

RIBBLE VALLEY BOROUGH COUNCIL

Department of Development

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Town and Country Planning Act 1990

VARIATION OF CONDITION

APPLICATION NO: 3/2009/0794

DECISION DATE: 27 November 2009

DATE RECEIVED: 18 September 2009

APPLICANT:

Mrs Sara Collinge
The Old Barn
Church Street
Ribchester
Lancashire
PR3 3YE

AGENT:

DEVELOPMENT PROPOSED: To change condition no.2 of planning consent 3/2007/0570P so that the hours of use will be restricted to between 8am and 6.30pm on any day, and until 11.30pm on no more than three occasions per calendar month; and to alter condition no.3 to remove the restriction on selling only hot and cold drinks and cold food. Re-submission.

AT: The Carmen Rose The Old Barn Church Street Ribchester
Lancashire PR3 3YE

Ribble Valley Borough Council in pursuance of its planning powers, hereby varies condition of planning permission dated for referred to in the schedule below:

REVISED CONDITION AND REASON:

- 1 The use of the premises in accordance with this permission shall be restricted to the hours between 8am and 6.30pm on any day, and until 11.30pm on no more than 3 days in each calendar month. During all the permitted evening events, all customers shall be accommodated within the building, and the garden area shall not be used by customers after 6pm on any day of the year (except for a maximum of 3 days a year when the garden can be used by customers up until 2330 hours).

REASON: In the interests of the amenities of nearby residents and to comply with Policy G1 of the Ribble Valley Districtwide Local Plan.

- 2 The tea room use hereby permitted shall be restricted to the ground floor of the building and the garden area only, and there shall be no hot food takeaway facility offered at the premises unless a further planning permission has first been granted in respect thereof.

REASON: As the use of more of the building for this particular use, or the establishment of a hot food takeaway facility, would be inappropriate in this location and detrimental to the character of the area and the amenities of local residents contrary to Policy G1 of the Ribble Valley Districtwide Local Plan.

P.T.O.

Relevant Planning Policy

Policy G1 - Development Control.

SUMMARY OF REASONS FOR APPROVAL

The approved variation of the conditions, would not have any seriously detrimental effects upon the amenities of nearby residents.

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 applicant is advised that this planning permission is entirely without prejudice to any requirements under Environmental Health Legislation. In particular the applicant is advised that irrespective of this planning permission, the requirements of BS6465 concerning sanitary facilities must be satisfied.


STEWART BAILEY
DIRECTOR OF DEVELOPMENT SERVICES