

RIBBLE VALLEY BOROUGH COUNCIL

Department of Development

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

Telephone: 01200 425111

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Town and Country Planning Act 1990

PLANNING PERMISSION

APPLICATION NO: 3/03/0209/P

DECISION DATE: 8 SEPTEMBER 2003

DATE RECEIVED: 14 MARCH 2003

APPLICANT:

DAVID DUGDALE
LANESIDE FARM
GRINDLETON
BB7 4QS

AGENT:

LANCASHIRE RURAL FUTURES
1ST FLOOR
WATERLOO MILL
WATERLOO ROAD
CLITHEROE
BB7 1LR

DEVELOPMENT PROPOSED: CONVERSION OF PART OF EXISTING WORKSHOP TO FORM ONE HOLIDAY COTTAGE AND WORKSHOP

AT: LANESIDE FARM, 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. The unit of accommodation shall not be let to or occupied by any one person or group of persons for a continuous period of longer than 3 months in any one year and in any event shall not be used as a permanent accommodation.
3. This permission shall be read in conjunction with the Section 106 Agreement dated 8 September 2003.

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. The building is located in an area where the Local Planning Authority would not normally be minded to grant the use of building for a permanent residential accommodation.
3. For the avoidance of doubt since the proposal has been the subject of a Section 106 Agreement.

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.


A1 STEWART BAILEY
CHIEF PLANNING OFFICER

DAIED

8th September

2003

RIBBLE VALLEY BOROUGH COUNCIL

- and -

ALLIANCE AND LEICESTER PLC

- and -

DAVID RICHARD DUGDALE

ORIGINAL/

A G R E E M E N T

Under Section 106 Town and Country Planning Act 1990

relating to property known as

Laneside Farm Grindleton Clitheroe

P F TIMSON LLB

Director of Legal Services
Ribble Valley Borough Council
CLITHEROE

THIS AGREEMENT is made the 8th day of September Two thousand and three **BETWEEN RIBBLE VALLEY BOROUGH COUNCIL** of Council Offices Church Walk Clitheroe Lancashire (hereinafter called "the Council") of the one part **ALLIANCE AND LEICESTER PLC** of Carlton Park Narborough Road Leicester LA19 0AL (hereinafter called "the Company") of the second part and **DAVID RICHARD DUGDALE** of Laneside Farm Grindleton Clitheroe Lancashire BB7 4QT (hereinafter called "the Owner") of the third part _____

WHEREAS:-

- (1) The Council is the local planning authority for the purposes of the Town and Country Planning Act 1990 (as amended) for the area within which certain land and property known as Laneside Farm Grindleton Clitheroe Lancashire (hereinafter called "the Property") shown edged red on the plan attached hereto is situated such Property being registered at HM Land Registry under Title Number LA874320 _____
- (2) The Owner is seised of the fee simple in possession of the Property _____
- (3) The Property is subject to a Legal Charge dated the Nineteenth day of October Two thousand and one made between the Owner of the one part and the Company of the other part _____
- (4) The Owner has by written application dated the Fourteenth day of March Two thousand and three applied to the Council for permission to develop such part of the Property as is shown coloured blue on the plan ("the Outbuilding") as detailed in the plans and particulars deposited with the Council under the Council's reference 3/03/0209/P _____
- (5) The Council is satisfied that the development disclosed by the said particulars is such as may be approved by the Council under the said Act _____

NOW THIS DEED WITNESSETH as follows:-

1. **THIS** Agreement is made in pursuance of Section 106 of the Town and Country Planning Act 1990 (as amended) _____
2. **IN** consideration of the Council hereby approving the said development for the purposes of the said Act the Owner and the Company hereby covenant with the Council as set out in the Schedule hereto _____
3. **THE** expressions "the Council" "the Company" and "the Owner" shall include their respective successors in title and assigns _____

IN WITNESS whereof the Council has caused its Common Seal to be hereunto affixed and the Company and Owner have signed as a Deed the day and year first before written.

THE SCHEDULE

1. The Company but so as not to impose any liability on the Company except such time as the Company is in occupation of the Property and the Owner hereby covenant with the Council that the Outbuilding shall be permanently subject to the restrictions regulating the development thereof as hereafter contained and the purport and intent of such covenants shall be registered upon the Title of the Owner at HM Land Registry by way of appropriate entry _____
2. The said covenants referred to in the preceding clause is as follows:-
 - (a) Not to allow the Outbuilding to be:
 - (i) occupied by or let to any one person or groups of persons for a continuous period of more than three months in a calendar year _____
 - (ii) used as permanent accommodation _____
 - (b) To provide to the Council a monitoring report for each preceding twelve months stating:
 - (i) the dates on which the units were let _____
 - (ii) the duration of each letting _____
 - (iii) the persons to whom the units were let _____

Development Department

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

Tel: (01200) 425111 Fax: (01200) 414487 DX: Clitheroe 15157

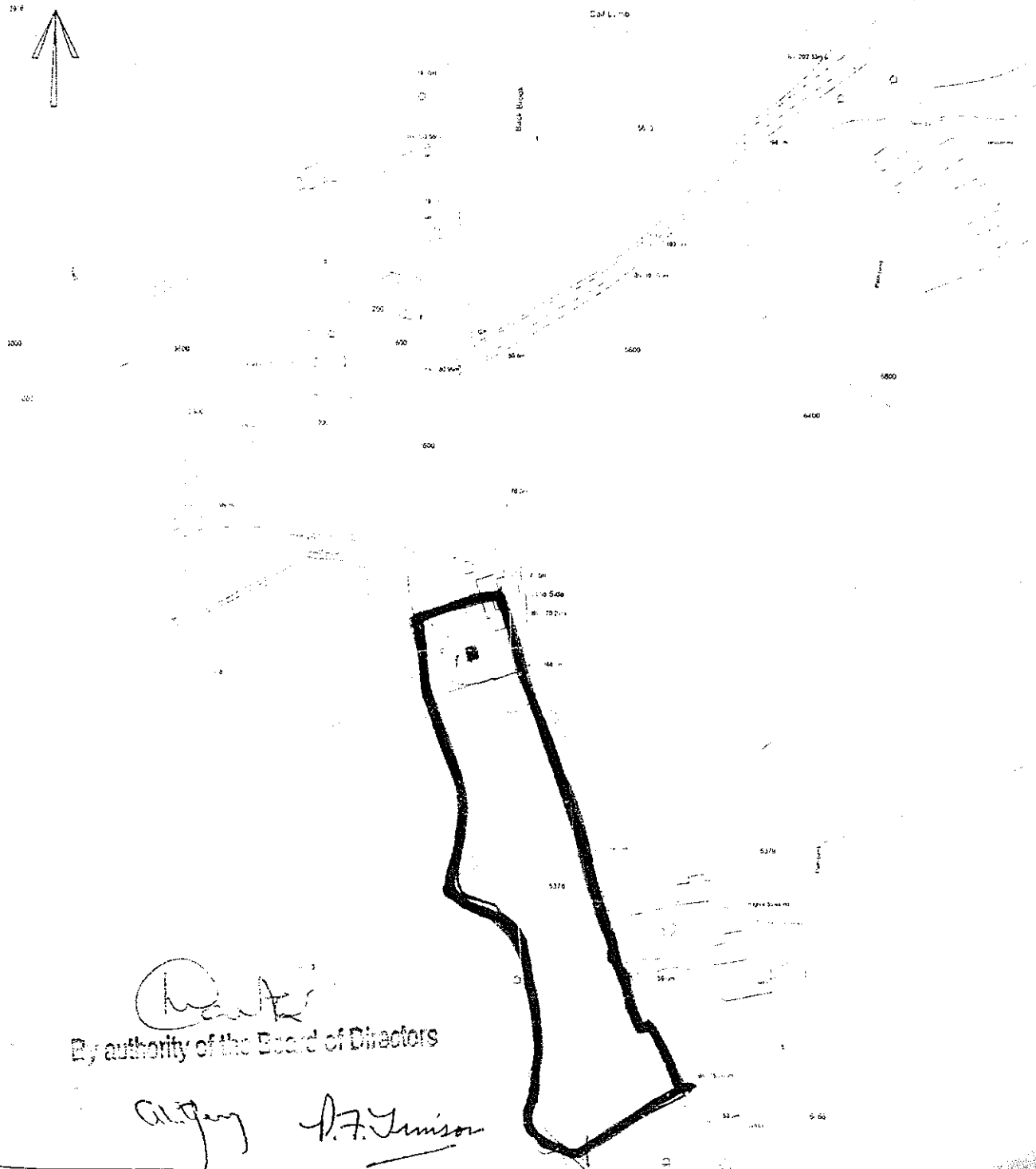


Location Plan

Map Ref: SD7546NE Scale: 1:2500

RIBBLE VALLEY
BOROUGH COUNCIL

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By authority of the Board of Directors

A. J. Jay

P. F. Tunison

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RECEIPT NO

7319

SOLD BY

am

THE COMMON SEAL of RIBBLE)

VALLEY BOROUGH COUNCIL)

was hereunto affixed in the presence of:-)

G. J. Young

Mayor

P. J. Timson for

Chief Executive

SIGNED AS A DEED by on behalf of)

ALLIANCE AND LEICESTER PLC)

in the presence of:-)

The Seal of the Alliance & Leicester plc
was hereunto affixed
in the presence of:-

Chantel

Authorised Officer

By authority of the Council

SIGNED AS A DEED by DAVID)

RICHARD DUGDALE)

in the presence of:-)

DR [Signature]

P. A. Hetherell

18 Church Close

Waddington

Clitheroe, Lancs

Clerical Assistant