

# RIBBLE VALLEY BOROUGH COUNCIL

Department of Development

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Town and Country Planning Act 1990

## PLANNING PERMISSION

**APPLICATION NO:** 3/2011/0887

**DECISION DATE:** 23 December 2011

**DATE RECEIVED:** 01/11/2011

### **APPLICANT:**

Trustees of St. Bartholomew's Church  
c/o Bradley Hall  
Thornley Road  
Chaigley  
Lancs  
BB7 3LY

### **AGENT:**

Janet Dixon Town Planners Ltd  
10A Whalley Road  
Clitheroe  
Lancs  
BB7 1AW

**DEVELOPMENT** Proposed conversion of a barn to a single dwelling.

### **PROPOSED:**

**AT:** Abbot Barn Back House Lane Chipping Lancashire PR3 2NR

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 Reference No's 4174-1, 4174-2D, 4174-3B, 4174-4 and 4174-5.

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

3. This permission shall be implemented in accordance with the proposal as amended by letter and plan received on the 8th of December 2011.

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

4. 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 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 Policies G1 and ENV14 of the Ribble Valley Districtwide Local Plan and PPS5.

P.T.O.

5. 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 to ensure a satisfactory standard of appearance in the interests of visual amenity.

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

Reason: To comply with Policies G1, H16 and H17 of the Ribble Valley Districtwide Local Plan to ensure a satisfactory standard of appearance in the interests of visual amenity.

7. Notwithstanding the details shown upon the approved plans, the proposed Velux roof lights shall be of the Conservation Type, recessed with a flush fitting, details of which shall be further submitted to and approved by the Local Planning Authority before development commences upon the site.

REASON: In the interests of visual amenity in order to retain the character of the barn and to comply with Policies G1, H16 and H17 of the Ribble Valley Districtwide Local Plan.

8. This permission shall relate to the proposed conversion in accordance with the structural survey submitted as part of the application and dated 30th of September 2011. 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 since the application is for the conversion of the building only.

9. 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.

10. Before the access is used for vehicular purposes, any gateposts erected at the access shall be positioned 5m behind the nearside edge of the carriageway and visibility splay fences or walls shall be erected from the gateposts to the existing highway boundary, such splays to be not less than 45o to the centre line of the access. The gates shall open away from the highway. Should the access remain ungated 45o splays shall be provided between the highway boundary and points on either side of the drive measured 5m back from the nearside edge of the carriageway.

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.

11. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2008 (or any Order revoking, amending or re-enacting that Order) any future extensions and/or alterations to the dwelling including any development within the curtilage as defined in Schedule 2 Part 1 Classes A to H shall not be carried out without the formal written consent of the Local Planning Authority.

Reason: In order that the Local Planning Authority shall retain effective control over the development in the interests of safeguarding the character and appearance of the building and its setting and the amenity of the area in accordance with Policies G1, H2, H16 and H17 of the Ribble Valley Districtwide Local Plan.

P.T.O.

12. 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 building(s) shall not be altered by the insertion of any window or doorway without the formal written permission of the Local Planning Authority.

Reason: In order that the Local Planning Authority shall retain effective control over the development in the interests of safeguarding the character and appearance of the building and its setting and the amenity of the area in accordance with Policies G1, H2, H16 and H17 of the Ribble Valley Districtwide Local Plan.

13. No development approved by this permission shall be commenced until a full scheme for the conveyance of foul drainage to a private treatment plant has been submitted to 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. No development approved by this permission shall be commenced until a scheme for the provision and implementation of a surface water regulation system has been approved by the Local Planning Authority. The scheme shall be completed in accordance with the approved plans.

Reason: To reduce the increased risk of flooding in accordance with Policy G1 of the Ribble Valley Districtwide Local Plan.

15. No development shall take place until details of mitigation measures have been submitted and approved in writing by the local planning authority. The details of mitigation measures shall include the provisions to be made for the Tawny owls including artificial nesting sites/boxes and/or artificial roosting sites/boxes. The approved mitigation measures shall be implemented in full before the development is first brought into use, unless otherwise agreed in writing by the local planning authority.

Reason: To ensure that bird and bat species are protected and their habitat enhanced, in accordance with the Wildlife & Countryside Act 1981 as amended, the Conservation [Natural Habitats & c.] Regulations 1994 and District Wide Local Plan

16. The actions, methods & timings included in the mitigation notes attached to the protected species survey dated the 20th of September 2011 shall be adhered to and in the event that any bats are found or disturbed during any part of the development work shall cease until further advice has been sought from a licensed ecologist.

Reason: To protect the bat population from damaging activities and reduce or remove the impact of development. To ensure that there are no adverse effects on the favourable status of a bat population before and during the development.

Relevant planning policy

Policy G1 - Development Control  
Policy G5 - Settlement Strategy  
Policy ENV1 - Area of Outstanding Natural Beauty  
Policy ENV7 - Species Protection  
Policy ENV14 - Ancient Monuments and Other Important Archaeological Remains  
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  
PPS3 - Housing.  
PPS5 - Planning for the Historic Environment.  
Wildlife & Countryside Act 1981 as amended.  
The Conservation [Natural Habitats & c.] Regulations 1994.

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.

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. 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 76 in the parish of Chipping runs through the site.



**JOHN HEAP**  
**DIRECTOR OF COMMUNITY SERVICES**