

RIBBLE VALLEY BOROUGH COUNCIL

Department of Development

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

Telephone: 01200 425111 Fax: 01200 414488 Planning Fax: 01200 414487

Town and Country Planning Act 1990

PLANNING PERMISSION

APPLICATION NO: 3/2020/0389

DECISION DATE: 31 July 2020

DATE RECEIVED: 01/06/2020

APPLICANT:

Mr Andrew Ireland
Empress Fencing Ltd
Empress Sawmills
Clitheroe Road
Chatburn
BB7 4JY

AGENT:

Mr A Hargan
AJH Associates
21 Deanfield Court
Clitheroe
BB7 1QS

DEVELOPMENT Proposed agricultural building.

PROPOSED:

AT: Land at Eastham House Farm Mitton BB7 9PH

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 hereby permitted shall be commenced before the expiration of three years from the date of this permission.

Reason: Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990 as amended 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:

300
301
302
303 -B

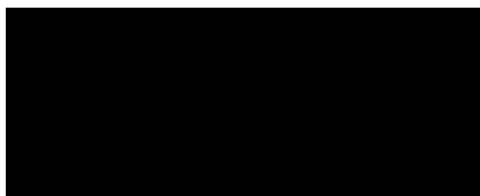
Reason: For the avoidance of doubt as the proposal was the subject of agreed design improvements and/or amendments and to clarify which plans are relevant to the consent.

3. The materials to be used on the external surfaces of the development as indicated on Proposed Plan: 302 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.

Note(s)

1. For 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 Local Planning Authority operates a pre-planning application advice service which applicants are encouraged to use. Whether or not this was used, the Local Planning Authority has endeavoured to work proactively and positively to resolve issues and considered the imposition of appropriate conditions and amendments to the application to deliver a sustainable form of development.



A handwritten signature in black ink, appearing to be 'N. Hopkins', written over the redacted area.

NICOLA HOPKINS
DIRECTOR ECONOMIC DEVELOPMENT & PLANNING