

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: 3/2010/0770

DECISION DATE: 08 February 2011

DATE RECEIVED: 17/09/2010

APPLICANT:

Mrs R Lambert
4 Redgrave Court
Burnley
Lancs
BB12 6HD

AGENT:

Stonehaven Consultants Ltd
Stonehaven
Jinny Lane
Burnley
Lancs
BB12 9LL

DEVELOPMENT Proposed change of use from class A1 to class A3 at ground floor level.

PROPOSED:

AT: 5 Moor Lane Clitheroe Lancashire BB7 1BE

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 0700 to 1900 on Mondays to Friday, 08:00 to 18:00 on Saturdays, and 1000 to 1600 on Sundays and Bank Holidays.

REASON: To comply with Policies G1 and S3 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.

3. The permission shall relate to the proposed uses of the ground floor accommodation as shown on drawing number 2010/48/1A.

Reason: For the avoidance of doubt and to comply with the agent's e-mail dated 9 December 2010, to ensure that the development is carried out in accordance with the submitted plans.

4. No flues or extraction equipment shall be attached to the exterior of the building or erected or placed within its curtilage without planning permission first being obtained from the Local Planning Authority.

REASON: In the interests of visual and residential amenities, to comply with Policies G1 and ENV16 of the Ribble Valley Districtwide Local Plan.

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5. This permission shall be implemented in accordance with the proposal as amended by the plan received on the 02 December 2010.

REASON: For the avoidance of doubt since the proposal was the subject of agreed amendments.

6. The premises shall only serve cold food or food prepared/cooked off site and reheated immediately before sale.

Reason: For the avoidance of doubt and to comply with the agent's e-mail dated 20 December 2010, due to there being no extraction equipment at the premises.

Relevant planning policy

Policy G1 - Development Control
Policy ENV16 - Development Within Conservation Areas
Policy S3 - Principal Shopping Frontage - Clitheroe.

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