

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: 3/2011/0687

DECISION DATE: 11 November 2011

DATE RECEIVED: 07/09/2011

APPLICANT:

Mr M O F Hanson
Victoria Street
Clayton-le-Dale
Lancs
BB5 5HH

AGENT:

Planning & Development Network
Stanley House
Lowergate
Clitheroe
Lancs
BB7 1AD

DEVELOPMENT PROPOSED: Proposed change of use from storage, maintenance and servicing of vintage vehicles to the internal storage of up to 60 caravans.

AT: Chew Mill Farm Elker Lane Billington Lancashire BB7 9HZ

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. The business shall be operated using an appointment system such that caravans are only delivered to or removed from the building at a pre-arranged appointed time. At least one member of staff shall be present at the building during all deliveries or removal of caravans.

REASON: To ensure that no caravans are required to wait on the adjoining highway or be left outside the building in the interests of highway safety and visual amenity and to comply with Policies G1, ENV3 and EMP9 of the Ribble Valley Districtwide Local Plan.

3. Caravans shall only be delivered to or removed from the building between the hours of 0900 and 1800 on any day.

REASON: In the interest of the amenities of nearby residents and to comply with Policy G1 of the Ribble Valley Districtwide Local Plan.

4. There shall be no outside storage of caravans.

REASON: In the interests of visual amenity and to comply with Policies G1, ENV3 and EMP9 of the Ribble Valley Districtwide Local Plan.

P.T.O.

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Relevant planning policy

Policy G1 - Development Control.
Policy G5 - Settlement Strategy.
Policy ENV3 - Development in Open Countryside.
Policy EMP9 - Conversions for Employment Uses.

SUMMARY OF REASONS FOR APPROVAL

The proposal represents an appropriate use for this former agricultural building that 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