

RIBBLE VALLEY BOROUGH COUNCIL

Department of Development

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Town and Country Planning Act 1990

PLANNING PERMISSION

APPLICATION NO: 3/2013/0220

DECISION DATE: 24 May 2013

DATE RECEIVED: 28/02/2013

APPLICANT:

Mr M Unsworth
1 Caistor Avenue
Whitefield
Manchester
Lancs
M45 6EL

AGENT:

John Pallister FRICS
The Coachhouse
28 Duck Street
CLITHEROE
Lancs
BB7 1LP

DEVELOPMENT PROPOSED: Proposed erection of a new agricultural building, creation of track along boundary of land to building from existing access gate. Re-submission of application 3/2012/0716.

AT: Land off Trapp Lane Simonstone Lancashire BB12 7QW

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 building hereby permitted, and any ancillary works and structures shall be removed on or before 31 May 2015 and the site restored to its former condition to the full satisfaction of the Local Planning Authority unless a renewal of this planning permission has been granted by the Authority.

Reason: This temporary permission has been granted in consideration of specific circumstances (namely the applicant's intention to establish an agricultural enterprise on the land and the need for a secure building for the storage of equipment and vehicles required for the necessary ground improvement works) and retention of the building on a permanent basis without an agricultural justification having been established would be detrimental to the appearance and character of the locality contrary to Policies G1, G5 and ENV3 of the Ribble Valley Districtwide Local Plan and Policies DMG1 and DME2 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.

Policy G5 - Settlement Strategy.

Policy ENV3 - Development in Open Countryside.

Core Strategy 2008 to 2018 A Local Plan for Ribble Valley Regulation 22 Submission Draft

Policy DMG1 - General Considerations.

Policy DMG2 - Strategic Considerations.

Policy DME2 - Landscape and Townscape Protection.

National Planning Policy Framework (NPPF).

Summary of Reasons for Approval

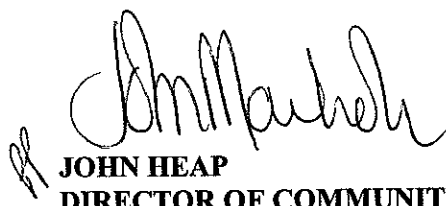
The proposed building, for which permission has been granted for a temporary period, would not have any detrimental effects upon visual amenity, the amenities of any nearby residents or highway safety.

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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

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

JOHN HEAP
DIRECTOR OF COMMUNITY SERVICES