

Planning permission

Name and address of applicant

Name and address of agent (if any)

Mr B Keegan
Broad Lea
Ribchester Road
Clayton-le-Dale
BB1 9EE

Part I — Particulars of application

Date of application: 18 June 1990

Application no. 3/90/0462/P

Particulars and location of development:

CONVERSION OF BARN TO SINGLE DWELLING AT LAYCOCK FARM BARN, NORTHCOTE ROAD, LANGHO

Part II — Particulars of decision

The Ribbles Valley Borough Council

hereby give notice in pursuance of the provisions of the Town and Country Planning Act 1971 that permission has been granted for the carrying out of the development referred to in Part I hereof in accordance with the application and plans submitted subject to the following conditions:

1. The development must be begun not later than the expiration of five years beginning with the date of this permission.
 1. This permission shall relate to proposal as amended by plans received from the applicant on the 9 August 1990.
 2. Notwithstanding the provisions of the Town and Country Planning General Development Order 1988 (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 E shall not be carried out without the formal consent of the Local Planning Authority.
3. The gateposts erected at the vehicular access shall be positioned 5m (16') behind the nearside edge of the carriageway and visibility splay fences or walls to the satisfaction of the Local Planning Authority shall be erected from the gateposts to the existing highway boundary, such splays to be not less than 30° to the centre line of the access. The gates shall open away from the highway.
Should the access remain ungated 30° 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.

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The reasons for the conditions are:

1. Required to be imposed pursuant to section 41 of the Town and Country Planning Act 1971.

Date 13 August 1990

DIRECTOR OF DEVELOPMENT AND CLIENT SERVICES
Church Walk,
Clitheroe BB7 2RA.

Signed

Director of Development and Client Services.

Note: This permission refers only to that required under the Town and Country Planning Acts and does not include any consent or approval under any other enactment, byelaw, order or regulation, but under section 56(2) of the Town and Country Planning Act 1971 it will operate as listed building consent in respect of any works described in the permission for the alteration or extension of a listed building.

4. That part of the access extending from the kerb line/edge of carriageway for a minimum distance of 5m into the site shall be appropriately paved in permanent construction to the satisfaction of the Local Planning Authority before the access is used for vehicular purposes.

CONDITIONS:

1. For the avoidance of doubt since the proposal has been the subject of agreed amendments.
2. In order that the Local Planning Authority shall retain effective control over development.
3. To permit vehicles to pull clear of the carriageway when entering the site and to assist visibility.
4. To prevent loose surface material from being carried on to the public highway thus causing a potential source of danger to other road users.

NOTE:

Under the Highways Act 1980 Section 184, the County Council as Highway Authority may specify works to be done for the construction, improvement or alteration of a vehicular crossing across the grass verge or footway of a county road where this may be necessary as the result of carrying out development. The County Surveyor will provide a specification and quotation of the cost of these works if such a crossing is required and the developer should contact the County Surveyor by letter, quoting the planning application number. It should be noted that only the Highway Authority or a contractor approved by the Highway Authority can carry out these works. It is likely that a righting column will have to be moved and a manhole re-enforced or moved as part of the work required by the County Council in a vehicle crossing of the verge.



1. If the applicant is aggrieved by the decision of the local planning authority to refuse permission or approval for the proposed development, or to grant permission or approval subject to conditions, he may appeal to the Secretary of State for the Environment in accordance with section 36 of the Town and Country Planning Act 1971 within six months of receipt of this notice. (Appeals must be made on a form which is obtainable from the Department of the Environment, Tolgate House, Houlton Street, Bristol BS2 9DJ.) The Secretary of State has power to allow a longer period for the giving of a notice of appeal but he will not normally be prepared to exercise this power unless there are special circumstances which excuse the delay in giving notice of appeal. The Secretary of State is not required to entertain an appeal if it appears to him that permission for the proposed development could not have been granted by the local planning authority, or could not have been so granted otherwise than subject to the conditions imposed by them, having regard to the statutory requirements, to the provisions of the development order, and to any directions given under the order. He does not in practice refuse to entertain appeals solely because the decision of the local planning authority was based on a direction given by him.

2. If permission to develop land is refused or granted subject to conditions, whether by the local planning authority or by the Secretary of State for the Environment, and the owner of the land claims that the land has become incapable of reasonably beneficial use in its existing state and cannot be rendered capable of reasonable beneficial use by carrying out of any development which has been or would be permitted, he may serve on the Council of the district in which the land is situated a purchase notice requiring that council to purchase his interest in the land in accordance with the provisions of Part IX of the Town and Country Planning Act 1971.

3. In certain circumstances, a claim may be made against the local planning authority for compensation, where permission is refused or granted subject to conditions by the Secretary of State on appeal or on a reference of the application to him. The circumstances in which such compensation is payable are set out in section 169 of the Town and Country Planning Act 1971.