

RIBBLE VALLEY BOROUGH COUNCIL

Department of Development

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Town and Country Planning Act 1990

PLANNING PERMISSION

APPLICATION NO: 3/2012/1112

DECISION DATE: 13 March 2013

DATE RECEIVED: 14/01/2013

APPLICANT:

Mrs K Stott
Clark House Farm
Old hive Lane
Preston
Lancs
PR3 2GQ

AGENT:

Armistead Barnett
Market Place
Garstang
Peston
Lancs
PR3 1ZA

DEVELOPMENT PROPOSED: Application to remove condition no.7 (reference to S.106 agreement within planning permission 3/1997/0641P) to allow the property, Clark House Farm, to be used as residential dwelling.

AT: Clark House Farm Old Hive Lane Preston Lancashire PR3 2GQ

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.

Relevant planning policy

Policy G1 - Development Control

Policy H2 - Dwellings in the Open Countryside

Policy H6 - Removal of Occupancy Conditions.

Policy ENV1 - Area of Outstanding Natural Beauty

Core Strategy 2008/2028 - A Local Plan for Ribble Valley Regulation 22 Submission Draft.

Policy DMG1 - General Considerations.

Summary of reasons for approval

On the basis of the information submitted, the Council is satisfied that there is no requirement for a second dwelling on the holding. The applicants have advertised the property at an agreed price, and the Council are satisfied that the marketing campaign has demonstrated that there is no need for this dwelling in the area.

The Local Planning Authority operates a pre-planning application advice service which applicants are encouraged to use. This was used in this case, and the Local Planning Authority has endeavoured to work proactively and positively to resolve issues and considered the imposition of appropriate conditions and amendments to the application to deliver a sustainable form of development.

Note(s)

1. For rights of appeal in respect of any condition(s)/or reason(s) attached to the permission see the attached notes.

P.T.O.

**RIBBLE VALLEY BOROUGH COUNCIL
PLANNING PERMISSION CONTINUED**

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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.