

RECOMMENDATION FOR PLANNING AND DEVELOPMENT COMMITTEE

APPROVAL

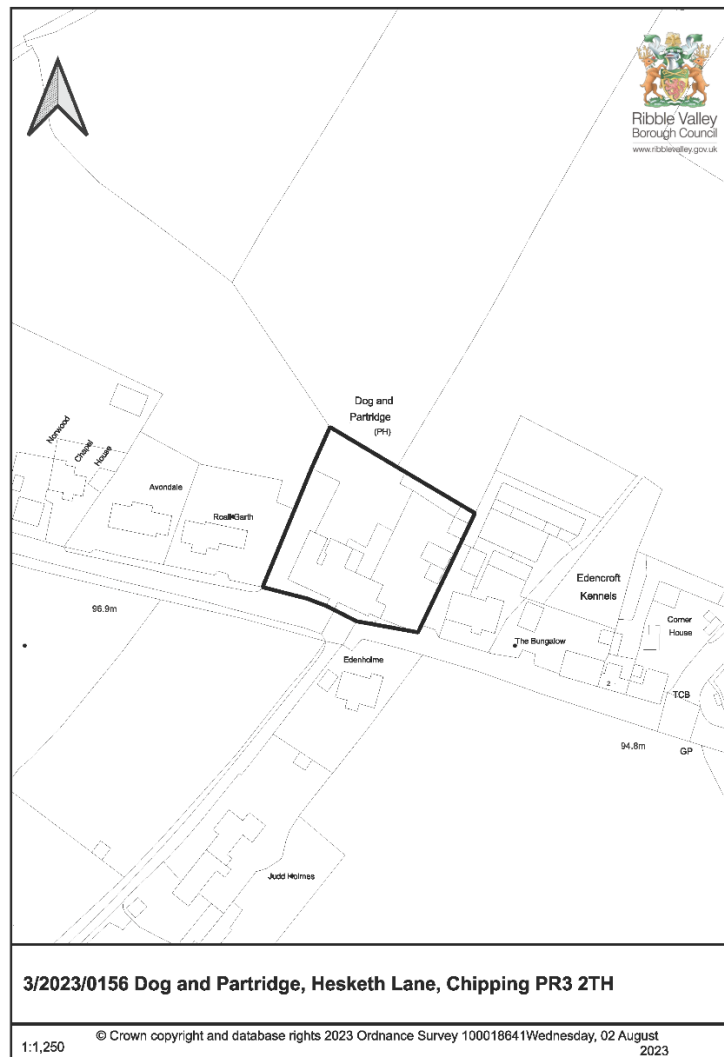
DATE: 19 OCTOBER 2023
REF: WH
CHECKED BY: LH

APPLICATION REF: 3/2023/0156

GRID REF: SD 61879 41330

DEVELOPMENT DESCRIPTION:

CONVERSION AND EXTENSION OF FORMER DOG & PARTRIDGE TO FORM ONE DWELLING AND SIX RESIDENTIAL APARTMENTS AND THE ERECTION OF THREE BUILDINGS FOR HOLIDAY ACCOMMODATION USE AND DETACHED GARAGE.
DOG AND PARTRIDGE, HESKETH LANE, CHIPPING PR3 2TH



CONSULTEE RESPONSES/ REPRESENTATIONS MADE:

PARISH COUNCIL:

No representations received in respect of the application.

LANCASHIRE COUNTY COUNCIL HIGHWAYS (LOCAL HIGHWAY AUTHORITY):

No objection subject to the imposition of a number of conditions, relating to: provision of a construction traffic management plan; no occupation prior to implementation of access arrangements; no occupation prior to the implementation of vehicular visibility splays; removal of Permitted Development rights relating to access gates, barriers, bollards, chains or other such obstructions; no occupation until surfacing of hard bound material; appropriate drainage; no occupation until implementation of parking and turning facilities; provision of appropriate cycle storage. In addition the provision of an informative relating to entering into an appropriate Section 278 agreement has been requested through the above response.

UNITED UTILITIES:

No objection but a reminder to the applicant of their obligations towards sustainable drainage.

LEAD LOCAL FLOOD AUTHORITY:

No objection subject to the imposition of conditions relating to the provision of a final surface water sustainable drainage strategy; a construction surface water management plan; sustainable drainage system operation and maintenance manual; verification report of constructed sustainable drainage system.

LANCASHIRE FIRE AND RESCUE SERVICE:

Reminder of the applicants obligations towards compliance with the appropriate building regulations.

ADDITIONAL REPRESENTATIONS:

9 No. letters of representation have been received objecting to the application on the following grounds:

- Concerns surrounding the submitted drainage strategy
- Concerns over insufficient level of parking
- Concerns that the holiday accommodation will be sold on as regular accommodation.
- Concerns relating to traffic as a result of the increased use of Hesketh Lane
- Noise concerns relating to the adjacent dog kennels

1. Site Description and Surrounding Area

- 1.1 The site is located off Hesketh Lane, approximately 1.6 miles South of Chipping Village. The site itself consists of the former Dog and Partridge Restaurant & Bar which includes the main stone restaurant building, a modern rear extension, car park and rear garden area.

1.2 The site is situated in the Forest of Bowland Area of Outstanding Natural Beauty (AONB) and has a road side frontage and vehicular access from Hesketh Lane.

2. **Proposed Development for which consent is sought**

2.1 The proposal seeks alterations to the former Dog and Partridge pub to accommodate 6no. apartments labelled as plots 2-7 (4no. 2-bed, 2no. 1-bed), as well 1no. 3-bed dwelling labelled as plot 1 utilising the existing footprint, as well as a new detached, single-storey pitched roof garage. Plot 1 will have its own private rear amenity space, with plots 2-7 utilising a private communal area.

2.2 In addition, it is proposed to erect 3no. single-storey 2-bed holiday lets to the rear of the site (plots 8-10) incorporating a flat roof, with a small amount of private amenity space and 2no. off-street parking spaces per plot. These are broadly square in shape, 10.9m deep and 9.3m wide with large glazed feature to the rear and natural stone to the front elevations.

2.3 Access is gained off the existing accesses for Hesketh Lane – plot 1 utilises an existing access to serve just that property, with the remainder of the development served by a gated access leading into 10no. parking spaces and the siting of a bin-store. There would be a small internal road to the rear of the pub providing access to the holiday lets.

3. **Relevant Planning History**

2018/0786: Conversion of an existing restaurant (A3) to create twelve apartments (C3) and the siting of four holiday lets – Approved subject to Legal Agreement

2015/0405: Demolition of existing garage and erection of new garage and store – Approved with Conditions

The remaining planning history relates back to the use of the building as a public house and as such is not considered directly relevant to this planning application.

4. **Relevant Policies**

Ribble Valley Core Strategy

Key Statement DS1: Development Strategy

Key Statement DS2: Sustainable Development

Key Statement EN2: Landscape

Key Statement EN4: Biodiversity and Geodiversity

Key Statement EC1: Business and Employment Development

Key Statement EC2: Development of Retail, Shops and Community Facilities

Key Statement EC3: Visitor Economy

Key Statement H3: Affordable Housing

Key Statement DMI1: Planning Obligations

Key Statement DMI2: Transport Considerations

Policy DMG1: General Considerations

Policy DMG2: Strategic Considerations

Policy DMG3: Transport & Mobility

Policy DME2: Landscape & Townscape Protection
Policy DME3: Site and Species Protection and Conservation
Policy DME6: Water Management
Policy DMH3: Dwellings in the Open Countryside and AONB
Policy DMB1: Supporting Business Growth and the Local Economy
Policy DMB3: Recreation and Tourism Development

National Planning Policy Framework (NPPF)
Technical Guidance to National Planning Policy Framework

5. **Assessment of Proposed Development**

5.1 Principle of Development:

- 5.1.1 In relation to the principle of development, Core Strategy Policy DMG2 restricts development outside the defined settlement areas. One such exception is small-scale tourism developments appropriate to a rural area. The application includes three holiday units which are considered to fall into this exception.
- 5.1.2 Additionally, Core Strategy Policy DMB1 generally seeks to support business growth and the local economy, and Policy DMB3 relates specifically to recreation and tourism uses. Policy DMB3 requires new tourism development to be physically well related to an existing main settlement or village; or to an existing group of buildings, except where the proposed facilities are required in conjunction with a particular countryside attraction.
- 5.1.3 In this respect the application site is not located within an existing main settlement or village but it is not considered to be visually isolated due to the existing residential properties forming ribbon development on Hesketh Lane.
- 5.1.4 It is considered that the site is suitable for a small-scale tourism use in accordance with the relevant principle sections of Policies DMG2, DMB1 and DMB3 and therefore this element of the proposal is viewed to be acceptable, subject to compliance with other policies of the Core Strategy.
- 5.1.5 Policy DMH3 supports the conversion of buildings to dwellings in rural areas providing they are suitably located and their form and general design are in keeping with their surroundings, and providing the buildings are structurally sound and capable of conversion without the need for substantial reconstruction. The existing stone building is of substantial construction and appropriate in its setting and so its conversion would accord with this criteria.
- 5.1.6 Policy DMH4 builds on DMH3 and states that planning permission will be granted for the conversion of buildings to dwellings where they achieve the following:
- The building is not isolated in the landscape, i.e. it is within a defined settlement or forms part of an already group of buildings, and
 - There need be no unnecessary expenditure by public authorities and utilities on the provision of infrastructure, and
 - There would be no materially damaging effect on the landscape qualities of the area or harm to nature conservations interests, and

- There would be no detrimental effect on the rural economy, and
- The proposals are consistent with the conservation of the natural beauty of the area.
- That any existing nature conservation aspects of the existing structure are properly surveyed and where judged to be significant preserved or, if this is not possible, then any loss adequately mitigated.

5.1.7 As set out in 5.1.3 above the site is not visually isolated. Its road frontage location and presence of existing services within the site means there would be no unnecessary expenditure on infrastructure such as water and electricity. The site has been vacant since 2018 when the former restaurant and public house closed and so there would be no detrimental effect on the rural economy. Impacts upon landscape and nature conservation will be considered in subsequent sections below.

5.1.8 Key Statement DM12 and Policy DMG3 encourages development which minimises the need to travel by private motor vehicle which is in line with the NPPF in supporting sustainable development. The site is in a rural area although is located approximately 100m from the nearest bus stop which serves buses travelling between Chipping and Longridge and beyond. Whilst it is likely that future residents and visitors would be car dependent there is at least an opportunity for some sustainable travel.

5.1.9 Key Statement EC2 states that proposals which have an adverse impact on existing community facilities will only be permitted as an exception where the proposed development would bring defined and demonstrable benefits. The site has been vacant since 2018 when the former restaurant and public house closed. Therefore it has not supported the community for a number of years. Furthermore the proposal would deliver social and economic benefits with 7 residential units and 3 holiday units and its development has previously been accepted in 2018 when it was permitted to be converted into residential flats and to build holiday accommodation at the rear (permission not implemented).

5.1.10 For the reasons above the principle of development is considered acceptable and compliant with relevant Core Strategy policies.

5.2 Design and Visual Amenity

5.2.1 As per CS Policy DMG1, all development must be sympathetic to existing and proposed land uses in terms of its size, intensity and nature as well as scale, massing, style, features and building materials.

Further consideration is given to CS Policy DME2, which states that 'development proposals will be refused which significantly harm important landscape or landscape features including:

1. *Traditional stone walls*
2. *Ponds*
3. *Characteristic herb rich meadows and pastures*
4. *Woodlands*
5. *Copses*

6. *Hedgerows and individual trees (other than in exceptional circumstances where satisfactory works of mitigation or enhancement would be achieved, including rebuilding, replanting and landscape management)*
7. *Townscape elements such as the scale, form and materials that contribute to the characteristic townscapes of the area*

- 5.2.2 Paragraph 172 of the NPPF considers the potential impact of development within an AONB and notes that “great weight should be given to conserving and enhancing landscape and scenic beauty in National Parks, the Broads and Areas of Outstanding Natural Beauty, which have the highest status of protection in relation to these issues. The conservation and enhancement of wildlife and cultural heritage are also important considerations in these areas and should be given great weight in National Parks and the Broads.”
- 5.2.3 Key Statement EN2 (Landscape) states *the landscape and character of the Forrest of Bowland Area of Outstanding Natural Beauty will be protected, conserved and enhanced. Any development will need to contribute to the conservation of the natural beauty of the area. As a principle the Council will expect development to be in keeping with the character of the landscape, reflecting local distinctiveness, vernacular style, scale, style, features and building materials.*
- 5.2.4 In this sense Officers consider the proposed alterations to the existing building to be acceptable. It is noted that no additional footprint is proposed, with the main visual alterations relating to the change of use the building to apartments and dwelling house.
- 5.2.5 The alterations to the front elevation of what would become the dwellinghouse are minor in nature and relate to the conversion of 1no. window opening to a door opening, which is considered minor enough to cause a negligible level of visual harm.
- 5.2.6 The main front elevation will receive a greater level of amendments – notably, the removal of the existing ‘front porch element’ to accommodate the additional front door openings. There are other minor alterations to the fenestration layout, as well as the removal of 1no. window opening. Whilst these alterations are considered to have a greater impact on the visual amenity and design of the prominent and front elevation, weight is given to the fact that they are necessary alterations related to the re-use of an existing, derelict building for residential use. The way in which this has been done is considered sensitive and appropriate to the local vernacular and visual style (notably through the use of matching materials, prominent heads and cills to window openings and complementary door styles) and as such is considered acceptable with regard to policies DMG1 and DME2.
- 5.2.7 The side elevation (west) incorporates limited visual change associated mainly to the use of that part of the building as a dwellinghouse (incorporating a modest number of additional window and door openings and as such is considered acceptable particularly given it is not a prominent elevation and again the additions have been achieved in a sensitive and complementary manner.
- 5.2.8 The side elevation (east) has been amended to a greater level, with a rear projecting pitched roof element of the existing public house removed and replaced

by two reverse-gable features to allow for the provision of apartments. This does not add to the built footprint of the pub but rather amends it and reflects against the existing nature of the rear and side elevation of the pub in a way that is considered acceptable by Officers, again as there is limited prominent visual impact and the changes are both in-proportion and achieved utilising matching materials and complementary architectural features. This alteration to the layout of the existing building is therefore considered acceptable.

5.2.9 The rear elevation incorporates a number of additional design features, including the provision of internal covered balconies and 6no. rear doors providing access to the rear communal area as well as sufficient ingress of natural light. This will have very limited impact on the streetscene given it is only visible from inside the site, and in any case is considered an improvement on the existing arrangement which is cluttered and contributes little to the visual amenity of the surrounding area. Given the above the design features associated with the alteration of the existing building are considered acceptable.

5.2.10 The 3no. new-build holiday lets to the rear of the site are low-lying in nature (3250mm to the eaves) and incorporate a flat roof to minimise their impact on the views of the landscape to the north, which at present is considered fairly open and offers some level of visual and landscape amenity to passersby. This is particularly relevant given the site lies within the AONB and as such the retention of those views to the north is key, and it is noted the applicant has amended the scheme on the request of Officers in order to accommodate the retention of this view (both in regard to the removal of 1no. holiday let, to provide 3no. total instead of 4 and with regard to reducing the built footprint of each holiday let). The materials are random stone but are to be secured by condition, ensuring they are complementary to the visual amenity, style and vernacular of the surrounding area.

5.2.11 Given the above, from a design point of view the proposals are considered acceptable, with respect to CS Policies DMG1, DME2 and DMH4 as well as the NPPF.

5.3 Residential Amenity

5.3.1 As per Core Strategy Policy DMG1, development must:

1. Not adversely affect the amenities of the surrounding area.
2. Provide adequate day lighting and privacy distances.
3. Have regard to public safety and secured by design principles.
4. Consider air quality and mitigate adverse impacts where possible.

5.3.2 Particular reverence was given to the adjacent existing use to the east, that being an operating dog kennels. On request a noise impact assessment was provided. Following internal review by the Council's Environmental Health Team, this has been considered acceptable subject to the mitigative recommendations made within the report being conditioned (e.g. use of acoustic fencing).

5.3.3 Furthermore, the removal of 1no. holiday unit and subsequent use of the land adjacent to the side (east) boundary as maintained green space will ensure that the amenity impact on the occupiers of the holiday lets will be minimal. There is not considered to be any further impact either on, or as a result of, adjacent

neighbours, particularly given the low-lying nature of the proposed holiday accommodation, and lack of intrusive fenestration.

- 5.3.4 With regard to the amenity of the potential occupiers of the apartments, this is considered acceptable – it is notable all occupiers will have access to shared private amenity space to the rear of the building and the apartments offer a good level of amenity and circulation space internally as well as sufficient provision of natural light and access to bathrooms.
- 5.3.5 Given the above the proposal is considered acceptable with regard to DMG1 (Amenity).

5.4 Landscape and Ecology:

- 5.4.1 The proposal has been accompanied by an Ecological Assessment, which recommended undertaking appropriate dawn and dusk emergence and re-entry surveys in relation to any potential bat roost. On receipt of the further requested surveys, which identified no bat roost within the building, this has been considered acceptable. In order to enhance biodiversity the provision for bat and bird habitat will be secured by condition.
- 5.4.2 With regard to landscaping, no scheme has been submitted with the application but in principle the approved site plan ensures that there will be appropriate opportunities and provision for suitable landscaping. In order to ensure this, a landscaping scheme has been conditioned.

5.5 Highway Safety and Accessibility:

- 5.5.1 Following review from LCC Highways, the access arrangement, layout and level of parking has been considered acceptable with no unacceptable impacts on the local highways network identified. This is subject to the imposition of a number of conditions, as outlined within the 'consultee response' section above. The siting of the bin-store within the internal layout is also considered acceptable; being adjacent to the existing adopted road allows appropriate and convenient access for refuse vehicles. Whilst an electric gate has been proposed for vehicles entering the internal road layout, a servicing door on the bin-store to allow for easy access from the highway will be provided.
- 5.5.2 Subject to appropriate conditions, the proposal is considered acceptable with regard to any impacts on Highways Safety and Accessibility.

5.6 Drainage and Water Treatment

- 5.6.1 A drainage strategy has been submitted with the application. The surface water run-off from the new and refurbished buildings, car park, access road, parking and driveway areas will be collected in a fully separate system of drains and will pass through a Hydro-brake control system before final discharge to the surface water drain. Following consultation with United Utilities and the LLFA this has been considered acceptable as an indicative strategy, with the LLFA requesting conditions to secure the final details including management arrangements.

- 5.6.2 The foul drainage will be provided by a new system of drains that will outfall to a new waste water treatment plant. Treated clean run-off from this new plant will discharge into the new surface water drainage system, downstream of the new flow control chamber, before all flows discharge into the existing surface water drain and leave the site to eventually discharge to the local watercourse. This has been reviewed by United Utilities who have considered the proposed drainage arrangements acceptable.
- 5.6.3 Whilst representations have been received in relation to the concerns around the ownership of the existing surface water drain and pipe, this is considered to be a Civil matter and as such is not relevant with regard to the determination of this application.

5.7 Social Infrastructure

- 5.7.1 The scale of the development (7 residential units) is below the threshold at which requests for education contributions and public open space provision can be required. Whilst Key Statement H3 (Affordable Housing) suggests an affordable housing requirement on schemes of 5 dwellings or more outside the settlements of Clitheroe and Longridge, paragraph 64 of the NPPF has the effect of superseding this requirement unless the site is located within a 'designated rural area'. The Housing (Right to Buy) (Designated Rural Areas and Designated Regions) (England) Order 2002 confirms the parish of Chipping is not such a designation, therefore there is no requirement for affordable housing in this case.

6. Observations/Consideration of Matters Raised/Conclusion

- 6.1 For the reasons outlined above and having regard to all material considerations the proposed development is considered to be compliant with the relevant policies outlined within the Ribble Valley Core Strategy as well as the NPPF.

RECOMMENDATION: That the application be APPROVED subject to the following conditions

1. The development must be begun not later than the expiration of three years beginning with the date of this permission.

REASON: Required to be imposed by Section 51 of the Planning and Compulsory Purchase Act 2004.

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:

- Location and Block Plan Dwg no LP01 Rev A
- Proposed Site Plan Dwg no P05 Rev H
- Proposed Floor Plan Dwg no P14 Rev E
- Proposed Elevations Dwg no P22 Rev D
- Proposed Ground Floor Plan Dwg no P12 Rev A
- Proposed First Floor Plan Dwg no no P13 Rev A
- Proposed Elevations Dwg no P21 Rev B

REASON: For the avoidance of doubt as the proposal was the subject of agreed design improvements and/or amendments and to clarify which plans are relevant to the consent.

3. Notwithstanding the submitted details, precise specifications, or samples of all external surfaces, including surfacing materials and their extents, of the development hereby permitted shall have been made available to view to and approved by the Local Planning Authority before their use in the proposed development. The approved materials shall be implemented within the development in strict accordance with the approved details.

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/Policies DMG1 and DME2 of the Ribble Valley Core Strategy.

4. The holiday cottages hereby approved (identified as plots 8-10 on the approved site plan) shall be restricted to holiday accommodation use only and shall not be occupied at any time as permanent residential accommodation or as a person's main place of residence. These units shall not be occupied by the same occupant/s for periods of more than 28 days in any 3 month period and shall be operated as one business for holiday rental and shall not be sold off individually to other third parties.

The owners/operators of the site shall maintain an up-to-date register of the names of all occupiers of the individual holiday cottages on the site, and of their main home addresses, and shall make this information available, on request, to the Local Planning Authority.

REASON: To prevent the permanent residential occupation of the site in a location where new residential development is unacceptable in principle and to define the scope of the permission hereby approved.

5. No development shall commence in any phase until a detailed, final surface water sustainable drainage strategy for the site has been submitted to, and approved in writing by, the Local Planning Authority.

The detailed surface water sustainable drainage strategy shall be based upon the site-specific flood risk assessment and indicative surface water sustainable drainage strategy submitted (20th April 2023 / C-1050 - Issue 1 / Hamilton Technical Services) and sustainable drainage principles and requirements set out in the National Planning Policy Framework, Planning Practice Guidance and Defra Technical Standards for Sustainable Drainage Systems.

No surface water shall be allowed to discharge to the public foul sewer(s), directly or indirectly, and shall be limited to a maximum peak flow rate of 20l/s.

The details of the drainage strategy to be submitted for approval shall include, as a minimum;

- a) Sustainable drainage calculations for peak flow control and volume control for the:
 - i. 100% (1 in 1-year) annual exceedance probability event;
 - ii. 3.3% (1 in 30-year) annual exceedance probability event + 40% climate change allowance, with an allowance for urban creep;

- iii. 1% (1 in 100-year) annual exceedance probability event + 50% climate change allowance, with an allowance for urban creep

Calculations must be provided for the whole site, including all existing and proposed surface water drainage systems.

- b) Final sustainable drainage plans appropriately labelled to include, as a minimum:
 - i. Site plan showing all permeable and impermeable areas that contribute to the drainage network either directly or indirectly, including surface water flows from outside the curtilage as necessary;
 - ii. Sustainable drainage system layout showing all pipe and structure references, dimensions and design levels; to include all existing and proposed surface water drainage systems up to and including the final outfall;
 - iii. Details of all sustainable drainage components, including landscape drawings showing topography and slope gradient as appropriate;
 - iv. Drainage plan showing flood water exceedance routes in accordance with Defra Technical Standards for Sustainable Drainage Systems;
 - v. Finished Floor Levels (FFL) in AOD with adjacent ground levels for all sides of each building and connecting cover levels to confirm minimum 150 mm+ difference for FFL;
 - vi. Details of proposals to collect and mitigate surface water runoff from the development boundary;
 - vii. Measures taken to manage the quality of the surface water runoff to prevent pollution, protect groundwater and surface waters, and delivers suitably clean water to sustainable drainage components;
- c) Evidence of an assessment of the site conditions to include site investigation and test results to confirm infiltrations rates and groundwater levels in accordance with BRE 365.
- d) Evidence of an assessment of the existing on-site sewer to be used, to confirm that these systems are in sufficient condition and have sufficient capacity to accept surface water runoff generated from the development.
- e) Evidence that a free-flowing outfall can be achieved. If this is not possible, evidence of a surcharged outfall applied to the sustainable drainage calculations will be required.

The sustainable drainage strategy shall be implemented in accordance with the approved details.

REASON: To ensure satisfactory sustainable drainage facilities are provided to serve the site in accordance with the Paragraphs 167 and 169 of the National Planning Policy Framework, Planning Practice Guidance and Defra Technical Standards for Sustainable Drainage Systems.

- 6. No development shall commence until a Construction Surface Water Management Plan, detailing how surface water and stormwater will be managed on the site during construction, including demolition and site clearance operations, has been submitted to and approved in writing by the Local Planning Authority.

The details of the plan to be submitted for approval shall include method statements, scaled and dimensioned plans and drawings detailing surface water management proposals to include for each phase, as a minimum:

- a) Measures taken to ensure surface water flows are retained on-site during the construction phase(s), including temporary drainage systems, and, if surface water flows are to be discharged, they are done so at a restricted rate that must not exceed the equivalent runoff rate from the site prior to redevelopment.
- b) Measures taken to prevent siltation and pollutants from the site entering any receiving groundwater and/or surface waters, including watercourses, with reference to published guidance.

The plan shall be implemented and thereafter managed and maintained in accordance with the approved plan for the duration of construction.

REASON: To ensure the development is served by satisfactory arrangements for the disposal of surface water during each construction phase(s) so it does not pose an undue surface water flood risk on-site or elsewhere during any construction phase in accordance with Paragraph 167 of the National Planning Policy Framework.

7. The occupation of the development shall not be permitted until a site-specific Operation and Maintenance Manual for the lifetime of the development, pertaining to the surface water drainage system and prepared by a suitably competent person, has been submitted to and approved in writing by the Local Planning Authority.

The details of the manual to be submitted for approval shall include, as a minimum:

- a) A timetable for its implementation;
- b) Details of the maintenance, operational and access requirement for all SuDS components and connecting drainage structures,
- c) Pro-forma to allow the recording of each inspection and maintenance activity, as well as allowing any faults to be recorded and actions taken to rectify issues;
- d) The arrangements for adoption by any public body or statutory undertaker, or any other arrangements to secure the operation of the sustainable drainage scheme in perpetuity;
- e) Details of financial management including arrangements for the replacement of major components at the end of the manufacturer's recommended design life;
- f) Details of whom to contact if pollution is seen in the system or if it is not working correctly; and
- g) Means of access for maintenance and easements.

Thereafter the drainage system shall be retained, managed, and maintained in accordance with the approved details.

REASON: To ensure that surface water flood risks from development to the future users of the land and neighbouring land are minimised, together with those risks to controlled waters, property, and ecological systems, and to ensure that the sustainable drainage system is subsequently maintained pursuant to the requirements of Paragraph 169 of the National Planning Policy Framework.

8. The occupation of the development shall not be permitted until a site-specific verification report, pertaining to the surface water sustainable drainage system, and prepared by a suitably competent person, has been submitted to and approved in writing by the Local Planning Authority.

The verification report must, as a minimum, demonstrate that the surface water sustainable drainage system has been constructed in accordance with the approved drawing(s) (or detail any minor variations) and is fit for purpose. The report shall contain information and evidence, including photographs, of details and locations (including national grid references) of critical drainage infrastructure (including inlets, outlets, and control structures) and full as-built drawings. The scheme shall thereafter be maintained in perpetuity.

REASON: To ensure that surface water flood risks from development to the future users of the land and neighbouring land are minimised, together with those risks to controlled waters, property, and ecological systems, and to ensure that the development as constructed is compliant with the requirements of Paragraphs 167 and 169 of the National Planning Policy Framework.

9. No part of the development shall be occupied or brought into first use until the foul drainage works have been completed in accordance with the approved scheme for foul water as identified in the FRA & Drainage Strategy, Issue 2, 6/27/2023, C-1050. Thereafter the agreed scheme shall be retained, managed and maintained in accordance with the approved details.

REASON: To promote sustainable development using appropriate drainage systems and ensure a safe form of development that poses no unacceptable risk of pollution to water resources or human health.

10. No development shall commence on the site until such time as a construction traffic management plan, including as a minimum details of the routing of construction traffic, wheel cleansing facilities, vehicle parking facilities, and a timetable for their provision, has been submitted to and approved in writing by the Local Planning Authority. The construction of the development shall thereafter be carried out in accordance with the approved details and timetable.

REASON: To reduce the possibility of deleterious material (mud, stones etc.) being deposited in the highway and becoming a hazard for road users, to ensure that construction traffic does not use unsatisfactory roads and lead to on-street parking problems in the area.

11. No part of the development hereby permitted shall be occupied until such time as the access arrangements shown on Black Barn drawing number P05 Rev H have been implemented in full.

REASON: To ensure that vehicles entering and leaving the site may pass each other clear of the highway, in a slow and controlled manner, in the interests of general highway safety and in accordance with the National Planning Policy Framework (2021).

12. No part of the development hereby permitted shall be occupied until such time as vehicular visibility splays of 2.4 metres by 70 metres have been provided at the site access serving

the proposed 6 apartments and 3 holiday lets and vehicular visibility splays of 2 metres by 70 metres have been provided at the site access serving the proposed dwelling. These shall thereafter be permanently maintained with nothing within those splays higher than 1 metres above the level of the adjacent footway/verge/highway.

REASON: To afford adequate visibility at the access to cater for the expected volume of traffic joining the existing highway network, in the interests of general highway safety, and in accordance with the National Planning Policy Framework (2021).

13. Notwithstanding the provisions of Part 2 of Schedule 2, Article 3 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and re-enacting that Order) no vehicular access gates, barriers, bollards, chains or other such obstructions shall be erected within a distance of 5 metres of the highway boundary. The gates shall then open away from the highway only.

REASON: To enable a vehicle to stand clear of the highway in order to protect the free and safe passage of traffic including pedestrians in the public highway in accordance with the National Planning Policy Framework (2021).

14. The development hereby permitted shall not be occupied until such time as the access drive (and any turning space) has been surfaced with tarmacadam, or similar hard bound material (not loose aggregate) for a distance of at least 5 metres behind the highway boundary and, once provided, shall be so maintained in perpetuity.

REASON: To reduce the possibility of deleterious material being deposited in the highway (loose stones etc.) in the interests of highway safety and in accordance with the National Planning Policy Framework (2021).

15. The development hereby permitted shall not be occupied until such time as the parking and turning facilities have been implemented in accordance with Black Barn drawing number P05 Rev H. Thereafter the onsite parking provision shall be so maintained in perpetuity.

REASON: To ensure that adequate off-street parking provision is made to reduce the possibility of the proposed development leading to on-street parking problems locally and to enable vehicles to enter and leave the site in a forward direction in the interests of highway safety and in accordance with the National Planning Policy Framework (2021).

16. Prior to the first occupation of the 1no. 3-bed dwelling hereby approved details of the provision of 1no. electric vehicle charging point within the curtilage of this dwelling shall have been submitted to and approved in writing by the local planning authority. The approved scheme shall have been made available for use prior to the first occupation of the dwelling and thereafter retained as such.

REASON: To contribute towards sustainable transport objectives and the reduction of harmful vehicle emissions.

17. Notwithstanding the submitted details, no building works hereby approved shall progress beyond slab level until a scheme for the hard and soft landscaping of the site, including details of boundary treatment, has been submitted to and approved in writing by the local planning authority.

For the avoidance of doubt the submitted details shall include the following: types and numbers of trees and shrubs, their distribution on site, those areas to be seeded, turfed, paved or hard landscaped, and the location and types of all new boundary treatments to be installed.

The approved boundary treatments and hard landscaping details shall be implemented prior to first occupation of the dwelling. The approved soft landscaping scheme shall be implemented in the first planting season following occupation of the dwelling, whether in whole or part and shall be maintained thereafter for a period of not less than 10 years to the satisfaction of the Local Planning Authority. This maintenance shall include the replacement of any tree or shrub which is removed, or dies, or is seriously damaged, or becomes seriously diseased, by a species of similar size to those originally planted.

REASON: To ensure the proposal is satisfactorily landscaped.

18. Notwithstanding the submitted details, no building works hereby approved shall progress beyond slab level until a landscape management plan, including long-term design objectives, management responsibilities and maintenance schedules for all landscape areas (other than small, privately owned, domestic gardens) has been submitted to and approved in writing by the Local Planning Authority.

The landscape shall thereafter be managed and maintained in accordance with the approved plan.

REASON: To ensure the proper long-term management and maintenance of the landscaped areas in the interests of visual amenity and biodiversity enhancement.

19. The development shall be constructed in accordance with the submitted Ecological Survey and Assessment ref 2023-006 July 2023 including the mitigation measures contained therein (including details of the specification and siting of 2no. house sparrow terraces and 4no. bat access panels), prior to use hereby approved first becoming operational. The approved details and mitigation shall remain in place thereafter.

REASON: In the interests of biodiversity and to enhance nesting/roosting opportunities for species of conservation concern and to minimise/mitigate the potential impacts upon protected species resultant from the development.

20. The development shall be constructed in accordance with the submitted Acoustic Survey and Assessment document (prepared June 2023) including the mitigation measures contained therein, prior to use hereby approved first becoming operational. The approved details and mitigation shall remain in place thereafter.

REASON: In the interests of protecting the amenities of nearby residents and businesses.

21. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (as amended) (Schedule 2, Part 1, Classes A-E) or any subsequent re-enactment thereof, no development that falls within the above Classes shall be constructed without express planning permission first being obtained.

REASON: To enable the Local Planning Authority to exercise control over development which could materially harm the visual and residential amenities of the immediate area.

22. There shall be no changes to the existing ground levels/FFL as indicated on the approved Proposed Elevations Dwg no P21 Rev B without express planning permission being obtained.

REASON: In order that the Local Planning Authority may ensure that proposed development responds appropriately to the topography of the site, is appropriate to the locality and to protect neighbouring amenity.

23. Notwithstanding the submitted details, elevational details at a scale of not less than 1:20 and details of the precise location of all proposed refuse storage provision shall have been submitted to and approved in writing by the Local Planning Authority prior to their installation.

The development shall be carried out in strict accordance with the approved details which shall be in place prior to first occupation of any dwelling or holiday unit, and the approved details shall be retained and made available for use at all times thereafter.

REASON: In order that the Local Planning Authority may ensure that the development provides adequate dedicated provision for the storage of domestic waste.

BACKGROUND PAPERS

https://webportal.ribblevalley.gov.uk/site/scripts/planx_details.php?appNumber=3%2F2023%2F0156