

RIBBLE VALLEY BOROUGH COUNCIL

Department of Development

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Town and Country Planning Act 1990

PLANNING PERMISSION

APPLICATION NO: 3/2013/0691

DECISION DATE: 29 May 2014

DATE RECEIVED: 26/07/2013

APPLICANT:

Mrs C Hayhurst
c/o Agent

AGENT:

Sedgwick Associates
24 Queensbrook
Spa Road
Bolton
Lancs
BL1 4AY

DEVELOPMENT PROPOSED: Proposed conversion of 3 no. barn to 4no. dwellings, erection of agricultural building following demolition of existing structures and creation of agricultural access road. (resubmission of application 3/2013/0100)

AT: Elmridge Farm Elmridge Lane Chipping Lancashire PR3 2NY

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 two years beginning with the date of this permission.

Reason: In accordance with the requirements of Policies G1 and H16 of the Ribble Valley Districtwide Local Plan and Policies DMG1 and DMH4 of the Ribble Valley Core Strategy 2008-2028 (Regulation 22 Submission Draft) in order that the Local Planning Authority shall retain effective control of the development and to ensure the continued structural integrity of the building.

2. All the external works of the development relating to the conversion of the existing barns to residential use hereby permitted shall be completed before the expiration of three years from the date of this permission.

Reason: 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 and Policies DMG1 and DMH4 of the Ribble Valley Core Strategy 2008-2028 (Regulation 22 Submission Draft).

P.T.O.

3. The permission shall relate to the development as shown on Plan Reference:

- 09-031 1100 Rev B - Overall Site Layout.
- 09-031 1111 - Access Plan.
- 09-031 1108 Rev B - Proposed Site Layout - New Farm Buildings.
- 09-031 1107 Rev A - Proposed Farm Building.
- 09-031 1101 Rev A - Proposed Site Layout - Existing Farm Buildings.
- 09-031 1102 Rev B - Proposed Barn 1 Plans and Elevations.
- 09-031 1103 Rev B - Proposed Barn 2 Plans and Elevations.
- 09-031 1104 Rev B - Proposed Barn 3 Plans and Elevations.
- 09-031 1105 Rev B - Proposed Garage Plans and Elevations.

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

4. Precise specifications or samples of walling and roofing materials and details of any surface materials to be used for the agricultural building 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 and Policies DMG1 and DME2 of the Ribble Valley Core Strategy 2008-2028 (Regulation 22 Submission Draft).

5. Precise specifications and samples of walling and roofing materials and details of any window and door surrounds to be used in the barn conversions including the proposed garages 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 and Policies DMG1 and DME2 of the Ribble Valley Core Strategy 2008-2028 (Regulation 22 Submission Draft).

6. No works to convert a barn to residential use 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 for that specific barn. 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 buildings in accordance with Policies ENV14 of the Ribble Valley Districtwide Local Plan and Policy DME4 of the Ribble Valley Core Strategy 2008-2028 (Regulation 22 Submission Draft).

P.T.O.

7.

Prior to the commencement of the residential development visibility splays measuring 2.4m by 100m in both directions shall be provided, measured along the centre line of the proposed access from the continuation of the nearer edge of the existing carriageway of Elmridge Lane, to the satisfaction of the Local Planning Authority. The land within these splays shall be maintained thereafter, free from obstructions such as walls, fences, trees, hedges, shrubs, ground growth or other structures within the splays in excess of 1m in height above the height at the centre line of the adjacent carriageway.

Reason: To ensure adequate visibility at the site access in accordance with G1 of the Ribble Valley Districtwide Local Plan and Policy DMG1 of the Ribble Valley Core Strategy 2008-2028 (Regulation 22 Submission Draft).

8.

Notwithstanding the details submitted prior to the commencement of development precise details and construction specifications of the proposed new manure store shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure that the manure store will be of suitable design and specification in order to prevent pollution to land and watercourses in the vicinity in accordance with Policies G1 of the Ribble Valley Districtwide Local Plan and Policy DMG1 of the Ribble Valley Core Strategy 2008-2028 (Regulation 22 Submission Draft).

9.

No part of the farmstead development hereby approved (plan 09-031 1108 rev B) shall commence until a scheme for the improvement of the site access onto Heights Lane has been submitted to and approved by the Local Planning Authority in consultation with the highway authority in order to satisfy the planning and highway authorities that the final details of the improvements to the site access are acceptable before work commences on site.

Reason: To ensure the development is not prejudicial to highway safety in accordance with G1 of the Ribble Valley Districtwide Local Plan and Policy DMG1 of the Ribble Valley Core Strategy 2008-2028 (Regulation 22 Submission Draft).

10.

No part of the residential enclave development hereby approved (plan 09-031 1101 rev A) shall commence until a scheme for the improvement of the site access onto Elmridge Lane has been submitted to and approved by the Local Planning Authority in consultation with the highway authority in order to satisfy the planning and highway authorities that the final details of the improvements to the site access are acceptable before work commences on site.

Reason: To ensure the development is not prejudicial to highway safety in accordance with G1 of the Ribble Valley Districtwide Local Plan and Policy DMG1 of the Ribble Valley Core Strategy 2008-2028 (Regulation 22 Submission Draft).

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11. The farmstead development hereby permitted shall not be commenced until details of the landscaping of the farmstead development, including wherever possible the retention of existing trees, have been submitted to, and approved in writing by, the Local Planning Authority. The scheme shall indicate, as appropriate, the types and numbers of trees and shrubs, their distribution on site, those areas to be seeded, turfed, paved or hard landscaped, including details of any changes of level or landform and the types and details of all fencing and screening. The approved landscaping scheme shall be implemented in the first planting season following occupation or use of the development, whether in whole or part 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 originally planted.

Reason: In the interests of the amenity of the area and to comply with Policy G1 of the Ribble Valley Districtwide Local Plan and Policy DMG1 of the Ribble Valley Core Strategy 2008-2028 (Regulation 22 Submission Draft).

12. The residential development hereby permitted shall not be commenced until details of the landscaping of the residential enclave, including wherever possible the retention of existing trees, have been submitted to, and approved in writing by, the Local Planning Authority. The scheme shall indicate, as appropriate, the types and numbers of trees and shrubs, their distribution on site, those areas to be seeded, turfed, paved or hard landscaped, including details of any changes of level or landform and the types and details of all fencing and screening. The approved landscaping scheme shall be implemented in the first planting season following occupation or use of the development, whether in whole or part 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 originally planted.

Reason: In the interests of the amenity of the area and to comply with Policy G1 of the Ribble Valley Districtwide Local Plan and Policy DMG1 of the Ribble Valley Core Strategy 2008-2028 (Regulation 22 Submission Draft).

13. 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 on Barn 1, Barn 2 submitted under plan references 1102 RevB and 1103 RevB.

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 and Policies DMG1 and DMH4 of the Ribble Valley Core Strategy 2008-2028 (Regulation 22 Submission Draft).

14. Notwithstanding the provisions of the Town and Country Planning General Permitted Development Order 2008 (or any order revoking or re-enacting that Order) any future extensions, external 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 consent of the Local Planning Authority.

Reason: In order that the Local Planning Authority shall retain effective control over the development to ensure compliance with Policies G1 and H18 of the Ribble Valley Districtwide Local Plan and Policies DMG1 and DMH4 of the Ribble Valley Core Strategy 2008-2028 (Regulation 22 Submission Draft).

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15. Notwithstanding the provisions of the Town and Country Planning General Permitted Development Order 1995 (or any Order revoking, amending or re-enacting that Order) any future additional fences or means of enclosure as defined in Part II Class A, shall not be carried out without the formal consent of the Local Planning Authority.

Reason: In order that the Local Planning Authority shall retain effective control over the development to ensure compliance with Policies G1 and H18 of the Ribble Valley Districtwide Local Plan and Policies DMG1 and DMH4 of the Ribble Valley Core Strategy 2008-2028 (Regulation 22 Submission Draft). As the erection of such enclosures would be detrimental to the character, setting and visual amenities of the barn conversions and the wider landscape.

16. Notwithstanding the provisions Schedule 2 Part 40 of the Town and Country Planning (General Permitted Development) (Amendment) (England) Order 2008, or any Order revoking and re-enacting that Order, any development as defined by Schedule 2 Part 40 shall not be carried out unless planning permission has first been granted by the Local Planning Authority.

Reason: To enable the Local Planning Authority to exercise control over development which could materially harm the character and visual amenities of the development and locality and the amenities of nearby residents in accordance with Policies G1 and ENV1 of the Ribble Valley Districtwide Local Plan and Policies DMG1 and DME2 of the Ribble Valley Core Strategy (Regulation 22 Post Submission Draft).

17. All doors and windows to be used in the barn conversions 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 and Policies DMG1 and DMH4 of the Ribble Valley Core Strategy 2008-2028 (Regulation 22 Submission Draft) to ensure a satisfactory standard of appearance in the interests of visual amenity.

18. All new and replacement door and window head and sills to be used in the barn conversions shall be natural stone to match existing.

Reason: To comply with Policies G1, H16 and H17 of the Ribble Valley Districtwide Local Plan and Policies DMG1 and DMH4 of the Ribble Valley Core Strategy 2008-2028 (Regulation 22 Submission Draft) to ensure a satisfactory standard of appearance in the interests of visual amenity.

19. All vehicular access/egress to/from the residential enclave shall be via Elmridge Lane. No vehicular residential access to the approved development, with the exception of the farmstead, will be permitted via Heights Lane.

Reason: To reduce the likelihood of conflict with agricultural traffic and for the safety of the users of the public right of way network in accordance with G1 of the Ribble Valley Districtwide Local Plan and Policy DMG1 of the Ribble Valley Core Strategy 2008-2028 (Regulation 22 Submission Draft).

20. The proposed garages shall not be used for any purpose (including any purpose ordinarily incidental to the enjoyment of the dwelling house as such), which would preclude its use for the parking of a private motor vehicle.

Reason: In the interests of visual amenity and to facilitate adequate vehicle parking and/or turning facilities to serve the dwellings in accordance with Policy G1 and ENV1 of the Ribble Valley Districtwide Local Plan and Policies DMG1 and DME2 of the Ribble Valley Core Strategy 2008-2028 (Regulation 22 Submission Draft).

P.T.O.

21. The proposed garages shall be for private and domestic purposes only and no trade or business whatsoever shall be carried out from within the building.

Reason: In order to safeguard nearby residential amenities as provided for within Policies G1 and H10 of the Ribble Valley Districtwide Local Plan and Policies DMG1 and DMH5 of the Ribble Valley Core Strategy 2008-2028 (Regulation 22 Submission Draft).

22. Unless otherwise agreed in writing with the Local Planning Authority the development shall be carried out in strict accordance with the recommendations of the Ecological Assessment (including Licensed Bat Survey) carrying reference 2012_081 dated submitted with the application dated December 2012.

Reason: To ensuring that no species/habitat protected by the Wildlife and Countryside Act 1981 are destroyed. To ensure that are no adverse effects on the favourable conservation status of protected species in accordance with Policy ENV7 of the Ribble Valley Districtwide Local Plan and Policy DME3 of the Ribble Valley Core Strategy 2008-2028 (Regulation 22 Submission Draft).

23. The occupation of the dwelling as shown on approved drawing 09-031 1108 Rev B Proposed Site Layout New Farm Buildings shall be limited to a person solely or mainly working, or last working, in the locality in agriculture or in forestry, or a widow or widower of such a person, and to any resident dependants.

Reason: The site is in an area where new dwellings are not normally permitted except where there is an overriding need in the interest of agriculture or forestry. This is in accordance with policy H2 of the Ribble Valley Districtwide Local Plan and Policy DMH3 of the Ribble Valley Core Strategy 2008-2028 (Regulation 22 Submission).

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 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 .
4. The applicant should contact United Utilities on 0845 7462200 regarding connection to the water mains/public sewers.
5. A separate metered supply to the new units will be required at the applicant's expense and all internal pipework must comply with current water supply (water fittings) regulations 1999.
6. Under the Environmental Permitting (England and Wales) Regulations 2010 any discharge of sewage or trade effluent made to either surface water or ground water will need to be registered as an Exempt Discharge Activity or hold an environmental permit issued by the Environment Agency. This applies to any discharge to inland fresh waters, coastal waters or relevant territorial waters.

Domestic effluent discharge from a treatment plant/septic tank at 2 cubic metres or less to ground or 5 cubic metres or less to surface water in any 24 hour period may be registered as an Exempt Activity provided that no public foul sewer is available to serve the development and that the site is not within an inner ground water source protection zone. P.T.O.

A soakaway used to serve a non-mains drainage system must be sited no less than 10m from the nearest watercourse, not less than 10m from any other foul soakaway and not less than 50m from the nearest potable water supply.

Only clean surface water from roofs and paved areas should be discharged to any surface water soakaway or watercourse.

7. The proposed development must fully comply with the terms of the Water Resources (Control of Pollution) (Silage, Slurry and Agricultural Fuel Oil) (England) Regulations 2010 and the Code of Good Agricultural Practice (COGAP) for the Protection of Water, Soil and Air (Produced by DEFRA).

The Environment Agency must be informed of a new, reconstructed or enlarged slurry store, silage clamp or fuel stores at least 14 days before the structure is brought into use. Further guidance is available on our website and the applicant will need to complete WQE3: New or Improved Agricultural Structures form which can be obtained from the Environment Agency.

8. Where the proposed development involves the connection of foul drainage to an existing non-mains drainage system, the applicant should ensure that it is in a good state of repair, regularly de-sludged and of sufficient capacity to deal with any potential increase in flow and loading which may occur as a result of the development.
9. This decision notice should be read in conjunction with the Section 106 Agreement completed on the 23 May 2014.

JOHN HEAP
DIRECTOR OF COMMUNITY SERVICES

