

RIBBLE VALLEY BOROUGH COUNCIL

Department of Development

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Town and Country Planning Act 1990

PLANNING PERMISSION

APPLICATION NO: 3/2013/0096

DECISION DATE: 20 May 2013

DATE RECEIVED: 27/03/2013

APPLICANT:

Stonyhurst College Estate
Stonyhurst College
Hurst Green
Lancs
BB7 2PZ

AGENT:

Carter Jonas
Regent House
13-15 Albert Street
Harrogate
HG1 1JX

DEVELOPMENT Conversion of barn to be used as open market residential accommodation.
PROPOSED:

AT: Horrocks Barn Horrocks Farm Stonyhurst 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. All the external works of the development hereby permitted shall be completed before the expiration of three years from the date of this permission.

Reasons: In order that the Local Planning Authority retains effective control over the development and to ensure that there is no significant deterioration in the condition of the building contrary to Policies G1 and H16 of the Ribble Valley Districtwide Local Plan, Policies DMG1, DMH3 and DMH4 of the Core Strategy (Regulation 22 Submission Draft).

3. The permission shall relate to the development as proposed (and approved) in connection with application 3/2001/0542/P (9935/A and 9935/G) and the plan that details the revised access arrangements.

Reason: For the avoidance of doubt since the proposal was the subject of agreed amendments.

4. There shall be no vehicular access at any time between Horrocks Barn and the classified road past Horrocks Farmhouse and to this end a new boundary wall shall be constructed in the location shown on the amended access plan and thereafter retained in perpetuity.

All vehicular access for construction traffic and residential traffic shall be along the route edged yellow on the permitted plan entitled 'new access arrangements' dated November 2001, which shall be surfaced in permanent pavement materials prior to occupation of the dwelling.

Reason: In the interests of highway safety in accordance with Policy G1 of the Ribble Valley Districtwide Local Plan, and Policy DMG1 of the Core Strategy (Regulation 22 Submission Draft).

5. The boundary wall referred to in Condition 3 shall include a suitable access point for users of the existing public right of way (Footpath 10 in the Parish of Aughton, Bailey & Chaigley) to enable them to pass through the site. Details of this element shall be submitted to and approved in writing by the Local Planning Authority prior to the erection of the wall.

Reason: In the interests of maintaining an existing Public Right of Way in accordance with Policies G1 and RT19 of the Ribble Valley Districtwide Local Plan, and Policies DMG1 and DMB5 of the Core Strategy (Regulation 22 Submission Draft).

6. The proposed access from the site to the classified road shall be constructed to a minimum of 6m and this width shall be maintained for a minimum distance of 10m measured back from the nearside edge of the carriageway.

Reason: In the interests of highway safety in accordance with Policy G1 of the Ribble Valley Districtwide Local Plan, and Policy DMG1 of the Core Strategy (Regulation 22 Submission Draft).

7. The exact location of the access shall be agreed in writing with the Local Planning Authority in consultation with the Highway Authority before any construction work commences.

Reason: In the interests of highway safety in accordance with Policy G1 of the Ribble Valley Districtwide Local Plan, and Policy DMG1 of the Core Strategy (Regulation 22 Submission Draft).

8. No work shall take place on the site until the applicant, or their agent or successors in title, has secured the implementation of a programme of building recording and analysis. This must be carried out in accordance with a written scheme of investigation which shall first have been submitted to and agreed in writing by the Local Planning Authority.

Reason: To ensure and safeguard the recording and inspection of matters of archaeological/historical importance associated with the building in accordance with Policy G1 of the Ribble Valley Districtwide Local Plan, Policy DMG1 and Key Statement EN5 of the Core Strategy (Regulation 22 Submission Draft).

9. Notwithstanding the provisions of the Town and Country Planning General Permitted Development Order 1995 (or any order revoking or re-enacting that Order) any future extensions, external alterations to the dwelling, future additional structures, hard standings or fences, including any development within the curtilage as defined in Schedule 2 Part 1 Classes A to H, and Part II Class A, shall not be carried out without the formal consent of the Local Planning Authority.

Reason: In order that the Local Planning Authority shall retain effective control over the development to ensure compliance with Policies G1 and H17 of the Ribble Valley Districtwide Local Plan, and Policies DMG1, DMH3 and DMH4 of the Core Strategy (Regulation 22 Submission Draft).

10. Unless otherwise agreed in writing with the Local Planning Authority the development shall be carried out in strict accordance with the recommendations of the bat survey and report submitted with the application dated 27 March 2013.

Reason: To comply with Policies G1 and ENV7 of the Ribble Valley Districtwide Local Plan, Policies DMG1 and DME3 and Key Statement EN5 of the Core Strategy (Regulation 22 Submission Draft), to ensure that no species/habitat protected by the Wildlife and Countryside Act 1981 are destroyed.

11. Prior to the commencement of development an inspection regime to operate during the construction process should be agreed in writing with the Local Planning Authority.

Reason: In order to ensure the continued structural integrity of the building to meet the requirements of Policies G1 and H16 of the Ribble Valley Districtwide Local Plan, Policies DMG1, DMH3 and DMH4 of the Core Strategy (Regulation 22 Submission Draft).

12. All doors and windows shall be in timber and retained as such in perpetuity.

Reason: To comply with Policies G1, H16 and H17 of the Ribble Valley Districtwide Local Plan, and Policies DMG1, DMH3 and DMH4 of the Core Strategy (Regulation 22 Submission Draft), to ensure a satisfactory standard of appearance in the interests of visual amenity.

13. All new and replacement door and window head and sills shall be natural stone to match existing.

To comply with Policies G1, H16 and H17 of the Ribble Valley Districtwide Local Plan, and Policies DMG1, DMH3 and DMH4 of the Core Strategy (Regulation 22 Submission Draft), to ensure a satisfactory standard of appearance in the interests of visual amenity.

14. All new and replacement gutters shall be cast iron or aluminium supported on 'drive in' galvanised gutter brackets.

To comply with Policies G1, H16 and H17 of the Ribble Valley Districtwide Local Plan, and Policies DMG1, DMH3 and DMH4 of the Core Strategy (Regulation 22 Submission Draft), to ensure a satisfactory standard of appearance in the interests of visual amenity.

15. No development approved by this permission shall be commenced until a scheme for the disposal of foul and surface waters has been approved by the Local Planning Authority. Such a scheme shall be constructed and completed in accordance with the approved plans.

Reason: To ensure a satisfactory means of drainage in accordance with Policy G1 of the Ribble Valley Districtwide Local Plan and Policy DMG1 of the Core Strategy (Regulation 22 Submission Draft).

16. This permission shall relate to the proposed conversion in accordance with the structural survey submitted as part of the planning application (dated March 2013). Any deviation from the survey may need to be the subject of a further planning application.

Reason: To comply with Policies G1 and H16 of the Ribble Valley Districtwide Local Plan, and Policies DMG1, DMH3 and DMH4 of the Core Strategy (Regulation 22 Submission Draft), since the application is for the conversion of the building only.

Relevant planning policy

NPPF.

Policy G1 - Development Control.

Policy ENV1 - Area of Outstanding Natural Beauty.

Policy ENV7 - Species Protection.

Policy H2 - Dwellings in the Open Countryside.

Policy H15 - Building Conversions - Location.

Policy H16 - Building Conversions - Building to be Converted.

Policy H17 - Building Conversions - Design Matters.

Policy RT19 - Development which Prejudices Footpaths.

Policy DMG1 of the Core Strategy (Regulation 22 Submission Draft).

Policy DME2 of the Core Strategy (Regulation 22 Submission Draft).

Policy DME3 of the Core Strategy (Regulation 22 Submission Draft).

Policy DME4 of the Core Strategy (Regulation 22 Submission Draft).

Policy DMH3 of the Core Strategy (Regulation 22 Submission Draft).

Policy DMH4 of the Core Strategy (Regulation 22 Submission Draft).

Policy DMB5 of the Core Strategy (Regulation 22 Submission Draft).

Key Statement EN2 of the Core Strategy (Regulation 22 Submission Draft).

Key Statement EN4 of the Core Strategy (Regulation 22 Submission Draft).

Key Statement EN5 of the Core Strategy (Regulation 22 Submission Draft).

Wildlife & Countryside Act 1981 as amended.

Conservation [Natural Habitats & c.] Regulations 1994.

Summary of reasons for approval

The proposal represents an appropriate form of development and given its design and location would not result in visual detriment to the surrounding countryside, harm to the character of the building and nor would its use have an adverse impact on highway safety.

The Local Planning Authority operates a pre-planning application advice service which applicants are encouraged to use. Discussions were held prior to the application being dealt with 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.
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.
3. Ribble Valley BC imposes a charge to the developer to cover the administration, and delivery costs in providing wheeled bins to each household within a new build property or conversion. Details of current charges are available from the RVBC Contact Centre on 01200 425111.
4. The grant of planning permission does not entitle a developer to obstruct a right of way and any proposed stopping-up or diversion of a right of way should be the subject of an Order under the appropriate Act. Footpath 10 in the parish of Aighton, Bailey & Chaigley runs through the site.

RIBBLE VALLEY BOROUGH COUNCIL
PLANNING PERMISSION CONTINUED

APPLICATION NO. 3/2013/0096

DECISION DATE: 20/05/2013

A handwritten signature in black ink, appearing to read 'John Heap', is written over the printed name.

JOHN HEAP
DIRECTOR OF COMMUNITY SERVICES