

RIBBLE VALLEY BOROUGH COUNCIL

Department of Development

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Town and Country Planning Act 1990

PLANNING PERMISSION

APPLICATION NO: 3/2007/0551

DECISION DATE: 02 August 2007

DATE RECEIVED: 08/06/2007

APPLICANT:

Mr C Morris-Barrow
Dale House
Dale Head
Slaidburn
Lancs
BB7 4TS

AGENT:

Lancashire Rural Futures
First Floor
Waterloo Mill
Waterloo Road
Clitheroe
BB7 1LR

DEVELOPMENT PROPOSED: To convert a redundant agricultural barn into a camping/bunk barn in Gisburn Forest adjacent to Dale House to provide walkers, cyclists and horse riders with basic accommodation.

AT: Dale House Dale Head Slaidburn Lancashire BB7 4TS

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. All doors and windows shall be in timber and retained as such in perpetuity.

Reason: To comply with Policies G1, H16 and H17 of the Ribble Valley Districtwide Local Plan to ensure a satisfactory standard of appearance in the interests of visual amenity.

3. All new and replacement door and window head and sills shall be natural stone to match existing.

Reason: To comply with Policies G1, H16 and H17 of the Ribble Valley Districtwide Local Plan to ensure a satisfactory standard of appearance in the interests of visual amenity.

4. No works shall take place on the site until the applicant, or their agent or successors in title, has secured the implementation of a programme of building recording and analysis. This must be carried out by a professionally qualified archaeological/building recording consultant or organisation in accordance with a written scheme of investigation, which shall first have been submitted to and agreed in writing by the Local Planning Authority.

Reason: To ensure and safeguard the recording and inspection of matters of archaeological/historical importance associated with the building in accordance with Policies G1, ENV14 and ENV15 of the Ribble Valley Districtwide Local Plan.

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5. The car park shall be car parking spaces and manoeuvring areas marked out in accordance with a scheme to be approved by the local planning authority, before the use of the premises hereby permitted becomes operative.

Reason: To comply with Policy G1 of the Ribble Valley Districtwide Local Plan and to allow for the effective use of the parking areas.

6. Unless otherwise agreed in writing with the Local Planning Authority the development shall be carried out in strict accordance with the recommendations of the bat survey and report submitted with the application dated 28th of May 2007.

Reason: To comply with policies G1 and ENV7 of the Ribble Valley Districtwide Local Plan ensuring that no species/habitat protected by the Wildlife and Countryside Act 1981 are destroyed.

7. No development approved by this permission shall be commenced until a scheme for the disposal of foul and surface waters has been approved by the Local Planning Authority. No part of the development shall be brought into use until such treatment plant has been constructed and completed in accordance with the approved plans.

Reason: To prevent pollution of the water environment and to ensure a satisfactory means of drainage in accordance with Policy G1 of the Ribble Valley Districtwide Local Plan.

Relevant planning policy

Policy G1 - Development Control
Policy ENV1 - Area of Outstanding Natural Beauty
Policy RT1 - General Recreation and Tourism Policy
Policy RT3 - Conversion of Buildings to Tourism Related Uses
Policy RT4 - Camping Barns

Summary of reasons for approval

The proposal represents an appropriate form of development and given its design, size and location would not result in visual detriment to the surrounding countryside, nor would its use have an adverse impact on 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
3. To ensure that the barn remains accessible for walkers, cyclists and horse-riders, car journeys need to be minimised. To assist in this aim, the very limited parking provisions available at this site must be made clear in any advertising or information provided in relation to this facility, details of public transport provided, links to public rights of way highlighted and car travel actively discouraged.



STEWART BAILEY
DIRECTOR OF DEVELOPMENT SERVICES