

RIBBLE VALLEY BOROUGH COUNCIL

Department of Development

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Town and Country Planning Act 1990

PLANNING PERMISSION

APPLICATION NO: 3/2010/0428

DECISION DATE: 13 August 2010

DATE RECEIVED: 25/05/2010

APPLICANT:

Mr D Warburton
7 School House Cottages
Pendle Street East
Sabden
Lancs
BB7 9FX

AGENT:

Janet Dixon Town Planners Ltd
10A Whalley Road
Clitheroe
Lancs
BB7 1AW

DEVELOPMENT Proposed erection of gym and games room adjacent to existing garages.

PROPOSED:

AT: 7 School House Cottages Pendle Street East Sabden 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 detailed on drawing 2240:05 REVA and the foundation detail submitted on 9 July 2010.

REASON: For the avoidance of doubt to clarify which plans are relevant.

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.

P.T.O.

4. Construction of the beam/pile foundation shall be in accordance with the detailed drawing submitted by e-mail on the 9th of July 2010 and shall consist of a reinforced concrete raft foundation at ground level on piles set outside the root protection area.

Prior to commencement of any site works including delivery of building materials and excavations for foundations or services the Beech tree growing on adjacent school land shall be protected in accordance with the BS5837 [Trees in Relation to Construction] the details of which shall be agreed in writing with the Local Planning Authority. A Tree Protection Monitoring Schedule shall also be submitted to the Local Planning Authority before any site works are begun.

The root protection zone shall be 12 x the DBH and shall remain in place until all building work have been completed and all excess materials have been removed from site including soil/spoil and rubble.

During the building works no excavations or changes in ground levels shall take place and no building materials/spoil/soil/rubble shall be stored or redistributed within the protection zone, in addition no impermeable surfacing shall be constructed within the protection zone.

No tree surgery or pruning shall be implemented with out prior written consent, which will only be granted when the Local Planning Authority is satisfied that it is necessary, will be in accordance with BS3998 for tree work and carried out by an approved arboricultural contractor.

REASON: In order to ensure that any trees affected by development considered to be of visual value are afforded maximum physical protection from the adverse affects of development in accordance with policies G1 and ENV13 of the Ribble Valley Districtwide Local Plan.

Relevant planning policy

Policy G1 - Development Control.

Policy G4 - Settlement Strategy.

Policy G6 - Essential Open Space.

Policy ENV1 - Area of Outstanding Natural Beauty.

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