

RIBBLE VALLEY BOROUGH COUNCIL

Department of Development

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Town and Country Planning Act 1990

PLANNING PERMISSION

APPLICATION NO: 3/2011/0506

DECISION DATE: 11 November 2011

DATE RECEIVED: 27/06/2011

APPLICANT:

Mr & Mrs Cowking
Mill Farm
Mill Lane
Waddington
Lancs
BB7 3JJ

AGENT:

Sunderland Peacock & Associates Ltd
Hazelmere
Pimlico Road
Clitheroe
Lancs
BB7 2AG

DEVELOPMENT PROPOSED: Proposed demolition of existing residential outbuilding. Construction of replacement outbuilding to create two self-contained holiday cottages and a work from home office. Associated external works. Design amendments to approved scheme no. 3/2009/0062P.

AT: Mill Farm Mill Lane Waddington Lancashire BB7 3JJ

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 relate to the proposal as shown on drawing numbers 3888-1-02A, 03A and 04A.

REASON: For the avoidance of doubt and to ensure that the development is carried out in accordance with the submitted plans.

3. The land to the north of the building hereby permitted that is edged blue on drawing number 3888-1-04A shall not at any time be used as curtilage for the two approved units of holiday accommodation.

REASON: For the avoidance of doubt and because the use of agricultural land for this purpose would be detrimental to the appearance of the locality contrary to Policies G1, ENV1 and H12 of the Ribble Valley Districtwide Local Plan.

P.T.O.

4. The units of holiday accommodation shall not be let to or occupied by any one person or groups 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 and ENV1 of the Ribble Valley Districtwide Local Plan. This 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.

5. Prior to the first use of either of the holiday lets hereby permitted, two parking spaces for each unit shall have been formed in accordance with the details shown on drawing number 3888-1-02A. Thereafter, these spaces shall all be permanently retained clear of any obstruction to their designated use.

REASON: In the interests of highway safety and to comply with Policy G1 of the Ribble Valley Districtwide Local Plan.

6. Prior to the first use of either of the holiday let units hereby permitted, a replacement sewerage treatment plant shall have been provided in the position shown on drawing number 3888-1-03A and in accordance with the technical specifications submitted with the application.

REASON: To ensure the satisfactory provision of sewerage/drainage facilities in the interests of the amenities of the locality and to comply with Policy G1 of the Ribble Valley Districtwide Local Plan.

Relevant planning policy

Policy G1 - Development Control.
Policy ENV1 - Area of Outstanding Natural Beauty.
Policy RT1 - General Recreation and Tourism Policy.

SUMMARY OF REASONS FOR APPROVAL

The proposal would not have any seriously detrimental effects upon visual amenity, the amenities of nearby residents or 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.



JOHN HEAP
DIRECTOR OF COMMUNITY SERVICES