

RIBBLE VALLEY BOROUGH COUNCIL

Department of Development

Council Offices, Church Walk, Clitheroe, Lancashire, BB7 2RA

Telephone: 01200 425111 Fax: 01200 414488

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Town and Country Planning Act 1990

PLANNING PERMISSION

APPLICATION NO: 3/2012/0026

DECISION DATE: 06 March 2012

DATE RECEIVED: 10/01/2012

APPLICANT:

Mr Brett Morgan
Hapton Hall Farm
Lyndale Road
Hapton
Burnley
Lancs
BB11 5RD

AGENT:

Julia Pye Planning
Hill Crest Farm
Startifants Lane
Chipping
Lancs
PR3 2NP

DEVELOPMENT PROPOSED: Proposed new wooden building to provide meeting room and undercover facilities for Stonyhurst Shoot.

AT: Land adjacent to Foxfields Farm Stonyhurst Clitheroe 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. This permission shall be implemented in accordance with the proposal as amended by plans received on the 22nd of January 2012, Drawing No. RH/320120026/01 in relation to the location plan and Drawing No. JP/BM/3419/a in relation to the proposed floor plan, elevations and site plan and also Drawing Nos. RH/320120026/02 in relation to the tree survey and RH/320120026/03 in relation to the existing parking areas.

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

3. Notwithstanding the specification of materials to be used in the construction of the building as per the details of the application form and Drawing No. JP/BM/3419/a the walls of the building shall be constructed of stained timber lap boarding with wooden shingle roof.

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 ENV3 of the Ribble Valley Districtwide Local Plan ensuring a satisfactory standard of appearance given the location of the building within an area of Open Countryside.

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4. During the building works no excavations or changes in ground levels shall take place and no building materials/spoil/soil/rubble shall be stored or redistributed within the protection zone, in addition no permeable surfacing shall be constructed within the protection zone.

No tree surgery or pruning shall be implemented without prior written consent, which will only be granted when the local authority is satisfied that it is necessary, will be in accordance with BS3998 for tree work and carried out by an approved arboricultural contractor.

Reason: In order to comply with policies G1 and ENV13 of the Ribble Valley Districtwide Local Plan to ensure that any trees affected by development and are considered to be of visual amenity, historic or botanical value are afforded maximum physical protection from the adverse affects of development.

Relevant planning policy

Policy G1 - Development Control

Policy ENV3 - Development in Open Countryside

Summary of reasons for approval

The proposal has no significant detrimental impact on nearby residential amenity, nor would it have an adverse visual impact or be to the detriment of 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