



RIBBLE VALLEY
BOROUGH COUNCIL

09 JUN 2011

FOR THE
ATTENTION OF

For office use only

Application No: 320110439P

Date received

Fee paid £

Receipt No:

Council Offices, Church Walk, Clitheroe, Lancashire. BB7 2RA Tel: 01200 425111 www.ribblevalley.gov.uk

Application for removal or variation of a condition following grant of
planning permission. Town and Country Planning Act 1990.
Planning (Listed Buildings and Conservation Areas) Act 1990

Publication of applications on planning authority websites.

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website.
If you require any further clarification, please contact the Authority's planning department.

1. Applicant Name, Address and Contact Details

Title:	Ms	First name:	J and S	Surname:	Ashby and Catterall		
Company name:							
Street address:	The Brakes			Country Code	National Number	Extension Number	
	Downton Castle			Telephone number:			
				Mobile number:			
Town/City:	Nr Ludlow			Fax number:			
County:				Email address:			
Country:							
Postcode:	SY8 2LF						
Are you an agent acting on behalf of the applicant? ☒ Yes ☐ No							

2. Agent Name, Address and Contact Details

Title:	Mr	First Name:	Mike	Surname:	Gee		
Company name:	Janet Dixon Town Planners Ltd						
Street address:	10A			Country Code	National Number	Extension Number	
	Whalley Road			Telephone number:			
				Mobile number:			
Town/City:	Clitheroe			Fax number:			
County:	Lancs			Email address:			
Country:							
Postcode:	BB7 1AW			mike@jdixontownplanners.co.uk			

3. Site Address Details

Full postal address of the site (including full postcode where available)

House:		Suffix:	
House name:	High Laithe Barn		
Street address:	Brockthorne Farm		
Town/City:	Tosside		
County:	Lancashire		
Postcode:			

Description of location or a grid reference
(must be completed if postcode is not known):

Easting:	375859
Northing:	455192

Description:

Converted barn, situated approx 40 metres to the north of Brockthorne Farm Tosside

4. Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

☐ Yes ☒ No

5. Description of Proposal

Please provide a description of the approved development as shown on the decision letter:

Conversion of barn to 2no. holiday cottages, including new 800mm high dry-stone wall to frontage

Application reference number: 3/2006/0001

Date of decision: 01/03/2006

Please state the condition number(s) to which this application relates:

Condition number(s):

16

Has the development already started?

☒ Yes ☐ No

If Yes please state when the development was started:

01/06/2007

Has the development been completed?

☒ Yes ☐ No

If Yes please state when the development was completed:

31/12/2008

6. Condition(s) - Removal

Please state why you wish the condition(s) to be removed or changed:

Condition 16 to be removed - see Planning Statement

If you wish the existing condition to be changed, please state how you wish the condition to be varied:

7. Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

☒ Yes ☐ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact? (Please select only one)

☒ The agent ☐ The applicant ☐ Other person

8. Certificates (Certificate A)

Certificate of Ownership - Certificate A

Town and Country Planning (Development Management Procedure) (England) Order 2010 Certificate under Article 12

I certify/The applicant certifies that on the day 21 days before the date of this application nobody except myself/ the applicant was the owner (owner is a person with a freehold interest or leasehold interest with at least 7 years left to run) of any part of the land or building to which the application relates.

Title:	Mr	First name:	Mike	Surname:	Gee
Person role:	Agent	Declaration date:	08/06/2011	☒	Declaration made

8. Certificates (Agricultural Land Declaration)

320110439P

Agricultural Land Declaration

Town and Country Planning (Development Management Procedure) (England) Order 2010 Certificate under Article 12

Agricultural Land Declaration - You Must Complete Either A or B

(A) None of the land to which the application relates is, or is part of an agricultural holding

(B) I have/The applicant has given the requisite notice to every person other than myself/the applicant who, on the day 21 days before the date of this application, was a tenant of an agricultural holding on all or part of the land to which this application relates, as listed below:

If any part of the land is an agricultural holding, of which the applicant is the sole tenant the applicant should complete part (B) of the form by writing 'sole tenant - not applicable' in the first column of the table below

Title: First Name: Surname:
Person role: Declaration date: ☒ Declaration Made

9. Declaration

I/we hereby apply for planning permission/consent as described in this form and the accompanying plans/drawings and additional information.



Date:

PLANNING STATEMENT**SITE: HIGH LAITHE BARN, ADJ BROCKTHORNE FARM, TOSSIDE****PROPOSAL: REMOVAL OF CONDITION 16 OF PLANNING PERMISSION 3/2006/0001****1. INTRODUCTION**

- 1.1 This planning statement is in support of an application to remove Condition 16 of planning permission 3/2006/0001 to allow the use of the two holiday cottages at High Laithe Barn for permanent residential accommodation.

2. PLANNING HISTORY

- 2.1 Planning permission 3/2006/0001 was granted on 1 March 2006 for the conversion of High Laithe Barn, adjacent Brockthorne Farm, Tosside to form two holiday cottages (see Appendix 1). The permission was subject to a number of conditions, including Condition 16 to which this application relates. Condition 16 reads as follows:

"The unit of accommodation shall not be let to or occupied by any one person or group of persons for a continuous period of longer than 3 months in any one year and in any event shall not be used as a permanent accommodation. A register of such lettings shall be kept and made available to the Local Planning Authority to inspect on an annual basis.

Reason: In order to comply with Policies G1, G5, ENV1, EMP12, RT1 AND RT3 of the Ribble Valley Districtwide Local Plan. The building is located in an area where the local planning authority would not normally be minded to grant the use of building for a permanent residential accommodation."

- 3.1 Planning permission 3/2010/0790 was granted on 15 February 2011 to modify the terms of condition 16 of planning permission 3/2006/0001, to allow the use of one of the holiday cottages (High Laithe) to be used for permanent residential accommodation.

3. SITE AND SURROUNDINGS

- 3.1 High Laithe Barn is situated in an area of open countryside some 5km to the north east of Slaidburn, and some 1km south west of the village of Tosside. The property is accessed directly from the B6478 Slaidburn-Long Preston road. It is sited approximately 40 metres to the north of the farmhouse and barns at Brockthorne Farm, with which it was once functionally associated. High Laithe Barn comprises a traditional stone built and slate roofed former barn, now converted to two units of holiday accommodation. Each unit has two floors of accommodation. The northern unit (High Laithe) has 4 bedrooms and the southern unit (The Owls) has 3 bedrooms. Externally, there are parking and turning areas for vehicles and the curtilage is defined from adjoining fields by stone walls.

4. PROPOSAL

- 4.1 The proposal is to remove Condition 16 so that there would be no restriction on occupancy of the two units at High Laithe Barn - The Owls and High Laithe. As detailed at section 2.2, the occupancy restriction on one of the units (High Laithe) has already been lifted. As such, the effect of the application is to remove the occupancy condition from the other unit (The Owls) also.
- 4.2 No physical alterations to the property or its curtilage/access are proposed.

5. BACKGROUND

- 5.1 Since conversion of High Laithe Barn in 2008 it has been let as holiday accommodation in accordance with the terms of the planning permission. The holiday cottages are promoted through the Dales Holiday Cottages brochures and on the Dales/Hoseasons web site (www.dales-holiday-cottages.com), and via a website (www.theholidaybarns.co.uk).
- 5.2 The properties are equipped and maintained to a high standard and feedback from guests who have stayed has been positive and confirms that the accommodation exceeds expectations.

- 5.3 There has been a marked increase in the supply of holiday let accommodation over the past decade which, in turn, has led to a general decline in occupancy rates. As such, the business has not proved to be viable and cannot be sustained. Accordingly, the applicant has had to consider other options. Given that both holiday accommodation and permanent residential accommodation fall within the same C3 use class (*Moore vs Secretary of State for the Environment and New Forest District Council 1998*), the most obvious option is to seek removal of the control on occupancy as provided by Condition 16. Rather than seek permanent residential accommodation for both properties, the applicant had originally wished to remain in the holiday accommodation business. The applicant's hope was that the historic level of bookings for the two properties could be maintained, albeit concentrated in one property rather than split between the two. However, the level of bookings is at a lower level than anticipated. Thus, the reason for seeking permission for permanent residential accommodation.

6. PLANNING POLICY

- 6.1 The main component of the Development Plan (against which all planning applications have to be considered) is the Ribble Valley Local Plan (adopted in June 1998).

Ribble Valley Local Plan

- 6.2 The following saved policies of the adopted Ribble Valley Local Plan are relevant to the proposal:
- Policy G1: Development Control – all development proposals will be expected to provide a high standard of building design and landscape quality. The various detailed criteria to be applied in deciding planning applications are set out in the policy, including the development being sympathetic to existing and proposed land uses;
 - Policy G5: Settlement Strategy - outside the main settlement and village boundaries, planning consent will only be granted for small scale developments;

- Policy ENV1: Area of Outstanding Natural Beauty – the landscape and character of the Forest of Bowland Area of Outstanding Natural Beauty will be protected, conserved and enhanced.
- Policy H2: Dwellings in the Open Countryside – provides for the appropriate conversion of buildings to dwellings subject to various criteria;
- Policy H15: The Location of the Building to be Converted – planning permission will be granted for the conversion of buildings to dwellings subject to various criteria;
- Policy H16: The Building to be Converted – conversion of buildings to dwellings will be granted provided various criteria are met;
- Policy H17: Design Matters – conversion of buildings to dwellings will be granted provided various criteria are met; and
- Policy H23: Removal of Holiday Let Conditions – proposals will be refused unless it conforms to the normal development control policies of the Local Plan. Policies G5, H2, H15, H16 and H17 are cited as being particularly relevant.

Regional Spatial Strategy

- 6.3 The Rt Hon Eric Pickles (Secretary of State for Communities and Local Government) in his letter to Council Leaders dated 27 May 2010 confirmed the Government's intention to abolish all RSSs and setting out its expectation that the letter should be taken into account as a material planning consideration in any planning decisions they were currently taking. The subsequent letter from Steve Quartermain, CLG Chief Planner, dated 6 July 2010, confirmed that the RSSs have been revoked with immediate effect (and, thus, no longer form part of the Development Plan). However, it also stated that evidence that informed the preparation of the revoked RSSs may be a material consideration. The letter stated that the requirement for Councils to provide a five year supply of housing land remains. More recently, there has been a successful legal challenge against the revocation of the RSSs. This had the effect of re-instating them.

A report to Ribble Valley Borough Council's Planning and Development Committee, on 17 June 2010, confirmed that the RSS housing figures be adopted as the strategic basis for housing land provision in the Borough. Indeed, the Council supported the housing provision figures at the time of RSS preparation.

- 6.4 The RSS set out the strategic planning and development framework at a regional level. It was primarily directed at providing a framework for policy planning at the local level. Policy L4 (Regional Housing Provision) expected Councils to manage the availability of land identified in plans and through development control decisions to achieve the housing provision levels stipulated. The provision levels required in Ribble Valley (net of clearance) for the period 2004 – 2021 was 2900. This figure equated to 161 per year.

National Policy

- 6.5 PPS3: Housing states that where Councils can not demonstrate an up to date 5 year supply of deliverable housing sites, they should consider favourably planning applications having regard to the policies of the PPS3 including the considerations at paragraph 69. The policies and considerations include reference to good design, achieving high quality housing, the suitability of the site for housing and using land effectively and efficiently.

Local Development Framework

- 6.6 Ribble Valley Borough Council is only at a relatively early stage in the replacement of the Local Plan with a Local Development Framework (LDF). The Council has been primarily engaged in the process of evidence gathering and produced a six page Core Strategy Issues and Options Consultation Leaflet in late 2007. In 2010 the Council consulted on optional strategies for the distribution of housing development in the Core Strategy and re-affirmed its commitment to the RSS housing provision levels. At the present time, no regard can be given to the LDF as a source of policy guidance.

Other Documents/Information

- 6.7 The Annual Monitoring Report (AMR) 2010 provides a statement on the 5 year supply of housing land based on RSS figures, to 31 March 2010. It indicates that the total

supply of dwellings under construction and deliverable permissions (discounted by 10% slippage allowance) to be 462. When compared to the RSS annual provision requirement of 161 units, this figure equates to 2.2 years supply.

- 6.8 In a report to the Council's Planning and Development Committee at its meeting on 20 May 2010, an update was provided on housing land supply to 4 November 2010. This showed a total supply of 532 units, equating to a 2.9 years' supply based on RSS provision levels.

7. PLANNING ASSESSMENT

- 7.1 Having regard to relevant policy, the main issues for consideration in this case are:

- the principle;
- location;
- building character;
- conversion scheme;
- landscape impact;
- highways and access;
- neighbour amenity; and
- implications on housing under-supply.

- 7.2 Each of these issues is addressed in turn below.

Principle

- 7.3 The residential use (Use Class C3) of the property has already been established through the grant of planning permission 3/2006/0001, albeit restricted by the terms of Condition 16. Furthermore, that restriction has already been removed in respect of the unit High Laithe through the grant of planning permission 3/2010/0790. The proposal requires no physical alterations to the property or its environs. Indeed, the property has all the facilities and space required for day to day living, whether it is used as a holiday cottage or as a permanent dwelling.

- 7.4 The provisions of Local Plan Policy H23 allows for the removal of holiday let conditions where the proposal conforms to the normal development control policies of the Plan. Policies G5, H2, H15, H16 and H17 are, in particular, cited. Criteria derived from each of these policies are considered in the following sub-sections.
- 7.5 It should be noted that the Council has recently given consent for holiday let conditions to be removed from a number of other properties. Indeed, planning permission 3/2010/0790 was granted to remove the holiday occupancy restriction on the unit High Laithe and to allow its use as permanent residential accommodation. The Planning Officer in assessing that proposal reported:

"In practice, what we presently have, is an established built development with a restricted class of residential use. In many ways, there is little difference between this being a form of conversion, and the proposal can be treated as tantamount to a conversion.

Saved policy H2 of the Local Plan allows for the conversion of buildings to dwellings in the open countryside subject to certain criteria. Policies H15, H16 and H17 provide more detailed criteria. The explanatory text to Policy H17 says that 'the conversion of appropriate buildings within settlements or which form part of already defined groups is acceptable'. This (now converted) barn is approximately 40m away from the farmhouse of Brockthorne Farm, with which it was once functionally associated. Between the farmhouse and the building to which this application relates, permission has also recently been granted for the conversion of another barn into one dwelling (with unrestricted occupancy) and two holiday lets (3/2010/0693/P). Overall, I therefore consider High Laithe Barn to form part of the established group of buildings at Brockthorne Farm. As such, if it had not already been converted, its conversion into a dwelling with unrestricted occupancy would now be acceptable in principle and in accordance with the currently applicable policies and guidance."

Location

- 7.6 The building is located in a rural area. However, neither Local Plan policy nor the precedent of other cases indicates this to be a bar for the conversion of an existing

building to permanent residential accommodation. Rather, policy allows for such conversion, subject to consideration of various criteria. The building is acknowledged to stand within a group of buildings. The proposed use of the property would result in no additional expenditure by public authorities or utility undertakes on the provision of infrastructure or other services. It should also be noted that regular service buses run along the B6478 between Slaidburn and Settle.

Building Character

- 7.7 The building is of traditional character and appearance and is worthy of retention as a heritage asset. No physical alterations are proposed to the building and, thus, it would retain its present character and appearance.

Conversion Scheme

- 7.8 The building has already been converted to a residential use without harm to its traditional character and appearance. No further physical alterations are proposed. The building has been maintained to a high standard and is structurally sound.

Landscape Impact

- 7.9 The proposal involves no physical alterations to the building, its curtilage, or its environs. Its use for permanent accommodation would result in no change to or damaging affects on the landscape qualities of the area and the natural beauty of the AONB.

Highways and Access

- 7.10 The property would continue to use the existing access to the B6478. The proposal would not generate a significant change in the nature of the use of the building and, as such, there are not considered to be any highway safety or access concerns.

Neighbour Amenity

- 7.11 The proposal would not result in any significant change in the nature of the usage of the property, both the current and proposed uses falling within Use Class C3.

Implications of Housing Under-Supply

- 7.12 There is a national policy requirement for local authorities to maintain a continuing five year supply of housing. There is an undoubted severe under-supply of housing land within the Borough, measured against the RSS provision level. As such, there is an added presumption in favour of the application. The Planning Officer in assessing the (approved) proposal to remove the holiday occupancy restriction on the unit High Laithe and to allow its use as permanent residential accommodation reported:

"Now that the Council is in a situation where a five year housing land supply cannot be identified, residential development should be favourably considered taking account of the requirements of PPS3 and the relevant saved policies of the Local Plan."

- 7.13 The Local Plan policies have been assessed above. With regard to the considerations set out in PPS3, the suitability of the site's location has already been considered; the proposal would result in the provision of high-quality housing; and the proposal makes effective use of an existing building, thus utilising brownfield land. In short, the proposal would add to the supply of housing without having an impact on the environment, as the building already exists and is converted. It also provides a dwelling on a site that is previously developed, thereby offsetting the need to develop a greenfield site.

8. CONCLUSION

- 8.1 The removal of the condition, as proposed, would allow for the use of one of the holiday cottages (The Owls) at High Laithe Barn for permanent residential accommodation in addition to the other unit (High Laithe) for which planning permission has already been granted. This proposal has been shown to be in full compliance with criteria set out in Local Plan policies relating to the conversion of rural buildings to dwellings. The permanent residential accommodation would assist in the delivery of housing to meet the Borough's housing provision levels and in a manner compliant with all relevant planning policies.
- 8.2 For the reasons set out in this statement, the Council is respectfully invited to approve the application for removal of Condition 16 of planning permission 3/2006/0001.

APPENDICES

Appendix 1 – Planning permission notice 3/2006/0001

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: 3/2006/0001

DECISION DATE: 01 March 2006

DATE RECEIVED: 05/01/2006

APPLICANT:

Mr B Sutcliffe
Brockthorne Farm
Tosside
Lancs
BD23 2SX

AGENT:

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

DEVELOPMENT PROPOSED: Conversion of barn to 2no. holiday cottages, including new 800mm high dry-stone wall to frontage.

AT: Brockthorne Farm Tosside 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 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. 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 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 Policies G1 and ENV1 of the Ribble Valley Districtwide Local Plan.

3. Notwithstanding the provisions of the Town and Country Planning General Permitted Development Order 1995 (or any order revoking or re-enacting that Order) any future extensions, external alterations to the dwelling including any development within the curtilage as defined in Schedule 2 Part 1 Classes A to H shall not be carried out without the formal consent of the Local Planning Authority.

Reason: In order that the Local Planning Authority shall retain effective control over the development to ensure compliance with Policies G1 and H18 of the Ribble Valley Districtwide Local Plan.

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4. Notwithstanding the provisions of the Town and Country Planning General Permitted Development Order 1995 (or any Order revoking or re-enacting that Order) any future additional structures, hard standing or fences as defined in Schedule 2 Part I Classes E, F and G, and Part II Class A, shall not be carried out without the formal consent of the Local Planning Authority.

Reason: In order that the Local Planning Authority shall retain effective control over the development to ensure compliance with Policies G1 and H18 of the Ribble Valley Districtwide Local Plan

5. No works can begin until a survey has been conducted by a person, the identity of whom has been previously agreed in writing by the English Nature Species Protection Officer and the Local Planning Authority, to investigate whether the barn is utilised by bats or any other protected species, and the survey results passed to English Nature and the Local Planning Authority.

If such use is established, a scheme for the protection of the species/habitat shall be submitted to and agreed in writing by English Nature and the Local Planning Authority before any work commences on site.

Reasons: To comply with Policies G1, ENV7 and H16 of the Ribble Valley Districtwide Local Plan ensuring that no species/habitat protected by the Wildlife and Countryside Act 1981 are destroyed.

6. All the external works of the development hereby permitted shall be completed before the expiration of three years from the date of this permission.

Reasons: In order that the Local Planning Authority retains effective control over the development and to ensure that there is no significant deterioration in the condition of the building contrary to Policies G1 and H16 of the Ribble Valley Districtwide Local Plan

7. All doors and windows shall be in timber and retained as such in perpetuity.

Reason: To comply with Policies G1, H16 and H17 of the Ribble Valley Districtwide Local Plan to ensure a satisfactory standard of appearance in the interests of visual amenity.

8. All new and replacement door and window head and sills shall be natural stone to match existing.

Reason: To comply with Policies G1, H16 and H17 of the Ribble Valley Districtwide Local Plan to ensure a satisfactory standard of appearance in the interests of visual amenity

9. Notwithstanding the details shown upon the approved plans, the proposed Velux roof lights shall be of the Conservation Type, recessed with a flush fitting, details of which shall be further submitted to and approved by the Local Planning Authority before development commences upon the site.

REASON: In the interests of visual amenity in order to retain the character of the barn and to comply with Policies G1, H16 and H17 of the Ribble Valley Districtwide Local Plan.

10. The existing boarded cart entry barn doors on the east and west-facing elevations, shown on approved plan drawing TRI-0088, shall be retained and retained as such in perpetuity.

Reason: In order to maintain the agricultural appearance of the building, and comply with Policies G1, H16 and H17 of the Ribble Valley Districtwide Local Plan to ensure a satisfactory standard of appearance in the interests of visual amenity.

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- 11 The outline of the doorways in the south facing elevation of the barn, shown on the approved plan drawing TRI-0088, shall be retained as such in perpetuity, and in order to create the windows shown on the approved plans, the openings must be blocked up in stone to match the existing barn, and a timber framed window inserted.

Reason: In order to maintain the historic character and appearance of the barn, and to comply with Policies G1, H16 and H17 of the Ribble Valley Districtwide Local Plan to ensure a satisfactory standard of appearance in the interests of visual amenity.

- 12 The proposed access from the site onto the B6478, shown on the approved plan drawing TRI-0088b, shall be constructed to a (minimum) width of 6m between the realigned boundary wall and existing wall, and this width shall be maintained for a minimum distance of 10m measured back from the nearside edge of the carriageway.

Reason: To comply with Policy G1 of the Ribble Valley Districtwide Local Plan and to enable vehicles to enter and leave the premises in a safe manner without causing a hazard to other road users.

- 13 Before the development hereby permitted becomes operative, the new dry stone wall on the highway frontage of the site facing onto the B6478, shown on drawing TRI-0088b, shall be erected and be permanently maintained henceforth at a height not greater than 0.8m above the crown level of the carriageway of the B6478.

Reason: To comply with Policy G1 of the Ribble Valley Districtwide Local Plan and to ensure adequate visibility for the drivers of vehicles entering and leaving the site.

- 14 The existing access to the field to the north of the site shall be physically and permanently closed and remain so in perpetuity.

Reason: To comply with Policy G1 of the Ribble Valley Districtwide Local Plan and to limit the number of access points to, and to maintain the proper construction of the highway.

- 15 No part of the development, hereby approved, shall be occupied until the approved schemes referred to in Conditions 12, 13 and 14 have been constructed and completed in accordance with the scheme details.

Reason: To comply with Policies G1 and T1 of the Ribble Valley Districtwide Local Plan and in the interests of highway safety.

- 16 The units of accommodation shall not be let to or occupied by any one person or group of persons for a continuous period of longer than 3 months in any one year and in any event shall not be used as a permanent accommodation. A register of such lettings shall be kept and made available to the Local Planning Authority to inspect on an annual basis.

Reason: In order to comply with Policies G1, G5, ENV1, EMP12, RT1 and RT3 of the Ribble Valley Districtwide Local Plan. The building is located in an area where the Local Planning Authority would not normally be minded to grant the use of building for a permanent residential accommodation.

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DECISION DATE: 01/03/2006

17. The development hereby permitted shall not be commenced until details of the landscaping of the site, including wherever possible the retention of existing trees, have been submitted to, and approved in writing by, the Local Planning Authority. The scheme shall indicate, as appropriate, the types and numbers of trees and shrubs, their distribution on site, those areas to be seeded, turfed, paved or hard landscaped, including details of any changes of level or landform and the types and details of all fencing and screening.

The approved landscaping scheme shall be implemented in the first planting season following occupation or use of the development, whether in whole or part and shall be maintained thereafter for a period of not less than 5 years to the satisfaction of the Local Planning Authority. This maintenance shall include the replacement of any tree or shrub, which is removed, or dies, or is seriously damaged, or becomes seriously diseased, by a species of similar size to those originally planted.

Reason: In the interests of the amenity of the area and to comply with Policy G1 of the Ribble Valley Districtwide Local Plan.

18. No work shall take place on the site until the applicant, or their agent or successors in title, has secured the making of a detailed record of the building. This must be carried out by a professionally qualified archaeological/building recording consultant or organisation in accordance with a written scheme of investigation, which shall first have been submitted to and agreed in writing by the Local Planning Authority.

Reason: To ensure and safeguard the recording and inspection of matters of archaeological/historical importance associated with the building in accordance with Policies G1, ENV14 and ENV15 of the Ribble Valley Districtwide Local Plan.

19. This permission shall be implemented in accordance with the proposal as amended by letter and plan received on the 14th of February 2006.

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

Relevant planning policy

Policy ENV1 - Area of Outstanding Natural Beauty
Policy G1 - Development Control
Policy G5 - Settlement Strategy
Policy H15 - Building Conversions - Location
Policy H16 - Building Conversions - Building to be Converted
Policy H17 - Building Conversions - Design Matters
Policy RI3 - Conversion of Buildings to Tourism Related Uses

Summary of reasons for approval

The proposal represents an appropriate form of development and given its design, size and location would not result in visual detriment to the surrounding countryside, nor would its use have an adverse impact on 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 applicant's attention is drawn to the consultation response received from the County Archaeological Service, a copy of which is attached to the decision notice. With regard to condition 17 above, the developer should contact Mr P D Iles, Lancashire Archaeology Service, Lancashire County Council, Environment Directorate, Guild House, PO Box 9, Cross Street, Preston PR1 8RD. Telephone number 01772 261551. Fax 01772 264201

4.

Under the terms of the Water Resources Act 1991, the prior written consent of the Agency is normally required for any discharge of sewage or trade effluent into controlled waters, and may be required for any discharge of surface water to such controlled waters or for any discharge of sewage or trade effluent from buildings or fixed plant into or onto ground or into waters which are not controlled waters. Such consent may be withheld. (Controlled waters include rivers, streams, groundwater, reservoirs, estuaries and coastal waters).

The foul drainage system should be sited so as not to cause pollution of any watercourse, well, borehole, spring or groundwater

Establishments of this nature can cause problems when connected to a septic tank. The applicant would be advised to consider the use of a package sewage treatment plant for preference

All downspouts should be sealed directly into the ground ensuring the only open grids present around each dwelling are connected to the foul sewerage systems.

Stewart Bailey

STEWART BAILEY
DIRECTOR OF DEVELOPMENT SERVICES