

RIBBLE VALLEY BOROUGH COUNCIL

Department of Development

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Town and Country Planning Act 1990

PLANNING PERMISSION

APPLICATION NO: 3/2013/0359

DECISION DATE: 10 June 2013

DATE RECEIVED: 04/04/2013

APPLICANT:

Mr J Brown
Oakmount Farm
Ribchester Road
Clayton-Le-Dale
Lancashire
BB1 9EY

AGENT:

Campbell Driver Partnership
Capricorn Park
Blakewater Road
Blackburn
Lancs
BB1 5QR

DEVELOPMENT Proposed new gated vehicle and pedestrian access to Acorn Barn.
PROPOSED:

AT: Acorn Barn Oakmount Farm Ribchester Road Clayton-Le-Dale
Lancashire BB1 9EY

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. The permission shall relate to the development as shown on Plan drawing numbers 13.124-01 and 13.124-02 Rev.B.

Reason: For the avoidance of doubt and to ensure that the development is carried out in accordance with the submitted plans.

3. Precise specifications and samples of the new walling materials to be used 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 Policies G1 and ENV3 of the Ribble Valley Districtwide Local Plan, and Policies DMG1 and DME2 of the Core Strategy (Regulation 22 Submission Draft).

4. The existing access shall be physically and permanently closed and the existing verge/footway and kerbing of the vehicular crossing shall be reinstated in accordance with the Lancashire County Council Specification for Construction of Estate Roads concurrent with the formation of the new access. It may be necessary to consider a traffic management plan prior to carrying out works which may affect the normal traffic on the road. Any such traffic management plan shall be submitted to and approved in writing by the Local Planning and Highways authorities prior to commencement of development.

Reason: To comply with Policy G1 of the Ribble Valley Districtwide Local Plan and Policy DMG1 of the Core Strategy (Regulation 22 Submission Draft) and to limit the number of access points to, and to maintain the proper construction of the highway.

5. Notwithstanding the provisions of the Town and Country Planning General Permitted Development Order 2008 (or any Order revoking, amending or re-enacting that Order) the land between the new stone wall and the existing highway boundary of Ribchester Road shall be kept free of all buildings, structures or erections whether above or below the surface of the land, excepting gates, fences or walls not exceeding a height of 1m. The improvement lines are indicated on plan drawing number 13.124-02 Rev. B and shaded in red.

Reason: To comply with Policy G1 of the Ribble Valley Districtwide Local Plan and Policy DMG1 of the Core Strategy (Regulation 22 Submission Draft). The land between the improvement line and the existing highway boundary will eventually be required for highway purposes.

Relevant planning policy

NPPF.

Policy G1 - Development Control.

Policy ENV3 - Development in Open Countryside.

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

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

Summary of reasons for approval

The proposal represents an appropriate form of development and given its design, size and location would not result in visual detriment to the surrounding countryside, 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. 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
3. This consent requires the construction, improvement or alteration of an access to the public highway. Under the Highways Act 1980 Section 184 the County Council as Highway Authority must specify the works to be carried out. Only the Highway Authority or a contractor approved by the Highway Authority can carry out these works and therefore before any access works can start you must contact the Environment Directorate for further information by telephoning Area Surveyor East 01254 823831 or writing to the Area Surveyor East, Lancashire County Council, Area Office, Riddings Lane, Whalley, Clitheroe BB7 9RW quoting the planning application number.

RIBBLE VALLEY BOROUGH COUNCIL
PLANNING PERMISSION CONTINUED

APPLICATION NO. 3/2013/0359

DECISION DATE: 10/06/2013

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

JOHN HEAP
DIRECTOR OF COMMUNITY SERVICES

