

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: 3/2011/0678

DECISION DATE: 11 October 2011

DATE RECEIVED: 25/08/2011

APPLICANT:

Mr A Jarvis
Cragg House Farm
Chipping
Lancs
PR3 2NQ

AGENT:

J Hadfield Engineering/Surveying
Springs House
Chipping
Preston
Lancs
PR3 2GQ

DEVELOPMENT PROPOSED: Extension to existing muck store to provide fodder storage and replacement of existing cattle housing building.

AT: Cragg House Farm Chipping Lancashire PR3 2NQ

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 permission shall relate to the development as shown on Plan Reference No's 230/101, 230/201, 230/202, 230/203 and 230/205.

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

3. Unless otherwise agreed in writing with the Local Planning Authority, the actions, methods and timings included in the mitigation notes attached to the protected species survey dated 29th of November 2010 shall be adhered to. In the event that any bats are found or disturbed during any part of the development, work shall cease until further advice has been sought from a licensed ecologist.

Reason: To comply with Policies G1 and ENV7 of the Ribble Valley Districtwide Local Plan ensuring that no species/habitat protected by the Wildlife and Countryside Act 1981 are destroyed, and to ensure that there are no adverse effects on the favourable status of a bat population before and during the development.

P.T.O.

Relevant planning policy

Policy G1 - Development Control
Policy G5 - Settlement Strategy
Policy ENV1 - Area of Outstanding Natural Beauty
Policy ENV7 - Species Protection
SPG - Agricultural Buildings and Roads

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.

JOHN HEAP
DIRECTOR OF COMMUNITY SERVICES