

RIBBLE VALLEY BOROUGH COUNCIL

Department of Development

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Town and Country Planning Act 1990

PLANNING PERMISSION

APPLICATION NO: 3/2007/0734

DECISION DATE: 07 March 2008

DATE RECEIVED: 13/08/2007

APPLICANT:

John Marshall Kelsall
Pewter House Farm
Carr Lane
Balderstone
Lancs
BB2 7LH

AGENT:

Mr A Robson
5 Howgill Lane
Sedburgh
Cumbria
LA10 5DE

DEVELOPMENT Replace disused tractor and cart house with a pair of semi-detached holiday cottages.

PROPOSED:

AT: Pewter House Farm Carr Lane Balderstone Lancashire

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 three years beginning with the date of this permission.

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

2. The units of accommodation shall not be let or occupied by any person or group of persons for a continuous period of no longer than 3 months in any one year and, in any event, shall not be used as a permanent accommodation. A register of such lettings shall be kept and made available to the Local Planning Authority to inspect on an annual basis.

REASON: In order to comply with Policies G1, ENV3 and RT1 of the Ribble Valley Districtwide Local Plan. The site is located in an area where the Local Planning Authority would not normally be minded to grant permission for new units of permanent residential accommodation.

3. Prior to the commencement of construction works on the pair of holiday cottages hereby permitted, passing places on Carr Lane and improvements to the junction of Carr Lane with Commons Lane shall have been completed to the satisfaction of the Local Planning Authority in accordance with precise details which have first been submitted to and approved in writing by the Local Planning Authority.

REASON: In the interests of highway safety and to comply with Policy G1 of the Ribble Valley Districtwide Local Plan.

P.T.O.

4. Prior to commencing development of the site, the developer shall submit the following written information to the Local Planning Authority (LPA):
 - a. A desk study report which assesses the risk of the potential for on site contamination and ground gasses. If the desk study identifies potential contamination in ground gasses, a detailed site investigation shall be carried out to address the nature, degree and distribution of contamination and ground gasses and shall include an identification and assessment of the risk to receptors as defined under the Environmental Protection Act 1990, Part 2a, focusing primarily on risks to human health and controlled waters. The investigation shall also address implications of the health and safety of site workers, on nearby occupied buildings structured, on services and landscaping schemes and the wider environmental receptors including ecological systems and property.
5. The sampling and analytical strategy shall be approved by the Local Planning Authority prior to the start of the site investigation survey.
 - b. A remediation statement, detailing the recommendations in remedial measures to be implemented within the site. Such remedial works shall be implemented by the developer prior to the occupation of the site.
 - c. On completion of the remedial works, the developer shall submit written confirmation, in the form of a site completion report, to the LPA, but all works were completed in accordance with the agreed remediation statement.

REASON: To ensure that there is no risk to human health or pollution of controlled waters and to comply with Policies G1 and G8 of the Ribble Valley Districtwide Local Plan.

Relevant planning policy

Policy G1 - Development Control.
Policy ENV3 - Development in Open Countryside.
Policy RT1 - General Recreation and Tourism Policy.

SUMMARY OF REASONS FOR APPROVAL

The proposed two holiday cottages would have no seriously detrimental effects upon the appearance of the locality, the amenities of any neighbouring residents or highway safety.

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