

# RIBBLE VALLEY BOROUGH COUNCIL

Department of Development

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Town and Country Planning Act 1990

## **PLANNING PERMISSION**

**APPLICATION NO:** 3/2014/0614

**DECISION DATE:** 16 October 2014

**DATE RECEIVED:** 21/08/2014

### **APPLICANT:**

Mr & Mrs Frost  
Three Millstones Inn  
Waddington Road  
West Bradford  
BB7 4SX

### **AGENT:**

3DG Design Ltd  
11 Leyland House  
Lancashire Business Park  
Centurian Way  
Leyland  
PR26 6TY

**DEVELOPMENT PROPOSED:** Erection of 2 Storey holiday let/hotel accommodation block comprising 5 ensuite bedrooms to the rear

**AT:** Three Millstones Inn Waddington Road West Bradford BB7 4SX

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 development hereby permitted shall be carried out in complete accordance (unless explicitly required by condition within this consent) with the proposals as detailed on drawings:

010-256-03 Rev:A

010-256-04

010-256-06 Rev:C

010-256-07 Rev:B

010-256-10 Rev:B

Reason: For the avoidance of doubt since the proposal was the subject of agreed design improvements/amendments and to clarify which plans are relevant.

3. Precise specifications or samples of all external surfaces, including surfacing materials of the development hereby approved shall have been submitted to and approved by the Local Planning Authority before their use in the proposed development.

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 (Post submission version including proposed main changes).

P.T.O.

4. Prior to the commencement of the development section details at a scale of not less than 1:20 of each elevation shall have been submitted to and approved by the Local Planning Authority. For the avoidance of doubt the sections shall clearly detail all shutters, eaves, guttering/rain water goods, soffit/overhangs, window/door reveals and the proposed rooflight, window/door framing profiles and materials. The development shall be carried out in strict accordance with the approved details.

Reason: In order that the Local Planning Authority may ensure that the detailed design of the proposal is 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 (Post submission version including proposed main changes).

5. Notwithstanding the submitted details, prior to the commencement of the development, section details at a scale of not less than 1:20 of the proposed boundary treatments/fencing, walling including any coping details shall have been submitted to and approved by the Local Planning Authority. The development shall be carried out in strict accordance with the approved details.

Reason: In order that the Local Planning Authority may ensure that the detailed design of the proposal is 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 (Post submission version including proposed main changes).

6. Notwithstanding the submitted details, prior to the commencement of the development, full details of the proposed landscaping shall be submitted to and approved in writing by the Local Planning Authority. For the avoidance of doubt, the landscaping details shall indicate all trees and hedgerows identified to be retained or how those adjacent to the proposed development and/or application area/boundary will be adequately protected during construction, in accordance with BS5837: 2012 'Trees in relation to design, demolition and construction' or equivalent unless otherwise agreed. The agreed protection measures shall be put in place and maintained during the construction period of the development.

The approved landscaping scheme shall be implemented in the first planting season following first occupation or use of the development and shall be maintained thereafter for a period of not less than 5 years to the satisfaction of the Local Planning Authority. This maintenance shall include the replacement of any tree or shrub which is removed, or dies, or is seriously damaged, or becomes seriously diseased, by a species of similar size to those original planted.

Reason: To protect trees and hedges on and adjacent to the site and to ensure the proposal is satisfactorily landscaped and appropriate to the locality in accordance with Policies G1 and ENV3 of the Ribble Valley Districtwide Local Plan and Policies DME1 and DME3 of the draft Ribble Valley Core Strategy (post submission version including proposed main changes).

P.T.O.

7. No development shall take place until a Construction Method Statement has been submitted to and approved in writing by the local planning authority. The approved statement shall be adhered to throughout the construction period. It shall provide for:
1. The parking of vehicles of site operatives and visitors
  2. The loading and unloading of plant and materials
  3. The storage of plant and materials used in constructing the development
  4. The erection and maintenance of security hoarding
  5. Wheel washing facilities
  6. Measures to control the emission of dust and dirt during construction
  7. The highway routeing of plant and material deliveries to and from the site.

Reason: In the interests of protecting residential amenity from noise and disturbance in accordance with Policy G1 of the Ribble Valley Districtwide Local Plan and Policy DMG1 of the Ribble Valley Core Strategy (Post submission version including proposed main changes).

8. Prior to the commencement of the development a scheme for any building mounted lighting, shall be submitted to and approved in writing by the local planning authority. The scheme shall be implemented in accordance with the approved details prior to the first occupation of the development and retained thereafter. For the avoidance of doubt the submitted details shall include luminance levels and demonstrate how any proposed external lighting has been designed and located to avoid excessive light spill and pollution.

Reason: In the interests of visual and residential amenity in accordance with Policy G1 of the Ribble Valley Districtwide Local Plan and Policy DMG1 of the draft Ribble Valley Core Strategy (Post submission version including proposed main changes).

9. No part of the development hereby approved shall commence until a scheme for the construction of the site access has been submitted to, and approved by the Local Planning Authority in consultation with the Highway Authority.

For the avoidance of doubt, the scheme shall include the provision for the reduction in width of the existing access and all associated works. The scheme shall be implemented, constructed and completed in full in accordance with the approved details prior to the development being first brought into use.

Reason: In order to satisfy the Local Planning Authority and Highway Authority that the development would not be of detriment to the safe operation of the immediate highway in the interests of highway safety and compliance with current highway legislation in accordance with Policies G1 and T7 of the Ribble Valley Districtwide Local Plan and Policies DMG3 and DMI2 of the draft Ribble Valley Core Strategy (Post submission version including proposed main changes).

10. The units of accommodation shall not be let to or occupied by any one person or group of persons for a continuous period of longer than 2 months in any one year and in any event shall not be used as a permanent accommodation. A register of all occupants of the accommodation hereby approved shall be maintained at all times and shall be made available for inspection by the Local Planning Authority on request. The register shall contain the name and address of the principal occupier together with the dates of occupation.

Reason: To ensure that the development remains compatible with the character of the area and the intensity and frequency of usage remains proportionate to the use hereby approved in accordance with Policies G1 and ENV3 of the Ribble Valley Districtwide Local Plan and policies DMG1, EC1 and DME2 of the Ribble Valley Core Strategy (Post submission version including proposed main changes).

P.T.O.

11. Notwithstanding the provisions of the Town and Country Planning (Use Classes) Order 1987 (as amended or re-enacted) and the Town and Country Planning (General Permitted Development) Order 1995 (as amended or re-enacted) the development hereby approved shall only be used as a holiday/hotel accommodation and for no other purpose, including any other purpose within Use Class C1.

Reason: For the avoidance of doubt, and to avoid an over-intensive use and to ensure that the development remains compatible with the character of the area and the intensity and frequency of usage remains proportionate to the use hereby approved in accordance with Policies G1 and ENV3 of the Ribble Valley Districtwide Local Plan and policies DMG1 and DME2 of the Ribble Valley Core Strategy (Post submission version including proposed main changes).

12. Prior to the commencement of development, the following information shall be submitted to the Local Planning Authority (LPA) for approval in writing:

(a) A Desk Study which assesses the risk of the potential for on-site contamination and ground gases and migration of both on and off-site contamination and ground gases.

(b) If the Desk Study identifies potential contamination and ground gases, a detailed Site Investigation shall be carried out to address the nature, degree and distribution of contamination and ground gases and shall include an identification and assessment of the risk to receptors as defined under Part IIA of the Environmental Protection Act 1990, focusing primarily on risks to human health and controlled waters. The investigation shall address implications of the health and safety of site workers, of nearby occupied building

structures, on services and landscaping schemes and on wider environmental receptors including ecological systems and property. The sampling and analytical strategy shall be submitted to and approved in writing by the LPA prior to the site investigation survey.

(c) If the site investigation indicates remediation is necessary, a Remediation Statement detailing the recommendations and remedial measures to be implemented within the site shall be submitted to and approved in writing by the LPA. The remediation shall be carried out in accordance with the agreed statement and on completion of the development/remedial works, the developer shall submit a Verification Report to the LPA for approval in writing that certifies that all works were completed in accordance with the agreed Remediation Statement prior to the first occupation of the development.

Reason: To prevent pollution of ground and surface waters both on and off site and to ensure the site is suitable for its end use in accordance with Policies ENV7, ENV9 and ENV13 of the Ribble Valley Districtwide Local Plan and Policies EN2, EN4, DME2 and DME3 of the Ribble Valley Core Strategy (Post Submission Version Including Proposed Main Changes).

13. The windows in the west elevation of the development hereby permitted shall be fitted with obscure glazing (which shall have an obscurity rating of not less than 4 on the Pilkington glass obscurity rating or equivalent scale) and shall be non-opening, unless the parts of the window which can be opened are more than 1.7 metres above the floor of the room in which the window is installed. The windows shall remain in that manner in perpetuity at all times unless otherwise agreed in writing by the Local Planning Authority.

Reason: To protect nearby residential amenity in accordance with Policy G1 of the Ribble Valley Districtwide Local Plan and policy DMG1 of the Ribble Valley Core Strategy (Post submission version including proposed main changes).

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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**