

RIBBLE VALLEY BOROUGH COUNCIL

Department of Development

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Town and Country Planning Act 1990

PLANNING PERMISSION

APPLICATION NO: 3/2009/0533

DECISION DATE: 07 August 2009

DATE RECEIVED: 22/06/2009

APPLICANT:

Mr Hubert Wilcock
47 - 51 Berry Lane
Longridge
Lancs
PR3 3NH

AGENT:

ALH Design Services
Barley Cottage
Brewery Street
Longridge
Preston
PR3 3NB

DEVELOPMENT PROPOSED: Proposed mixed development - involving change from offices to residential, shop and flat.

AT: 47 - 51 Berry Lane Longridge Lancs PR3 3NH

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. 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 ENV16 of the Ribble Valley Districtwide Local Plan ensuring a satisfactory standard of appearance given the location of the property in a Conservation Area.

3. The use of the new retail premises in accordance with this permission shall be restricted to the hours between 0800 to 1800 Monday to Saturday, and between 1000 to 1600 on Sundays and there shall be no operation on bank holidays.

Reason: To comply with Policy G1 of the Ribble Valley Districtwide Local Plan. The use of the premises outside these hours could prove injurious to the character of the area and in order to safeguard residential amenities.

APPLICATION NO. 3/2009/0533

DECISION DATE: 10 August 2009

Relevant planning policy

Policy G1 - Development Control
Policy G2 - Settlement Strategy
Policy ENV16 - Development Within Conservation Areas
Policy S4 - Shopping Policies - Longridge and Whalley

Summary of reasons for approval

The proposal has no significant detrimental impact on nearby residential amenity, be to the detriment of highway safety, and nor would it have an adverse visual impact or adverse affect upon the setting of the Conservation Area.

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