

8 July 2021 Planning Committee Update Sheet

Item 6: 07/2020/00631/FUL Clifton House the Vineyard

Typing correction:

Paragraph 4.1 states November 1990 but should state 1970 for the date of the outline planning permission.

Proposed additional conditions

The applicant has provided an additional plan which restricts the residential curtilage to a much smaller area. A condition is proposed to secure this aspect and together with condition 5 as set out on the committee report, will retain control over future development in this sensitive area.

The proposed additional condition to read:

The domestic curtilage of the property hereby approved shall be restricted to the Green Line detailed on the Drawing entitled "Proposal: Boundary of Residential Curtilage."

REASON: To ensure a satisfactory standard of development in accordance with Policy 17 in the Central Lancashire Core Strategy and Policy G1 of the South Ribble Local Plan (2012-2026).

To ensure that the boundary treatment is respectful of the rural nature of the site and to manage the resident's requirements for permissive access to the woodland a further condition to control the boundary treatment is proposed:

The development shall not begin until a scheme detailing the boundary treatments for the site has been submitted to and approved in writing by the Local Planning Authority. The occupation of the dwelling shall not occur until the fencing/walling has been erected in accordance with the approved details. Any fencing/walling erected pursuant to this condition shall be retained at all times thereafter.

REASON: To ensure the provision and retention of adequate boundary treatment in the interest of amenity in accordance with Policy 17 of the Central Lancashire Core Strategy and Policy G17 in the South Ribble Local Plan 2012-2026.