

RIBBLE VALLEY BOROUGH COUNCIL

Department of Development

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

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Town and Country Planning Act 1990

PLANNING PERMISSION

APPLICATION NO: 3/2010/0430

DECISION DATE: 16 July 2010

DATE RECEIVED: 25/05/2010

APPLICANT:

Mr Ben Truslove
NFU Mutual
Tiddington Road
Stratford-upon-Avon
Warwickshire
CV37 7BJ

AGENT:

GVA Grimley Ltd
3 Brindley Place
Birmingham
B1 2JB

DEVELOPMENT PROPOSED: Proposed change of use from Travel Agent to class A2 financial and professional services for NFU Mutual.

AT: 90 Berry Lane Longridge Lancashire PR3 3WH

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. The use of the premises in accordance with this permission shall be restricted to the hours between 0800 and 1800 Monday to Saturday only, and there shall be no operation on Sundays or Bank Holidays.

REASON: In order to comply with Policy G1 of the Ribble Valley Districtwide Local Plan, and in order to safeguard residential amenities.

Relevant planning policy

Policy G1 - Development Control.

Policy ENV16 - Development Within Conservation Areas.

Longridge Conservation Area Appraisal 2007.

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.

P.T.O.

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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