

RECOMMENDATION FOR PLANNING AND DEVELOPMENT COMMITTEE

DEFER AND DELEGATE

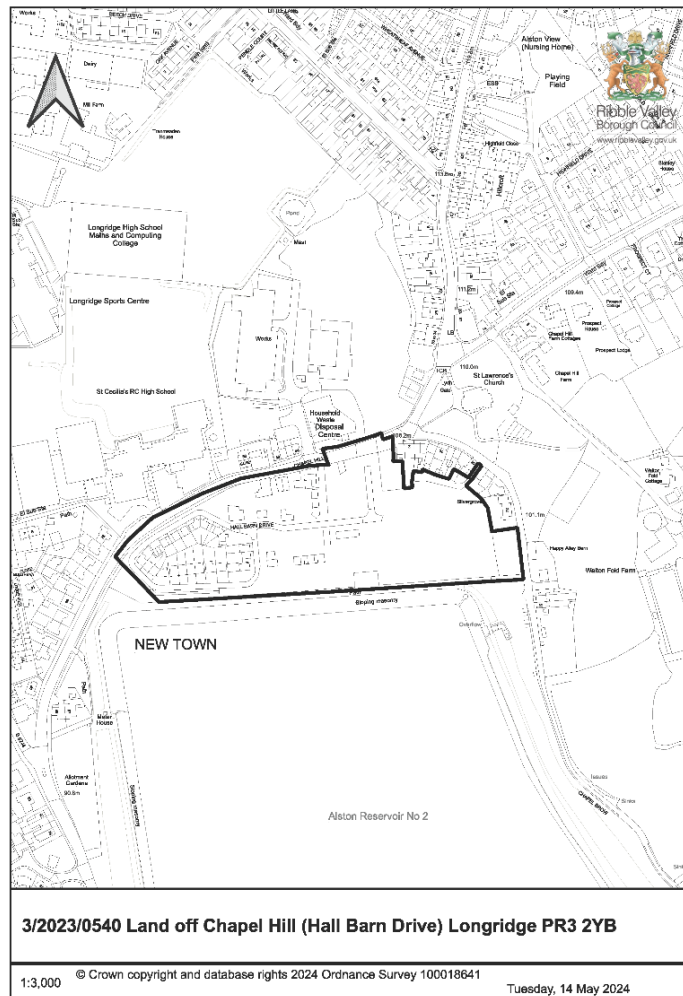
DATE: 28 NOVEMBER 2024  
REF: LH

APPLICATION REF: 3/2023/0540

GRID REF: SD 360461 436598

**DEVELOPMENT DESCRIPTION:**

FULL PLANNING PERMISSION FOR ACCESS, LANDSCAPING AND THE ERECTION OF 52 NEW BUILD RESIDENTIAL PROPERTIES, THE CONVERSION OF THE FORMER BARN TO ONE DWELLING UNIT AND REFURBISHMENT OF EXISTING RESIDENTIAL UNIT (53 CHAPEL HILL). PURSUANT TO VARIATION OF CONDITION 2 (APPROVED PLANS) ON PLANNING PERMISSION 3/2015/0575 (A VARIATION OF 3/2014/0794 3/2011/1071) AND INVOLVING REALIGNMENT OF ESTATE ROAD AND FOOTPATH AND ALTERATIONS TO PARKING. LAND OFF CHAPEL HILL (HALL BARN DRIVE), LONGRIDGE PR3 2YB



## **CONSULTEE RESPONSES/ REPRESENTATIONS MADE:**

### **PARISH COUNCIL:**

Longridge Town Council have responded raising concerns in relation to the removal of open space given that the original application had a caveat to keep the open space. It is felt that by reversing original decisions [this] sets a precedent to developers.

### **LOCAL HIGHWAY AUTHORITY (LCC HIGHWAYS):**

Original response – objection - As a result of the estate road being re-aligned a swept path of a refuse vehicle using the estate road is required. Require the internal pedestrian link to Chapel Brow to still be provided because it connects to Bridleway BW0302058, part of the Public Right of Way network. Raise a concern regarding the parking spaces for plots 50 and 52.

Revised response – having seen the tracking plan slight improvements to the internal carriageway are needed to ensure that it is safe and suitable for a refuse vehicle to use. Furthermore, the highway layout would not be suitable for adoption.

### **ADDITIONAL REPRESENTATIONS:**

Letters of representation have been received from 16 households objecting to the application on the following grounds:

- Unclear if the application is seeking to restore the levels to those originally approved and remove all unlawfully dumped spoil which has raised the site levels and been an eyesore for many years
- Support the aspect of the proposal which sees to restore the site levels to their original levels by removing the soils deposited in the east of the site
- Is there a way of verifying that the 'as built' levels are the same as those approved
- No public access to the on-site green space or footpath link to Chapel Brow
- Concern about future maintained of the open space
- Concern about more houses coming forward on the open space land
- Concern about the loss of the pond which would have been a positive feature and beneficial to wildlife
- Safety concerns over a new pond are not supported by any risk assessment
- Previous conditions are being ignored
- This is a conservation area and the previous landscape enhancement were identified as being sufficient to outweigh the limited harm to the historic environment caused by the development
- The National Planning Policy Framework seeks to ensure that the quality of approved development is not materially diminished between permission and completion but this is what the applicant wants to achieve

#### **1. Site Description and Surrounding Area**

- 1.1 The application site relates to a partially constructed residential development off Chapel Hill, Longridge. The site lies to the south of St Cecilia's RC High School, recycling unit, industrial units and residential properties, and to the north of Alston Reservoir No 2 (a designated County Biological Heritage Site). To the east lies residential properties fronting Chapel Brow, which is also a Bridleway. The site was formerly a greenfield site with two

substantial buildings along the site frontage; one of which has been demolished (no.53) with only a former barn remaining, identified as a Building of Townscape Merit. Part of the site lies within the St Lawrence's conservation area and the entire site falls within the settlement boundary of Longridge.

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

2.1 This application seeks to vary a previous planning permission. The original development was considered by the Council's Planning & Development Committee in July 2012. That application granted consent for a development of 52 new build dwellings, the conversion of the former barn to one dwelling and refurbishment of the existing residential unit (No.53). The permission was subsequently varied in 2014 and then again in 2015 to allow for a phased development to come forward.

2.2 Section 73 (s73) of the Town and Country Planning Act 1990 enables applicants to apply for a minor material amendment by varying or removing conditions imposed on the original permission. In this case, the changes that are being applied for relate to amending the approved site layout as follows:

- Realignment of the estate road layout at the southern end of the site (in front of plots 24-31), with the proposed road approximately 6 metres further south
- Realignment of the footpath which runs to the south of the aforementioned section of estate road by the same distance, and also bringing the footpath closer to the estate road along the western site boundary
- Removal of pond in the public open space and change to footpath layout within this area
- Amendment to parking provision for various plots including Nos 8, 25-31 and 53

2.3 There are no changes proposed to the house types, building footprints, vehicle access or pedestrian access points onto Chapel Hill and Chapel Brow (as confirmed by amended plans received). Nor are changes proposed to the barn conversion. A separate planning permission (3/2022/0679) was granted and implemented to demolish No.53 and replace it with a pair of semi-detached dwellings, and the plans illustrate these dwellings and associated parking in situ, which are not for consideration as part of this s73 application. For the avoidance of doubt there is no proposed increase in the number of dwellings being considered in this application.

2.4 16 no. dwellings have been secured previously as affordable housing, with a split of 8 no. shared ownership units, 6 no. affordable rent units and 2 no. discount sale properties. It is proposed to retain this tenure split, but with the Section 106 agreement modified such that an affordable housing scheme will need to be submitted to ensure the scheme accords with the Council's policy on meeting local need. A housing association is currently looking at purchasing the site and delivering the development.

## 3. **Relevant Planning History**

3/2011/1071: Full planning permission for access, landscaping and the erection of 52 new build residential properties, the conversion of the former barn to one dwelling unit and refurbishment of existing residential unit (53 Chapel Hill) – Approved

3/2014/0794: Deletion of condition 30, variation of conditions 2 and 31 and revised wording to conditions 3,4,6,7,8,9,10,12,14,15,16,17,19,20,21,22,24,26 and 33 of planning consent 3/2011/1071 – Approved

3/2015/0575: Variation of condition 21 (surface water drainage) on planning permission 3/2014/0794 – Approved

3/2015/1009: Discharge of conditions 1 (timescale) and 7 (door and window paint) from planning permission 3/2015/0575 (in relation to phase 1) – Approved

3/2016/1051: Discharge of condition 29 (external works relating to Plot 48) from planning permission 3/2015/0575 – Approved

3/2017/0961 - Variation of S106 Agreement dated 1st November 2012 as part of planning permission 3/2011/1071 to change from 16 affordable homes (8 affordable rent and 8 shared ownership) to 14 shared ownership homes only - Refused

3/2017/0855: Retention of unauthorised vehicular access for a temporary period of 6 months to facilitate site preparation works approved under planning permission 3/2015/0575 – Approved

3/2017/0981: Discharge of conditions 3 (materials), 4 (streetscape details), 6 (window cross-sections), 7 (timber painted windows), 8 (archaeological record), 10 (highway improvements), 17 (ecology mitigation), 20 (bird and bat boxes), 21 (surface water drainage) 22 (foul and surface water drainage), 23 (construction method statement), and 31 (foul drainage system) from planning permission 3/2015/0575 (variation of 3/2014/0794 which was a variation of 3/2011/1071) – Split Decision

3/2018/0763: Discharge of conditions 21 (surface water flooding and means of disposal), 22 (details of how foul and surface water shall be drained on separate systems) and 31 (foul drainage scheme) from planning permission 3/2015/0575) – Refused

3/2023/0430: Approval of details reserved by conditions 21 (sustainable surface water drainage), 22 (foul and surface water drainage separate systems) 25 (Renewable Energy) and 31 (foul water drainage scheme) of planning permission 3/2015/0575 – Pending

In respect of the part of the site relating to the former dwelling at No.73 Chapel Hill the following applications are relevant:

3/2019/0318: Demolition of existing farmhouse and erection of two semi detached dwellings - Approved

3/2022/0679: Variation of condition 2 (Plans) of planning application 3/2019/0318. Proposed change of house design - Approved

#### 4. **Relevant Policies**

##### **Ribble Valley Core Strategy:**

Key Statement DS1: Development Strategy

Key Statement DS2: Sustainable Development

Key Statement EN2: Landscape  
Key Statement EN3: Sustainable Development and Climate Change  
Key Statement EN4: Biodiversity and Geodiversity  
Key Statement EN5: Heritage Assets  
Key Statement H1: Housing Provision  
Key Statement H2: Housing Balance  
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 DME1: Protecting Trees & Woodland  
Policy DME2: Landscape & Townscape Protection  
Policy DME3: Site and Species Protection and Conservation  
Policy DME4: Protecting Heritage Assets  
Policy DME6: Water Management  
Policy DMH1: Affordable Housing Criteria  
Policy DMH4: The Conversion of Barns and Other Buildings to Dwellings  
Policy DMB4: Open Space Provision  
Policy DMB5: Footpaths and Bridleways

National Planning Policy Framework (NPPF)  
National Planning Practice Guidance  
Technical Guidance to National Planning Policy Framework  
Longridge Neighbourhood Plan

## 5. **Assessment of Proposed Development**

### 5.1 **Principle of Development and Procedural Matters:**

5.1.1 The site is located within the defined settlement boundary of Longridge and the principle of residential development on this site is established.

5.1.2 In determining a section 73 (s73) application, the local planning authority must only consider the condition/s that is/are the subject of the application and that it is not a complete reconsideration of the application although it must still be determined according to the current development plan and other material conditions. The main material considerations in this s73 application are therefore whether the amendments listed in section 2.2 of this committee report are acceptable.

### 5.2 **Impact upon Residential Amenity:**

5.2.1 As per Core Strategy Policy DMG1, development must not adversely affect the amenities of the surrounding area; and provide adequate day lighting and privacy distances.

5.2.2 The proposed changes will not result in any material impacts upon existing residents or future occupants compared to the approved development, given that no change to building footprints or house types/designs are proposed. There is not

considered to be any material impacts as a result of the amended road layout and footpaths in terms of noise or other disturbance. Given the above the proposal is considered compliant with Policy DMG1 (Amenity).

### 5.3 Visual Amenity/External Appearance/Landscape

5.3.1 As per Core Strategy 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. Development must (also) have regard to public safety and secured by design principles. Policy DMB4 ensures that residential sites over 1ha will provide adequate and usable open space.

5.3.2 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

5.3.3 The site plan submitted illustrates that a mature belt of sycamore trees across the centre of the site are to be retained, there is no change to this element. It indicates the retention of the existing stone barn along the site frontage (to be converted) and its associated sandstone wall, as well as the sandstone wall along the southern boundary. The scheme will have no material impact on existing landscape features compared to the previously approved development.

5.3.4 CS Policy DME2 goes onto state that the Council will seek, where possible, to enhance the local landscape, with policy DMG1 outlining a mitigation hierarchy which gives preference to enhancing the environment. The landscape strategy report which accompanied the original (2011) application stated 'the existing landscape features will be enhanced and supported by new landscape elements comprising:

- Pedestrian footways;
- Existing trees and vegetation;
- Feature Pond & Sustainable Urban Drainage (SUDS) ditches;
- Hard landscaping;
- Boundary treatments;
- Road boundary planting;
- General tree planting;
- Structure planting;

- Hedgerow planting;
- Ornamental planting; and
- Grassland areas.

5.3.5 Using the same bullet headings, this s73 application proposes:

- No change to the pedestrian access into the development to the north, east and west including retention of existing track at the centre of the site. 3 No. pedestrian access points into the green space (previously 4) linked by open space footpaths;
- No change to the retention of the majority of existing trees identified as trees of landscape and amenity value;
- The removal of the previously proposed drainage pond and swales (NB this was to be a new feature in the development and is not on the site currently). The application cites the reason to remove the pond is because of concerns expressed by the prospective housing association about the health and safety implications, however little weight is given to this reason as it is considered that suitable design details such as perimeter fencing would alleviate any concerns;
- No change to the tarmac roads, pavements and pathways, or surfacing of the open space footpaths which would be in self-binding gravel. Private driveways now tarmac (previously Tegular type paving). Removal of road feature zones;
- No change to the use of sandstone walls and 'Cheshire' style metal railings along the Chapel Hill boundary of the site and to define the open space;
- Linear groups of tree planting alongside the 'Cheshire' style metal railings along the Chapel Hill boundary (previously hedgerow and linear groups of tree planting alongside the railings);
- No change to the new tree (general and structure) planting across the site in front and rear gardens, public realm and open space areas, including providing definition of areas and bolstering of existing buffer planting;
- No change to the hedgerow planting along the eastern site edge. Only change to previously approved scheme is removal of hedgerow along Chapel Hill boundary;
- No ornamental planting proposed (this was only a very small area in the original scheme);
- Central area of open space proposed to be grass seeded and regularly maintained and mown to allow space for recreation. Two areas of 'wild meadow' planting proposed to be cut back seasonally.

5.3.6 As can be seen from the above, some previously proposed new landscape features would be lost or changed, however based on those elements of the scheme that would remain, it considered that the s73 application would still provide the necessary landscape enhancement in order to be policy compliant.

5.3.7 The open space area to the east of the site is unchanged in overall size and position, with good public access to/from the space and through it as per the amended plan. It is considered that this would still provide adequate and useable amenity space in line with policy DMB4. In addition, whilst a section of the footpath is proposed closer to the southern boundary as a result of the proposed road alignment, this stretch of open/amenity space is still considered adequate and

useable by future residents as well as the public. Therefore the s73 application would still provide the necessary open space in order to be policy compliant.

- 5.3.8 A number of concerns have been raised about raised land levels on the eastern part of the site, however the plans submitting with this s73 application include site levels that clearly show this land as returning to existing 'pre-development' levels. This is necessary to secure an acceptable visual impact and can be secured by condition.
- 5.3.9 Given the above the proposal is considered compliant with CS Policy DMG1 (Design, Access), DME1, DME2 and DMB4. However, a landscape scheme is required to be submitted to ensure appropriate detailing which can be secured by condition.
- 5.3.10 Paragraph 140 of the NPPF states that local planning authorities should seek to ensure that the quality of approved development is not materially diminished between permission and completion, as a result of changes being made to the permitted scheme (for example through changes to approved details such as the materials used). The removal of the pond and a small number of other landscape features such as hedgerow along Chapel Hill is unfortunate, however these are a small number of features that are not considered to diminish the quality of the development when looking at the scheme as a whole. Also, importantly, taking into account that development on this site commenced in circa 2017 but has stalled for a number of years and currently sits as an eyesore in the landscape, and that there now appears to be a housing association looking to take on the site and see the development proposed in this s73 application through to completion.

#### 5.4 Impact upon the Conservation Area

- 5.4.1 Part of the application site (including the stone barn and extending eastwards) lies within St Lawrence's conservation area. As such the local planning authority has a duty to consider the development under section 72 of the Planning (Listed Building and Conservation Areas) Act 1990. In considering whether to grant planning permission for development which affects a conservation area, the local planning authority shall pay special attention to the desirability of preserving or enhancing the character or appearance of the conservation area.
- 5.4.2 The heritage statement submitted with the original (2011) application identifies that much of the conservation area relies on a tight urban grain and linear built form and enclosure to define its character but is also reliant on openness and views. There are some glimpsed views across the application site but that other than the site frontage, the site is largely invisible from views outside except as seen from neighbouring properties along Chapel Brow.
- 5.4.3 The s73 application maintains the master layout and so continues to protect the glimpsed views afforded across the site. As with the original application, it will allow access to an area that is currently publicly inaccessible and improve links to the conservation area. Additional tree planting and open space areas will enhance the landscape character of the wider area. As such the s73 proposal is considered to protect and enhance the conservation area and not have a materially different impact compared to the original scheme, therefore satisfying section 72 of the



Planning (Listed Building and Conservation Areas) Act 1990 as well as key statement EN5 and policy DME4 of the Core Strategy.

## 5.5 Ecology:

- 5.5.1 A phase 1 ecology report was submitted with the original (2011) application. This confirms that Alston Reservoirs Biological Heritage Site (BHS) is situated immediately to the south which is designated based on ornithological and botanical interest. Further afield lie Spade Mill Reservoirs and College Wood BHS. The site was not considered to provide habitat that directly supports nearby BHS sites with mitigation measures in the form of information boards and sensitive lighting scheme design considered suitable to avoid disturbance to the adjacent BHS.
- 5.5.2 Amphibian surveys did not reveal the presence of great crested newts on site and impacts to the closest population, some 530m to the south, considered extremely unlikely. The new drainage pond proposed in the original scheme was identified as providing new breeding opportunities for amphibians, however the report also identified that the pond would have an attenuation feature which is not optimal for wildlife albeit suitable design could try and maximise its habitat potential.
- 5.5.3 There is no denying the fact that the removal of the pond will reduce the extent of biodiversity enhancement offered by the site. However, the new areas of planting as well as new and retained trees and hedgerow that form part of this s73 application are considered to be sufficient to maintain wildlife corridors and achieve enhancement on site. Bat and bird boxes on buildings and within trees can also be secured by condition. Previous surveys have identified that the barn to be converted may require a bat license from Natural England because of historic findings. This can be secured in a condition together with any mitigation needed.
- 5.5.4 Given the above the proposal is considered compliant with CS Policy DME3.

## 5.6 Highway Safety and Accessibility:

- 5.6.1 Further information was requested by the Highways Authority to demonstrate that a refuse vehicle can adequately use the estate road. A tracking plan was subsequently provided, with LCC Highways requesting further improvement. The agent, in response, has reiterated that this s73 only seeks minor changes to a section of the internal road layout and has stated that the Council's refuse department has already given their approval for bin collection based on the tracking plan provided. Furthermore, the agent, and prospective housing association, are aware that the highway is not designed to adoptable standard (and never has been) and as such will be privately managed and maintained.
- 5.6.2 Amended plans have been received reinstating the new footpath link to the eastern boundary onto Chapel Brow which addresses one of the issues raised by LCC Highways. Furthermore, the agent has provided additional information on the parking arrangements between plots 50 and 52 which confirms no conflict. Whilst some of the parking spaces are outside of curtilage and less accessible, the s73 scheme is not materially different to the approved scheme and has the same level of parking provision.

5.6.3 Given the above the proposal is considered acceptable from a highways perspective and would maintain good levels of pedestrian connectivity through the site in order to comply with CS Policies DMG1, DMG3 and DMI2.

## 5.7 Water Management

5.7.1 The drainage pond on site was originally proposed to ensure adequate on-site drainage attenuation. A discharge of condition application currently pending proposes an alternative drainage solution whereby water is piped underground where it connects to an existing culvert along the southern boundary which in turn outfalls into an open watercourse in Chapel Brow. This alternative scheme is acceptable to United Utilities. As a suitable drainage scheme can be found without being dependent on the pond, the s73 application is considered compliant with CS Policy DME6.

## 5.8 Planning Obligations:

5.8.1 At the time of the original application no contributions were deemed necessary to mitigate the impact of the development on school places or the local highway, including sustainable travel. As this s73 application does not increase the quantum of development on site compared to the previous permissions then it would not be reasonable to consider this further.

5.8.2 As previously stated a deed of variation to modify the original S106 agreement is required to secure the 16 affordable dwellings.

## 6. Observations/Consideration of Matters Raised/Conclusion

6.1 For the reasons outlined above the proposed development is considered to be compliant with the relevant policies outlined within the Ribble Valley Core Strategy as well as the NPPF. The principle of the development is established, and the revised scheme, despite some landscape omissions and changes, is still considered to secure landscape and ecology enhancement overall. Furthermore, it is considered that allowing this application is likely to help to bring forward a currently stalled development on a sustainable site.

6.2 As such the proposal is recommended for approval, subject to conditions that will follow after the publication of the agenda, and the completion of a modified section 106 agreement to secure affordable housing.

## **UPDATE FOLLOWING PLANNING AND DEVELOPMENT COMMITTEE MEETING OF THE 30 MAY 2024**

7.1 Following the Planning and Development Committee on 30<sup>th</sup> May 2024, Members agreed to defer the application to allow officers to go back and negotiate the reinstatement of the previously approved pond.

7.2 Amended plans have subsequently been received showing the reinstatement of the previously approved pond. The application is therefore being brought back before the Committee for determination with this positive change having been made.

- 7.3 In addition, since the last Committee meeting a representation has been received from a concerned resident highlighting concerns about an alternative footpath link from the main site entrance on Chapel Hill to the open space area. The approved layout showed this as crossing the northern section of open space whereas the proposed layout shows this as running alongside the main estate road before reaching the open space lower down.
- 7.4 Members should note that this alternative footpath link was on plans before Committee last time and was referenced in the main committee report at 5.3.5 which sets out the changes. Whilst this alternative route is considered acceptable, nonetheless, the agent has been asked to revert back to the approved footpath route in this northern section of open space and further revised plans have been received which now show this, which is another positive change since the last Committee.
- 7.5 In addition, since the last Committee meeting a representation has been received from another concerned resident citing concerns that the area will not be 'public' open space, that an alternative drainage solution into the watercourse may result in flooding further downstream and that the final plans should allow for a right of access to existing properties.
- 7.6 Members should note that condition 15 has been updated to reflect the concern about public access to open space, that United Utilities have considered the alternative drainage solution including discharge rates and raise no objection, and that a right of access is not a relevant planning consideration and is a private matter between the relevant parties.

#### **UPDATE FOLLOWING PLANNING AND DEVELOPMENT COMMITTEE MEETING OF THE 27 JUNE 2024**

- 8.1 Following the Planning and Development Committee on 27<sup>th</sup> June 2024, where Members agreed to defer the application to the Director of Economic Development and Planning for approval following the satisfactory completion of a Legal Agreement, there have been some material changes to the development and to the conditions, as such the application is being brought back to Committee.
- 8.2 Paragraph 2.4 of the main committee report outlined that the affordable housing scheme previously secured for the development would remain unchanged, i.e. 16 x dwellings, comprising 8 x shared ownership units, 6 x affordable rent units and 2 x discount sale properties. As part of ongoing S106 discussions, the applicant is now proposing a different tenure split where the 2 x discount sale properties would be switched to 2 x shared ownership units. As the switch is from one affordable home ownership product to another and the number of affordable rent units (6) would remain unchanged, the revised tenure mix is considered acceptable. For the avoidance of doubt the total number of affordable units (16) would remain unchanged.
- 8.3 Whilst S106 discussions have been ongoing, the applicant has submitted additional details to satisfy a number of the conditions in lieu of the details having to be formally submitted once a decision has been issued by way of an 'Approval of Details' application. In addition it has been confirmed that there will be no illumination of the footpath through the public open space.
- 8.4 The following additional details have been received:-

- Boundary Location and Detail Plan
- Habitat Management & Maintenance Plan
- Management Plan (Highways and Footways)
- Programme for the Completion of Landscaping
- Landscape Phasing Plan
- Soft Landscaping Layout Plans and Planting Schedules
- Programme for Road Works, Street Lighting and Hard Landscaping

8.5 Members should note that conditions 3, 4, 13 and 15 have been updated confirming these details as acceptable.

RECOMMENDATION: That the application be DEFERRED and DELEGATED to the Director of Economic Development and Planning for approval following the satisfactory completion of a Legal Agreement and subject to the following conditions:-

1. This permission shall be implemented in accordance with the proposal as detailed on drawings:

(Plans submitted for 3/2023/0540 Section 73 application)

Original Location Plan 6208 CN-00-706 Revision X  
 Master Site Plan 6208 CN-00-001 Revision R Dated 18.06.24  
 Tracking Plan GK3409-C-010 Revision C

(Plans submitted for 3/2011/1071 original application)

0010 Site sections  
 0011 Street Scenes  
 0016 Details of alterations to existing walls & demolition of existing outbuildings within Conservation Area

HT-P-01 Rev A Proposed plans and elevations Plot 1  
 HT-P-02 Rev A Proposed plans and elevations Plot 2  
 HT-P-03 Rev A Proposed plans and elevations Plot 3  
 HT-P-04 Rev A Proposed elevations Plots 4 & 5  
 HT-P-05 Rev A Proposed plans Plots 4 & 5  
 HT-P-06 Rev A Proposed plans and elevations Plot 6  
 HT-P-07 Rev A Proposed elevations Plots 7 & 8  
 HT-P-08 Rev A Proposed plans Plots 7 & 8  
 HT-P-09 Rev A Proposed elevations Plots 9 & 10  
 HT-P-10 Rev A Proposed plans Plots 9 & 10  
 HT-P-11 Rev A Proposed elevations Plots 11 & 12  
 HT-P-12 Rev A Proposed plans Plot 11 & 12  
 HT-P-13 Rev A Proposed plans and elevations Plots 13-16  
 HT-P-17 Rev A Proposed elevations Plots 17-19  
 HT-P-18 Rev A Proposed plans Plots 17-19  
 HT-P-20 Rev A Proposed plans and elevations Plots 20 & 21  
 HT-P-21 Rev A Proposed plans Plots 20 & 21  
 HT-P-22 Rev A Proposed plans and elevations Plots 22 & 23  
 HT-P-23 Rev A Proposed plans Plots 22 & 23

HT-P-24 Rev A Proposed plans and elevations Plot 24  
HT-P-25 Rev A Proposed elevations Plots 25-26  
HT-P-26 Rev A Proposed plans Plots 25-26  
HT-P-27 Rev A Proposed elevations Plots 27-30  
HT-P-28 Rev A Proposed plans Plots 27-30  
HT-P-31 Rev A Proposed elevations Plots 31-34  
HT-P-32 Rev A Proposed plans Plots 31-34  
HT-P-35 Rev A Proposed elevations Plots 35-37  
HT-P-36 Rev A Proposed plans Plots 35-37  
HT-P-38 Rev A Proposed elevations Plots 38-41  
HT-P-39 Rev A Proposed plans Plots 38-41  
HT-P-42 Rev A Proposed elevations Plots 42-46  
HT-P-43 Rev A Proposed plans Plots 42-46  
HT-P-47 Rev A Proposed plans and elevations Plot 47  
HT-P-48-01 Rev A Proposed elevations Plot 48  
HT-P-48-02 Rev A Proposed plans Plot 48  
HT-P-49-01 Rev A Proposed elevations Plot 49  
HT-P-49-02 Rev A Proposed plans Plot 49  
HT-P-50 Rev A Proposed plans and elevations Plot 50  
HT-P-51 Rev A Proposed elevations Plots 51-53  
HT-P-52 Rev A Proposed plans Plot 51-53  
HT-P-54 Rev A Proposed plans and elevations Plot 54  
HT-G01 Rev A Proposed plans and elevations Two bay garage  
HT-G02 Rev A Proposed plans and elevations Three bay garage

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

2. In respect of the new build dwellings, all walling and roofing materials and window and door surrounds shall be constructed as follows (details submitted and agreed in application 3/2017/0981):
  - Walling stones and surrounds: 5 Quintannar Sandstone, originating from Pinacas SI (Spain). Samples inspected on site July 2017.
  - Reconstituted stone for window cills
  - K-Rend 'Stone' render
  - Wienerberger "Tuscan Red Multi" bricks:
  - External bead casements as shown on photographs
  - Roofing material: blue slate

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 DME4 of the Core Strategy given the location of the property in a Conservation Area.

3. The new estate road and footpaths through the development shall be constructed with a tarmac finish as shown on the approved master site plan (Revision R), save for the new footpaths through the open space, which shall be constructed in self-bonding gravel, as detailed on the approved site layout plan (Master Site Plan 6208 CN-00-001 Revision R).

The new estate road shall be illuminated in accordance with the street light locations indicated on the approved site layout plan (Master Site Plan 6208 CN-00-001 Revision R together with the details shown on LUXplan, prepared by Kingfisher Lighting (drawing ref:

30466) (details submitted and agreed in application 3/2017/0981). In addition dusk till dawn lights at the front doors of Plots 10-16 shall be installed, as confirmed by email from D2 Architects on 30/09/24.

The streetscape works including all footpaths within the site shall be completed in accordance with the timescales contained within approved documents titled 'Programme for the road works, streetlighting and hard landscaping at Alston Water' and 'Programme for the completion of Landscaping at Alston Water' produced by Monton Construction. The footpaths through the development shall be provided up to the site boundaries of Chapel Hill and Chapel Brow and shall be retained and made available for use at all times thereafter.

REASON: To ensure that the road and footpath surfaces are suitably designed and appropriately illuminated in the interests of the visual amenities of the area, highway safety and to encourage sustainable travel.

4. The highway within the estate shall be privately managed and maintained in accordance with the submitted Management Plan 11/10/24 produced by Complete Property Management Solutions Ltd.

REASON: To ensure that all highways and footways will be maintained to a sufficient standard by a site management company.

5. All buildings shall be roofed in natural blue slate unless alternative materials have first been agreed in writing with the Local Planning Authority.

REASON: In accordance with Policies DMG1 and DME4 of the Ribble Valley Core Strategy ensuring a satisfactory standard of appearance given the location of the site within and adjoining a Conservation Area.

6. In respect of the new-build dwellings, all doors and windows shall be constructed in accordance with the following specifications (details submitted and agreed in application 3/2017/0981):

- Photographs of windows: 92mm flush casement from Heron Joinery
- Summary of door specifications including sills and method of opening
- Howarth Timber brochure including further door details
- Summary of window specifications including method of opening: Howarth Timber
- Casement windows
- Howarth Timber brochure including further window details

REASON: In order to safeguard the character and appearance of the Conservation Area in accordance with Policies DMG1 and DME4 of the Ribble Valley Core Strategy.

7. In respect of the barn conversion, all doors and windows shall be in timber, and detailed as indicated on Drawing Ref: 08-107/1200 Rev B and 08-107/1201 Rev B (submitted in application 3/2015/1009) which include reference to the proposed window and door frame colour, "RAL 7012 Basalt Grey", and retained as such in perpetuity.

REASON: In order to safeguard the character and appearance of the Conservation Area in accordance with Policies DMG1 and DME4 of the Ribble Valley Core Strategy.

8. No new-build dwellings shall be first occupied until the following highway improvement works have been constructed and completed in accordance with the agreed scheme:-

- Highway improvement works to Chapel Hill at the site access as shown on drawing number CBO-0037-001 Rev A including a ghost island for turning traffic with running lanes and a turning lane of not less than 3 metres width. A pedestrian refuge island and associated dropped kerbs will be provided within the ghost island as indicated on the plan.
- The existing pedestrian footway along the southern side of Chapel Hill shall be replaced by a new 2 metre wide footway from the western edge of the development site to no. 53 Chapel Hill and at that point link into the footways within the development site.

REASON: In order that traffic generated by the development does not exacerbate unsatisfactory highway conditions in advance of the completion of the highway works and in the interests of safety in accordance with Policy DMG1 of the Ribble Valley Core Strategy.

9. The proposed access road shall be constructed to a minimum width of 5.5 metres with continuous 2 metre wide footway provision on both sides from Chapel Hill into the site for a minimum length of 10 metres.

REASON: To enable vehicles and pedestrians to enter and leave the site in a safe manner in the interests of highway safety in accordance with Policy DMG1 of the Ribble Valley Core Strategy.

10. The new estate road/access between the site and Chapel Hill shall be constructed in accordance with the Lancashire County Council Specification for Construction of Estate Roads to at least base course level and retained as such during the construction of the new-build dwellings until a time whereby the approved timescale for surface finishes agreed as part of condition 3 of this permission is triggered.

REASON: To ensure that satisfactory access is provided to the site in the interests of highway safety in accordance with Policy DMG1 of the Ribble Valley Core Strategy.

11. The stone wall immediately to the west of no.53 Chapel Hill shall be taken down and relocated away from the carriageway edge as indicated on drawing number Drawing Ref: 08-107/6000 Rev C - Proposed Stone Wall Relocation Details and Drawing Ref: 08-107/6002 Rev I - Proposed Boundary Treatment Phase 1 (details submitted and agreed in application 3/2015/0576)

REASON: To improve forward visibility in the interests of highway safety in accordance with Policy DMG1 of the Ribble Valley Core Strategy.

12. There shall not at any time in connection with the development be erected or planted or allowed to remain upon the visibility splay hereinafter defined any building, wall, fence, hedge, tree, shrub or other device. The visibility splay to be the subject of this condition

shall be that land in front of a line drawn from a point 4.5 metres measured along the centreline of the proposed access road from the nearer edge of the carriageway of Chapel Hill to points measured 70 metres to the west and 74 metres to the east along the nearer edge of the carriageway of Chapel Hill, and shall be constructed and maintained at footway level in accordance with a scheme to be agreed by the Local Planning Authority in conjunction with the Highway Authority.

REASON: To ensure adequate visibility at the site access in the interests of highway safety in accordance with Policy DMG1 of the Ribble Valley Core Strategy.

13. The development shall be carried out in strict accordance with the mitigation and recommendations for enhancement as identified in Table 4 pg 26-29 of the Ecological Appraisal prepared by Bowland Ecology dated December 2011. The works shall be implemented in accordance with those details and completed in full prior to the substantial completion or first occupancy of the dwellings, whichever is sooner.

The proposed lighting scheme as referred to within those measures shall relate to the approved street light locations indicated on the approved site layout plan (Master Site Plan 6208 CN-00-001 Revision R together with the details shown on LUXplan, prepared by Kingfisher Lighting (drawing ref: 30466) (details submitted and agreed in application 3/2017/0981).

The proposed site management and maintenance plan as referred to within those measures shall relate to the approved Habitat Management and Maintenance Plan Dated November 2024 VS3 (produced by Mulberry TMC) which includes details of the timing of the works, management responsibilities and maintenance schedules for all landscaped areas (other than within curtilages of buildings).

The development shall be carried out, maintained and retained thereafter in accordance with details contained in the approved site management and maintenance plan.

REASON: To safeguard, enhance and maintain biodiversity in accordance with Policies DMG1 and DME3 of the Ribble Valley Core Strategy.

14. During the construction phase of the development all retained trees identified in the arboricultural impact assessment/tree survey/tree constraints plan dated December 2011 and shown as being retained on the approved site layout plan (6208 CN-00-001 Revision R) shall be protected in accordance with the BS5837 2012 [Trees in Relation to Construction], and in accordance with the approved Arboricultural Method Statement June 2015 (details submitted and agreed in application 3/2015/0576).

The root protection zones shall remain in place until all building work has been completed and all excess materials have been removed from site including soil/spoil and rubble.

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.

No tree surgery or pruning shall be implemented without prior written consent, which will only be granted when the local authority is satisfied that it is necessary, will be in



accordance with BS3998 for tree work and carried out by an approved arboricultural contractor.

REASON: In order to ensure that any trees affected by development and included in a Tree Preservation Order/ Conservation area/considered to be of visual, historic or botanical value are afforded maximum physical protection from the adverse affects of development in accordance with Policy DMG1 and Key Statement EN2 of the Ribble Valley Core Strategy.

15. The landscaping works shall be carried out in accordance with the approved landscaping scheme, including approved timescales, and shall thereafter be retained and maintained.

The approved landscaping scheme relates to the following documents and plans:-

- Soft Landscape (Key to General Layout Plans) M718/CHLP/LAND/01
- Soft Landscape General Layout Plan (1 of 3) M718/CHLP/LAND/02
- Soft Landscape General Layout Plan (2 of 3) M718/CHLP/LAND/03
- Soft Landscape General Layout Plan (3 of 3) M718/CHLP/LAND/04
- Planting Schedules M718/CHLP/LAND/05
- Outline Planting Schedules M718/CHLP/LAND/06
- Boundary Location and Detail Plan M718/CHLP/LAND/07B
- Programme for the Completion of Landscaping of Alston Water (Monton Construction)
- Landscape Phasing Plan 6208 CN-00-710 Rev X

In respect of the areas of public open space as indicated on the approved master site plan (Master Site Plan 6208 CN-00-001 Revision R) this shall be provided and available for use by the public in accordance with the approved timescales, and shall thereafter be kept open and available for use by the public.

Any trees or shrubs planted in accordance with this condition which are removed, uprooted, destroyed, die, or become severely damaged or seriously diseased within 15 years of planting, or any trees or shrubs planted as replacements shall be replaced within the next planting season by trees or shrubs of similar size and species to those originally required to be planted, unless the Local Planning Authority gives its written consent to any variation.

REASON: To ensure the site is satisfactorily landscaped in the interests of visual amenity and ecology in the interests of the amenity of the area and to comply with Policy DMG1 of the Ribble Valley Core Strategy.

16. The approved artificial bird/bat boxes as shown on the Ecological Updating Survey and Mitigation Report by Bowland Ecology dated June 2015 (details submitted and agreed in application 3/2015/0576 in respect of the barn conversion) and on the Habitat & Species Management Plan (including Appendices) prepared by Bowland Ecology dated 27th June 2017 (details submitted and agreed in application 3/2017/0981) shall be incorporated into those dwellings/buildings during the actual construction of those individual plots identified on the submitted plan before those dwelling plots are first occupied, unless otherwise agreed in writing by the Local Planning Authority. The approved habitat details shall be retained and maintained thereafter.

In the event that a bat license from Natural England is required for the barn conversion then confirmation that such license has been secured shall be submitted to and approved in writing by the Local Planning Authority along with details of any additional mitigation measures which may be required.

REASON: To ensure that there are no adverse effects on the favourable conservation status of a bird/bat population before and during the proposed development in the interests of biodiversity in accordance with Policy DME3 of the Ribble Valley Core Strategy.

17. The development shall be constructed and completed in accordance with the following approved drainage details:-

- Drawing No. 6208 CN-00-707 Rev D Dated 18.06.2024
- Drawing No GK3409-C-001 Rev B (in respect of the latter plan, the approved detail is in respect of the surface water leaving the site via culvert and outfalling to a nearby open watercourse in Chapel Brow).
- Drainage Management & Maintenance Plan GK3409 Date 03/06/24

No dwelling shall be occupied until the approved drainage scheme has been completed in accordance with the approved details. For the avoidance of doubt, no surface water shall connect into the combined public sewerage system, directly or indirectly, in accordance with flood risk assessment submitted by Leyden Kirby Associates Ref L007-002 - Final dated December 2011. The development shall be maintained and managed in accordance with the approved details.

REASON: To reduce the increased risk of flooding in accordance with Policy DME6 of the Ribble Valley Core Strategy.

18. The development shall be constructed in accordance with the approved Construction Phase Health and Safety Plan dated May 2017 (details submitted and agreed in application 3/2017/0981), with the approved mitigation measures remaining in place for the duration of the construction works on site.

In respect of the barn conversion, the development shall proceed in accordance with the approved Construction Method Statement dated 26.6.15 (details submitted and agreed in application 3/2015/0576).

REASON: In the interests of protecting residential amenity from noise and disturbance in accordance with Policies DMG1 and DME4 of the Ribble Valley Core Strategy.

19. The proposed 'drive under' type spaces shown to some of the dwelling types shall not be used for any purpose (including any purpose ordinarily incidental to the enjoyment of the dwelling house as such) which would preclude their use for the parking of a private motor vehicle.

REASON: In the interests of amenity to facilitate adequate vehicle parking to serve the dwellings in accordance with Policy DMG1 of the Ribble Valley Core Strategy.

20. Notwithstanding the provisions of the Town and Country Planning General Permitted Development Order 1995 (or any order amending, revoking or re-enacting that Order) any

future extensions, external alterations to the dwelling formed as a result of the barn conversion (Plot 48) including any development within the curtilage as defined in Schedule 2 Part 1 Classes A to H shall not be carried out without the formal consent of the Local Planning Authority.

REASON: In order that the Local Planning Authority shall retain effective control over the development and to comply with Policy DMG1 of the Ribble Valley Core Strategy.

21. In relation to Plot 48 notwithstanding the provisions of the Town and Country Planning General Permitted Development Order 1995 (or any Order amending, revoking or re-enacting that Order) any future additional structures, hard standing or fences as defined in Schedule 2 Part I Classes E, F and G, and Part II Class A, shall not be carried out without the formal consent of the Local Planning Authority.

REASON: In order that the Local Planning Authority shall retain effective control over the development to ensure compliance with Policy DMG1 of the Ribble Valley Core Strategy.

22. The development, including buildings, garden areas, streets, and open space areas, shall be constructed and completed in accordance with the approved ground, slab and finished floor levels as shown on the approved site plan (Master Site Plan 6208 CN-00-001 Revision R).

REASON: To ensure that the development has a satisfactory visual impact on the streetscene, a satisfactory impact on neighbouring residential amenity and has a minimum risk of flooding.

## BACKGROUND PAPERS

[Planning Application - Ribble Valley Borough Council](#)