

RIBBLE VALLEY BOROUGH COUNCIL

Department of Development

Council Offices, Church Walk, Clitheroe, Lancashire BB7 2RA

Telephone: 01200 425111

Fax: 01200 4214488

Town and Country Planning Act 1990

PLANNING PERMISSION

APPLICATION NO: 3/00/0811/P

DECISION DATE: 13 FEBRUARY 2001

DATE RECEIVED: 29 NOVEMBER 2000

APPLICANT:

MR J READ & MRS G PINDER
23 MEADOWSIDE
GRINDLETON
NR CLITHEROE

AGENT:

RON VALOVIN
9 GREEN DRIVE
CLITHEROE
BB7 2BB

DEVELOPMENT PROPOSED: CONVERSION OF WORKSHOP TO DWELLING/WORKSHOP

AT: FORMER JOINERS WORKSHOP, BACK LANE, GRINDLETON

Ribble Valley Borough Council hereby give notice that **permission has been granted** for the carrying out of the above development in accordance with the application plans and documents submitted subject to the following condition(s):

- 1 The development must be begun not later than the expiration of five years beginning with the date of this permission.
- 2 This permission shall be implemented in accordance with the proposal as amended by letter and plan received on the 2 February 2001 which show the retention of the original sized opening in the southern gable at first floor window and a solid rear door
- 3 Notwithstanding the provisions of the Town and Country Planning General Permitted Development Order 1995 (or any order revoking or re-enacting that Order) any future extensions, external alterations to the dwelling including any development within the curtilage as defined in Schedule 2 Part I Classes A to H shall not be carried out without the formal consent of the Local Planning Authority.
- 4 Notwithstanding the provisions of the Town and Country Planning General Permitted Development Order 1995 (or any Order 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.
- 5 No works can begin until a survey has been conducted by a person, the identity of whom has been previously agreed in writing by the English Nature Species Protection Officer and the Local Planning Authority, to investigate whether the barn is utilised by bats or any other protected species, and the survey results passed to English Nature and the Local Planning Authority.

If such use is established, a scheme for the protection of the species/habitat shall be submitted to and agreed in writing by English Nature and the Local Planning Authority before any work commences on site.
- 6 All the external works of the development hereby permitted shall be completed before the expiration of three years from the date of this permission

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7. Prior to the commencement of development an inspection regime to operate during the construction process should be agreed in writing with the Local Planning Authority
8. This permission shall relate to the proposed conversion in accordance with the structural survey submitted as part of the application and dated 23 November 2000. Any deviation from the survey may need to be the subject of a further planning application.
9. This permission must be begun not later than the expiration of two years beginning with the date of this permission
10. All doors and windows shall be in timber and retained as such in perpetuity
11. All new and replacement door and window head and sills shall be natural stone to match existing
12. All new and replacement gutters shall be cast iron or aluminium supported on "drive in" galvanised gutter brackets
13. Notwithstanding the details shown upon the approved plans, the proposed Velux roof light shall be of the Conservation Type, recessed with a flush fitting details of which shall be further submitted to and approved by the Local Planning Authority before development commences upon the site.
14. The proposed garage shall be for private and domestic purposes only and no trade or business whatsoever shall be carried out from within the building.
15. The proposed garage/workshop shall be faced in natural stone and roofed in natural blue slate unless alternative materials have first been agreed in writing with the Local Planning Authority
16. Prior to the commencement of the development hereby permitted, details of the type, coursing and jointing of the natural stone to be used shall be submitted to, and approved in writing by, the Local Planning Authority. The development shall be built to conform with the details which shall have been so approved.
17. The development hereby permitted shall not be commenced until details of the landscaping of the site, including wherever possible the retention of existing trees, have been submitted to, and approved in writing by, the Local Planning Authority. The scheme shall indicate, as appropriate, the types and numbers of trees and shrubs, their distribution on site, those areas to be seeded, turfed, paved or hard landscaped, including details of any changes of level or land form and the types and details of all fencing and screening.

The approved landscaping scheme shall be implemented in the first planting season following occupation or use of the development, whether in whole or part and shall be maintained thereafter for a period of not less than two 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.
18. The occupation of the dwelling shall be limited to persons solely or mainly or last employed in the business or a widow or widower of such a person or any resident dependants.

The reason(s) for the condition(s) are:

1. Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990
2. For the avoidance of doubt since the proposal was the subject of agreed amendments and in the interests of visual amenity
- 3&4 In order that the Local Planning Authority shall retain effective control over the development.
5. To ensure that no species/habitat protected by the Wildlife and Countryside Act 1981 are destroyed.
6. In order that the Local Planning Authority retains effective control over the development and to ensure that there is no significant deterioration in the condition of the building

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7. In order to ensure the continued structural integrity of the building.
8. Since the application is for the conversion of the building only
9. In order that the Local Planning Authority shall retain effective control of the development and to ensure the continued structural integrity of the building
- 10-12. To ensure a satisfactory standard of external appearance and in the interests of visual amenity.
13. In the interests of visual amenity in order to retain the character of the barn
14. In order to safeguard nearby residential amenities
15. To ensure a satisfactory standard of external appearance given the location of the property in the Forest of Bowland area of outstanding natural beauty.
16. In the interest of the visual amenity of the area and so that the Local Planning Authority shall be satisfied as to the details
17. In the interests of the amenity of the area
18. The development has been permitted only in recognition of the need for a mixed use scheme, ie residential accommodation in connection with use of the site for business purposes. Consent for independent uses would not otherwise be permitted.

Note(s)

1. For the rights of appeal in respect of any condition(s) or reason(s) attached to the permission see the attached notes
2. The applicant is advised that should there be any deviation from the approved plan the local planning authority must be informed. It is therefore vital that any future Building Regulation application must comply with the approved planning application.
3. The grant of planning permission does not entitle a developer to obstruct a right of way and any proposed stopping-up or diversion of a right of way should be the subject of an Order under the appropriate Act.
4. The proposed hedgerow shall be planted with a Lancashire hedgerow mix consisting of hawthorn (60%), the remainder of hazel, blackthorn, guelder rose. Slight variations on this mix are acceptable.



**STEWART BAILEY
CHIEF PLANNING OFFICER**