


<b>Late Items – Planning &amp; Development Committee</b>				 Ribble Valley Borough Council www.ribblevalley.gov.uk
<b>Meeting Date: 25 June 2020</b>				
<b>Briefing version</b>		<b>Issue Date:</b>		
<b>Committee Version</b>	✓	<b>Issue Date:</b>	25/06/20	

Application Ref:	3/2019/1119	Holden Clough Nursery Bolton by Bowland	REC:	APP
<p>An additional letter of representation has been received raising the following concerns/ comments:</p> <ul style="list-style-type: none"> <li>• Alternative plans would overcome concerns</li> <li>• The representations have not been fully reported to Committee.</li> <li>• Questions whether the garden nursery activity is agricultural as per officer report</li> <li>• Queries the practicality of the restrictive condition relating to the use of the car park.</li> <li>• Considers that the officer’s report fails to take account of the highway conditions recommended by LCC.</li> <li>• Advocates changes to the wording of conditions and new landscaping conditions.</li> </ul> <p>In response the conditions have been reviewed and appropriate highway conditions considered which reflect the nature of the development proposed and meet the condition tests of the Framework. The following amended and modified conditions are proposed for Members consideration:</p> <p>Condition 3 altered to include reference to a specification/method statement on the installation of the Grasscrete.</p> <p><b>3 The materials to be used on the external surfaces of the development, as indicated within the submitted application form and approved drawings, shall be implemented as indicated.</b></p> <p><b>Prior to the installation of the Grasscrete further specification, which shall include a method statement of its installation, shall be submitted to and approved in writing by the Local Planning Authority. Thereafter the grasscrete shall be installed in accordance with the approved details.</b></p> <p>REASON: In order that the Local Planning Authority may ensure that the materials of the grasscrete and post and wire fencing are acceptable. It shall provide for:</p> <p>Condition 5 to require specific details of planting specification:</p> <p><b>5 Notwithstanding the submitted landscaping details a further landscaping scheme including additional planting areas adjacent to western boundary of the car parking area and the southern boundary of the growing area as well as details of the planting specification shown on approved drawing (Proposed Site Plan Amended Plan Received 19/02/2020), shall be submitted to and agreed in writing by the Local Planning Authority prior to the commencement of the landscaping at the site.</b></p> <p>Thereafter the approved landscaping shall be implemented in the first planting season following use of the overflow car park hereby approved and shall be maintained thereafter for a period of not less than 10 years to the satisfaction of the Local Planning Authority.</p> <p>This maintenance shall include the replacement of any tree or shrub which is removed, or dies, or is</p>				

seriously damaged, or becomes seriously diseased, by a species of similar size to those originally planted.

REASON: To ensure the proposal is satisfactorily landscaped and appropriate to the locality

Additional Highway conditions:

Condition 7 Relate to appropriate on-site signage identifying car parking area.

7 Within one month of the date of this consent a scheme for signage within the site shall be submitted to and approved in writing by the Local Planning Authority. The signage shall advise of the available on site parking provision and discourage parking by visitors/ customers/ staff to the Nursery on Barrett Hill Brow. The approved signage shall be erected prior to the first use of the overflow car park hereby approved and maintained in perpetuity thereafter.

Reason: In the interest of highway safety and residential amenity.

Condition 8 Relate to a Construction Management Plan

8 Within one month of the date of this consent a construction method statement shall be submitted to and approved in writing by the Local Planning Authority. The approved statement shall be adhered to throughout the construction period. It shall provide for:

- A parking area for site operatives and visitors within the application site which is separated from the retained customer/ staff parking for the Nursery;
- An area of land for the loading and unloading of plant and materials which shall be wholly within the application site;
- An area for the storage of plant and materials used in constructing the development;
- Contact details for the site manager.

Reason: Due to the narrowness of the surrounding highways and the presence of on-street parking it is considered essential that the construction activities associated with this development are contained within the application site.

Condition 9 relate to wheel washing

9 For the full period of construction, facilities shall be available on site for the cleaning of the wheels of vehicles leaving the site and such equipment shall be used as necessary to prevent mud and stones being carried onto the highway.

Reason: To prevent stones and mud being carried onto the public highway to the detriment of road safety.

<b>Application Ref:</b>	<b>3/2020/0013</b>	<b>Dewhurst Farm Longsight Road, Langho</b>	<b>REC:</b>	<b>APP</b>
<b>Application Ref:</b>	<b>3/2020/0143</b>	<b>Unit 39 Shay Lane Longridge</b>	<b>REC:</b>	<b>APP</b>

<b>Application Ref:</b>	<b>3/2020/0266</b>	<b>Land off Henthorn Road Clitheroe</b>	<b>REC:</b>	<b>APP</b>
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One additional letter of objection received.

Condition 1 altered to refer to amended plans so now reads:

1 Unless explicitly required by condition within this consent, the development hereby permitted shall be carried out in complete accordance with the proposals as detailed on drawings:

- Affordable Housing Plan - CLITH/AFF/01 - **REVA**
  - Bat and Bird Boxes Detail and Location - 80-256-001
  - Close Boarded Screen Fence - SD/SF1
  - Engineering planning layout 10-01 P2**
  - Entrance Details
  - Estate Road Specification
  - House types
  - Layout - CLITH/001
  - Kerb Construction Plan - D003 Rev A
  - Landscape Layout - **101 B**
  - Larch Lap Fence - SD/SF 24
  - Location Plan - CLITH/LOC/01
  - Materials and Boundary Plan - CLITH/MAT/01 - REVB**
  - Planting Plan **101B, 201A, 202A, 203A, 204A**
  - Section **278** Plan (1-5)
  - Screen Wall - SD/ED/SW1
  - Single Garage 090/SG1/001
  - Site Plan - CLITH/01 Rev J
  - Stone Wall SD/SW8
  - Street Scene 2017/04
  - Swept Path 2922/SP01
  - Topographical Survey Topo 01/02 / 20
  - Waste Management Plan CLITH/WMP/01 REVA**
  - House Types:
  - Windsor Bungalow
  - Overton
  - Maplewood
  - Kingston
  - Hazelwood
  - Eaton
  - Blackwood
  - Ashwood
  - Marchmont
  - Bede Bungalow
- REASON: For the avoidance of doubt and to clarify which plans are relevant to the consent.

Condition 2 Materials amended to read:

2. The materials to be used on the external surfaces of the development as indicated on Proposed Plan: **CLITH/MAT/01 REVB** shall be implemented as indicated.

REASON: In order that the Local Planning Authority may ensure that the materials to be used are appropriate to the locality.

#### Landscaping

Condition 4 modified to relate to updated landscape plans:

4 The approved landscaping scheme shall be implemented in the first planting season following occupation or use of the development and shall be maintained in accordance with the landscape / habitat management and maintenance report by TPM Ref: 3550/50 REVA, dated **June 2020** 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 the interest of visual amenity and biodiversity.

**Condition 7 altered to relate to submitted lighting scheme:**

**7 The artificial lighting shall be installed in accordance with the detailed street lighting design and calculations submitted to the Council on 12<sup>th</sup> June 2020 prior to the occupation of the dwellings and thereafter be retained as such.**

**REASON: In the interests of amenity and in order to reduce the harmful impact of artificial lighting on the natural foraging/roosting/nesting behaviour of a protected/species of conservation concern.**

Condition 10 altered to read

**10. Prior to the commencement of any above ground works full details of the alignment, height and appearance of all fences and walls and gates to be erected (notwithstanding any such detail shown on previously submitted plan(s)) shall have been submitted to and approved in writing by the Local Planning Authority. No dwelling shall be occupied until all fences and walls shown in the approved details to bound its plot have been erected in conformity with the approved details. Other fences and walls shown in the approved details shall have been erected in conformity with the approved details prior to substantial completion of the development.**

Extra condition re Levels

**11. Notwithstanding the submitted details, prior to the commencement of the development full details of existing and proposed ground levels and proposed building finished floor levels (all relative to ground levels adjoining the site) shall have been submitted to and approved in writing by the Local Planning Authority. The development thereafter shall be carried out strictly in conformity with the approved details.**

**REASON: To protect the appearance of the locality and in the interests of the amenities of local residents.**

**REASON: for pre-commencement condition: To ensure that the finished levels are appropriate before works commence on site.**

**Reason: To ensure a visually satisfactory form of development and to provide reasonable standards of privacy to residents.**

<b>Application Ref:</b>	<b>3/2020/0219</b>	<b>Duke of York</b>	<b>REC:</b>	<b>REF</b>
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		<b>Grindleton</b>		
2 more letters of objection have been received requesting the use as a pub be retained.				