

# 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:** 3/2012/0958

**DECISION DATE:** 23 May 2013

**DATE RECEIVED:** 31/10/2012

### **APPLICANT:**

Mr Tony Smith  
Byre Barn  
Edisford Bridge  
Clitheroe  
BB7 3LJ

### **AGENT:**

**DEVELOPMENT PROPOSED:** Approval required under part 3 Class E of the Planning (General Permitted Development) Order 1995 to use the existing commercial units for a range of uses. The units to be used primarily for office use but with the option to change to retail/health studio etc. without applying for future approval.

**AT:** 1-7 Shawbridge Sawmill off Taylor Street Clitheroe BB7 1LY

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 authorises the use of the building for purposes within Classes A1 Shops; A2 Financial and Professional Services; D1 Non-residential Institutions and D2 Assembly and Leisure of the Town and Country Planning (Use Classes) Order 1987 (as amended 2013). Prior to the first use of any individual unit for any new use within these specified classes, precise details of the proposed user/use shall be submitted in writing to the Local Planning Authority. The Local Planning Authority shall then, within a period of 14 days, confirm in writing to the applicant its agreement or otherwise to the stated use/user.

Reason: In order to ensure that the uses of the building would not have any seriously detrimental effects upon the amenities of nearby residents or highway safety in order to comply with Policy G1 of the Ribble Valley Districtwide Local Plan and Policy DMG1 of the Core Strategy 2008 - 2028- A Local Plan for Ribble Valley Regulation 22 Submission Draft.

### Relevant planning policy

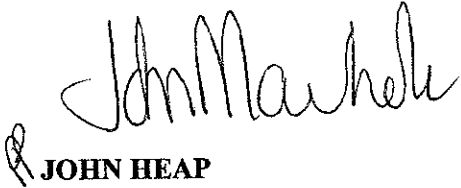
Ribble Valley Districtwide Local Plan  
Policy G1 - Development Control.

Core Strategy Regulation 22 Submission Draft  
Policy DMG1 - General Considerations.

Subject to the conditions imposed on this permission, the proposal would not have any 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**