

# RIBBLE VALLEY BOROUGH COUNCIL

Department of Development

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Town and Country Planning Act 1990

## PLANNING PERMISSION

**APPLICATION NO:** 3/2010/0283

**DECISION DATE:** 08 October 2010

**DATE RECEIVED:** 29/07/2010

### **APPLICANT:**

Mr John Bretherton  
Bretherton Coaches  
Beacon Croft  
Thornley-with-Wheatley  
Lancs  
PR3 2NB

### **AGENT:**

J Hadfield Eng/Surv  
Springs House  
Chipping  
Preston  
Lancs  
PR3 2GQ

**DEVELOPMENT PROPOSED:** Replace three existing maintenance sheds with a proposed two bay workshop and office for a small coach business, including change of use from B8 to B2 use.

**AT:** Mill Lane Depot Mill Lane Hesketh Lane Chipping 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. This permission shall relate to the proposal as amended by plan received on 29 July 2010 - plan reference 174/201 in relation to the proposed floor plan and elevations of the building, plans received on 23 September 2010 - plan reference 174/105 & 174/203 in relation to the proposed cross section of the road and proposed site plan, plus plan reference 174/102 in relation to the existing site plan, plan reference 174/103 in relation to the existing site plan with trees plotted, plan reference 174/104 in relation to existing site levels and plan reference 174/206 in relation to the footpath and bridge and plan reference 174/204 in relation to the fence detail.

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

3. Precise specification 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 and ENV1 of the Ribble Valley Districtwide Local Plan.

P.T.O.

4. The visibility splay to be the subject of this condition shall be that land in front of a line drawn from a point 4.0 measured along the centre line of the proposed access from the continuation of the nearer edge of the carriageway of Mill Lane to points measured 70m in each direction along the nearer edge of the carriageway of Mill Lane, from the centre line of the access.

REASON: To comply with Policy G1 of the Ribble Valley Districtwide Local Plan and to ensure adequate visibility at the site access.

5. The area of land between the visibility splay indicated above the nearside carriageway edge of Mill Lane shall be kept clear of any obstructions whatsoever more than 1m above adjacent road level.

REASON: To comply with Policy G1 of the Ribble Valley Districtwide Local Plan and in the interests of highway safety.

6. The access shall be constructed as indicated on the submitted plan, amended on 23 September 2010, drawing no. 174/105 and have a gradient not exceeding 1 in 20 for the first 12m back from the nearside carriageway edge of Mill Lane.

REASON: To comply with Policy G1 of the Ribble Valley Districtwide Local Plan and in the interests of highway safety.

7. Before the access is used for vehicular purposes, any gateposts erected at the access shall be positioned a minimum of 8m behind the nearside edge of the carriageway. The gates shall open away from the highway and be fully open at all times the site is in use.

REASON: To comply with Policy G1 of the Ribble Valley Districtwide Local Plan and to permit vehicles to pull clear of the carriageway when entering the site and to assist visibility.

8. Before the access is used for vehicular purposes, that part of the excess extending from the highway boundary for a minimum distance of 30m into the site shall be appropriately paved in tarmacadam, concrete, block pavements, or other approved materials.

REASON: To comply with Policy G1 of the Ribble Valley Districtwide Local Plan and to prevent loose surface material from being carried on to the public highway thus causing a potential source of danger to other road users.

9. No materials or equipment shall be stored on the site outside the building except for waste materials contained within bins for periodic removal unless otherwise agreed in writing.

REASON: To comply with Policy G1 and ENV1 of the Ribble Valley Districtwide Local Plan in the interests of the visual amenity of the area. 1

10. No works shall take place on the site until the applicant, or their agent or successors in title, has secured the implementation of a programme of archaeological work. 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 site in accordance with Policy HE12 of PPS5.

P.T.O.

11. Before the use of the premises commences the location, size and design of any external lighting shall be submitted and approved in writing by the Local Planning Authority.

REASON: In accordance with Policy G1 of the Ribble Valley Districtwide Local Plan and in the interests of the general amenity of the area and to safeguard, where appropriate neighbouring residential amenity.

12. The use of the premises in accordance with this permission shall be restricted to the hours between 06.30am to 20.30pm on weekdays, 06.30am to 20.30pm on Saturdays and 07.30am to 18.30pm on Sundays and Bank Holidays.

REASON: To comply with Policy G1 of the Ribble Valley Districtwide Local Plan. The use of the premises outside these hours could prove injurious to the character of the area and in order to safeguard residential amenities.

13. No development approved by this permission shall be commenced until a scheme for the installation of the package treatment plant has been submitted and approved by the Local Planning Authority. No part of the development shall be brought into use until such treatment plant has been constructed and completed in accordance with the approved plans.

REASON: To prevent pollution of the water environment in accordance with Policy G1 of the Ribble Valley Districtwide Local Plan.

14. Prior to being discharged into any watercourse, surface water sewer or soakaway system, all surface water drainage from parking areas shall be passed through an oil interceptor designed and constructed to have a capacity and details compatible with the site being drained. Roof water shall not pass through the interceptor.

REASON: To prevent pollution of the water environment in accordance with Policy G1 of the Ribble Valley Districtwide Local Plan.

15. This permission and the use of the building shall inure for the benefit of Bretherton Coaches only in connection with its use as a coach business, and not for the benefit of the land nor any other person or persons whether or not have an interest in the land.

REASON: Permission would not have been given for the proposed development but for the personal circumstances applying in this case, as the development would otherwise be contrary to Policy EC6 of Planning Policy Statement 4 'Planning for the Economic Development in Rural Areas'

16. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (Amendment) (England) Order 2010 (or any Order revoking or re-enacting that Order) any future extension to the building as defined in Part 8 Class A to C shall not be carried out without the formal written consent of the Local Planning Authority.

REASON: In the interests of the amenity of the area in accordance with Policies G1 and ENV1 of the Ribble Valley Districtwide Local Plan.

P.T.O.

17. No development approved by this permission shall be commenced until a scheme for the disposal of foul and surface water has been approved in writing 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.

Relevant planning policy

Policy G1 - Development Control

Policy ENV1 - Area of Outstanding Natural Beauty

Policy EMP8 - Extensions/Expansions of Existing Firms

PPS4 - Planning for Sustainable Economic Growth

**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 Area of Outstanding Natural Beauty, nor would its use have an adverse impact on highway safety or nearby residential amenity.

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.

**STEWART BAILEY**  
**DIRECTOR OF DEVELOPMENT SERVICES**