

RIBBLE VALLEY BOROUGH COUNCIL

Department of Development

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Town and Country Planning Act 1990

PLANNING PERMISSION

APPLICATION NO: 3/2009/0063

DECISION DATE: 17 July 2009

DATE RECEIVED: 26/01/2009

APPLICANT:

Ms J Wilkinson
c/o the agent

AGENT:

Alan Kinder Associates Ltd
Town Planning Consultants
79/81 Manchester Road
Burnley
BB11 1JY

DEVELOPMENT Creation of 2no. holiday cottages.

PROPOSED:

AT: Hey Moo Elswick Farm Mellor Blackburn 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 no later than the expiration of three years beginning with the date of this permission.

REASON: Required to be imposed in pursuance 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 the 15 May 2009.

REASON: For the avoidance of doubt since the proposal was the subject of agreed amendments, and to comply with Policy G1 of the Ribble Valley Districtwide Local Plan.

3. 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 in writing 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 Policy G1 of the Ribble Valley Districtwide Local Plan.

4. 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 all 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, RT1 and RI3 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 a permanent residential accommodation.

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5. In the first planting season following the completion of the development or the first occupation of either of the units (whichever is the sooner) a replacement planting scheme shall be carried out on land within the applicants ownership to replace any trees felled as a result of the development. Precise details of the number, species and location of the replacement trees shall first have been submitted to and approved in writing by the Local Planning Authority. The replacement trees shall be maintained thereafter for a period of not less than 5 years to the satisfaction of the Local Planning Authority. This maintenance shall include the replacement of any tree which is removed, or dies, or is seriously damaged, or become seriously diseased, by a species of similar size to those originally planted.

REASON: To replace trees removed in order to carry out the development in the interests of visual amenity and to comply with Policy ENV13 of the Ribble Valley Districtwide Local Plan.

6. Prior to the first use of the units of accommodation hereby permitted, three parking spaces shall be formed as shown on the approved plans. Thereafter, the spaces shall be permanently retained and available for use by the occupiers of the units

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

7. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (Amendment) (No 2) (England) Order 2008 (or any Order revoking or re-enacting that Order) any future extensions, external alterations to the buildings, including any development within the curtilage as defined in the Schedule to the Order Part 1, Classes A to H shall not be carried out unless a further planning permission has first been granted in respect thereof.

REASON: In order that the Local Planning Authority can retain effective control over the development to ensure compliance with Policy G1 of the Ribble Valley Districtwide Local Plan.

Relevant planning policy

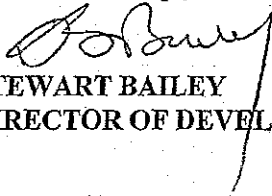
Policy G1 - Development Control
Policy G5 - Settlement Strategy
Policy RI1 - Recreation and Tourism
Policy RT3 - Conversion of Buildings to Tourism Related Uses
Policy ENV13 - Landscape Protection.

SUMMARY OF REASONS FOR APPROVAL

The proposed two additional holiday cottages at an existing business would not have any seriously detrimental effects upon visual amenity, the amenities of nearby 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.


STEWART BAILEY
DIRECTOR OF DEVELOPMENT SERVICES