

RIBBLE VALLEY BOROUGH COUNCIL

Department of Development

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Town and Country Planning Act 1990

PLANNING PERMISSION

APPLICATION NO: 3/2008/0104

DECISION DATE: 18 July 2008

DATE RECEIVED: 13/02/2008

APPLICANT:

Mr & Mrs S Holmes
School House
Wigglesworth
Skipton
Yorks
BD23 4RR

AGENT:

Gary Hoerty Associates
Victoria House
34 Wellgate
Clitheroe
Lancs
BB7 2DP

DEVELOPMENT PROPOSED: Demolition of a range of modern agricultural buildings and the erection of five holiday cottages in three separate stonebuilt buildings. A storage building and the formation of parking and turning areas.

AT: Brotherton Barn Bay Gate Bolton-by-Bowland Lancashire BB7 4PQ

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. This permission shall be implemented in accordance with the proposal as amended by letter and plan received on 26 June 2008

Reason: For the avoidance of doubt since the proposal was the subject of agreed amendments.

3. The units 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. 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, G5, ENV1 and RT1 of the Ribble Valley Districtwide Local Plan. 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.

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4. Precise specifications or samples of walling and roofing materials and details of any surface materials to be used including their colour and texture shall have been submitted to and approved by the Local Planning Authority before their use in the proposed works.

Reason : In order that the Local Planning Authority may ensure that the materials to be used are appropriate to the locality in accordance with Policies G1 and ENV1 of the Ribble Valley Districtwide Local Plan.

5. No development approved by this permission shall be commenced until

a) A desk study report has been undertaken which assesses the risk of the potential for on site contamination and ground gases. If the desk study identifies potential contamination and ground gases, a detailed site investigation shall be carried out to address the nature, degree and distribution of contamination and ground gases and shall include an identification and assessment of risk to receptors as defined under the Environmental Protection Act 1990, Part 2a, focusing primarily on risk to human health and controlled waters. The investigation shall also address implications of the health and safety of site workers on nearby occupied buildings and structures, on services and landscaping schemes and to the wider environmental receptors including ecological systems and property.

The sampling and analytical strategy shall be approved in writing 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 Local Planning Authority that all works were completed in accordance with the agreed remediation statement.

Reason: To ensure that there is no contamination of the land in accordance with Policy G1 of the Ribble Valley Districtwide Local Plan.

6. Prior to the first use of any of the units of holiday let accommodation hereby permitted, visibility splays to the site access of 2.5m x 90m shall be provided in accordance with the details shown on approved drawing no Hol/219/509/07A. Thereafter, these visibility splays shall be retained permanently clear of any obstruction to their designated purpose.

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

7. Prior to the first use of any of the units of holiday let accommodation hereby permitted, 11 parking spaces with their associated access and manoeuvring areas shall be provided in accordance with the details shown on approved drawing no Hol/219/509/06A. Thereafter, these parking spaces, access and manoeuvring areas shall be retained permanently clear of any obstruction to their designated purpose.

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

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**RIBBLE VALLEY BOROUGH COUNCIL
PLANNING PERMISSION CONTINUED**

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Relevant planning policy

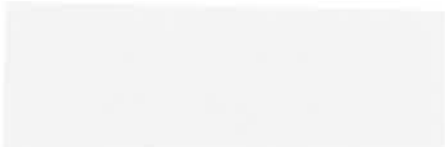
Policy G1 - Development Control
Policy ENV1 - Area of Outstanding Natural Beauty
Policy RT1 - General Recreation and Tourism Policy

Summary of reasons for approval

The proposal has no significant detrimental impact on nearby residential amenity nor would it have an adverse visual impact.

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



**STEWART BAILEY
DIRECTOR OF DEVELOPMENT SERVICES**

