

RIBBLE VALLEY BOROUGH COUNCIL

Department of Development

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Town and Country Planning Act 1990

PLANNING PERMISSION

APPLICATION NO: 3/2013/0333

DECISION DATE: 7 October 2013

DATE RECEIVED: 10/06/2013

APPLICANT:

Mr & Mrs G Church
Brook Farm
Longsight Road
Clayton-le-Dale
Lancs
BB1 0EX

AGENT:

The Fowler Partnership
Brook Lodge
Clitheroe Road
Waddington
Lancs
BB7 3HN

DEVELOPMENT PROPOSED: Proposed change of use of 4 no. holiday apartments to 2 no. residential dwellings and the addition of 1 no. four bed dwelling with detached double garage.

AT: Brook Farm Longsight Road Clayton-le-Dale Lancashire BB1 0EX

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. Precise specifications or samples of walling and roofing materials and details of any surface materials to be used including their colour and texture shall have been submitted to and approved by the Local Planning Authority before their use in the proposed works.

Reason: In order that the Local Planning Authority may ensure that the materials to be used are appropriate to the locality in accordance with Policy G1 of the Ribble Valley Districtwide Local Plan and policy DMG1 of the Ribble Valley Core Strategy (Regulation 22 Submission Draft) ensuring a satisfactory standard of appearance given the location of the property.

3. Notwithstanding the provisions of the Town and Country Planning General Permitted Development Order 1995 there shall not at any time in connection with the development hereby permitted, be erected or planted, or allowed to remain upon the land hereinafter defined, any building, wall, fence, hedge, tree (the existing tree shall be area retained) shrub or other device.

The visibility splay to be the subject of this condition shall be that land in front of a line drawn from a point 2.4m measured along the centre line of the proposed road from the continuation of the nearer edge of the carriageway of Longsight Rd to a point measured 96m in a westerley direction along the nearer edge of the carriageway of Longsight Road from the centreline of the access and maintained at the existing levels with the details to be agreed by the Local Planning Authority in conjunction with the Highway Authority.

Reason: To comply with Policy G1 of the Ribble Valley Districtwide Local Plan and policy DMG1 of the Ribble Valley Core Strategy (Regulation 22 Submission Draft) to ensure adequate visibility at the street junction or site access.

4. Prior to the commencement of the development details shall be submitted to and agreed by the Local Planning Authority, in conjunction with the Highway Authority, relating to the resurfacing of the site entrance, such details shall include the provision of the access being resurfaced with a bound material from the back of the footway for a distance of at least 7 metres into the site.

Reason: To comply with Policy G1 of the Ribble Valley Districtwide Local Plan and policy DMG1 of the Ribble Valley Core Strategy (Regulation 22 Submission Draft) to avoid the likelihood of loose material being drawn onto the public highway.

Relevant planning policy

The Local Planning Authority operates a pre-planning application advice service which applicants are encouraged to use. Whether or not this was used, 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.

 **JOHN HEAP**
DIRECTOR OF COMMUNITY SERVICES