismissed.

- b) 3/2014/0961 – Proposed new bungalow with garage to provide suitable accommodation for a disabled child at Skirden Hall Farm, Tosside – appeal allowed with conditions.
- c) 3/2015/0212 – Proposed new detached dwelling with detached car port at The Green, Osbaldeston – appeal dismissed.
- d) Costs application relating to conversion of barns to two dwellings at Little Dudlands Farm, Rimington – allowed in part.

The meeting closed at 7.47pm.

If you have any queries on these minutes please contact John Heap (414461).