

RIBBLE VALLEY BOROUGH COUNCIL

Department of Development

Council Offices, Church Walk, Clitheroe, Lancashire, BB7 2RA

Telephone: 01200 425111

Fax: 01200 414488

Planning Fax: 01200 414487

Town and Country Planning Act 1990

PLANNING PERMISSION

APPLICATION NO: 3/2009/0661

DECISION DATE: 21 December 2009

DATE RECEIVED: 03/08/2009

APPLICANT:

Chaigley Hall Properties Ltd
The Chapel
Nelson Street
Low Moor
Clitheroe
Lancs
BB7 2NQ

AGENT:

Ron Valovin
9 Green Drive
Clitheroe
Lancs
BB7 2BB

DEVELOPMENT PROPOSED: Conversion of storage buildings and extension to storage buildings, to form 6no. housing units (3no. of which are to be affordable housing). Re-submission.

AT: Old Wesleyan School Union Street Clitheroe Lancashire BB7 2NH

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 read in accordance with the Section 106 Agreement dated 15 December 2009.

REASON: For the avoidance of doubt as the permission is subject to an agreement.

3. Precise specifications and samples of walling and roofing materials and details of any window and door surrounds including materials to be used 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. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking or re-enacting that Order) the building(s) shall not be altered by the insertion of any window or doorway without the formal written permission of the Local Planning Authority.

REASON: In order to safeguard nearby residential amenity in accordance with Policy G1 of the Ribble Valley Districtwide Local Plan.

P.T.O.

APPLICATION NO. 3/2009/0661

DECISION DATE: 21 December 2009

5. The window(s) on the western elevation(s) of the building to unit 3 shall be obscure glazed with that to the utility being a fixed light to the satisfaction of the Local Planning Authority and remain in that manner in perpetuity.

REASON: In order to protect nearby residential amenity as required by with Policy G1 of the Ribble Valley Districtwide Local Plan.

6. Prior to occupation of any of the units numbered 4, 5 and 6, the existing gable window on the first floor to the existing residential unit within the school shall be removed and replaced with an obscure glazed fixed light window to the written satisfaction of the Local Planning Authority. The window shall thereafter be retained in that manner in perpetuity.

REASON: In order to protect nearby residential amenity as required by with Policy G1 of the Ribble Valley Districtwide Local Plan.

7. No part of the development hereby approved shall commence until a scheme for the provision of a footway along the development frontage has been submitted to and approved in writing by the Local Planning Authority in consultation with the Highways Authority. The scheme shall be provided in accordance with the details so approved prior to occupation of any of the units.

REASON: To comply with Policy G1 of the Ribble Valley Districtwide Local Plan in order to satisfy the Local Planning Authority and Highway Authority that the details are appropriate.

Relevant planning policy

Policy G1 - Development Control
Policy G2 - Settlement Strategy
Policy H21 - Affordable Housing - Information Needed
Regional Spatial Strategy

Summary of reasons for approval

The proposal has no significant detrimental impact on nearby residential amenity, nor would it have an adverse visual impact or be to the detriment of 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. The development has a low risk of impact on protected species, however in the event that any bats are found or disturbed, work must cease with immediate effect until further advice is sought from a qualified/licensed ecologist.

 **STEWART BAILEY**
DIRECTOR OF DEVELOPMENT SERVICES