

RIBBLE VALLEY BOROUGH COUNCIL

Department of Development

Council Offices, Church Walk, Clitheroe, Lancashire, BB7 2RA

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Town and Country Planning Act 1990

PLANNING PERMISSION

APPLICATION NO: 3/2017/0332

DECISION DATE: 24 May 2017

DATE RECEIVED: 31/03/2017

APPLICANT:

Mr G Taylor
Taylor Country Homes
Myerscough College Business Centre
St Michaels Road
Bilsborrow
Preston
PR3 0RY

AGENT:

Sedgwick Associates
24 Queensbrook
Spa Road
Bolton
Lancs
BL1 4AY

DEVELOPMENT PROPOSED: Discharge of condition 5 (materials), 6 (historic building records for barns one and two), 11 (landscape proposals for the farmstead development), and 12 (landscape proposals for the residential enclave) from planning permission 3/2013/0691.

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. Condition 05 is partially discharged insofar that the submitted material samples and details are agreed by the Local Planning Authority. The condition cannot be fully discharged as it requires that the approved details be implemented within the development. Upon the development having been completed in strict accordance with the approved plans/details this condition shall be considered fully discharged

Full discharge of this condition would be premature given the development is not complete

2. Condition 06 is fully discharged insofar that the submitted details are deemed acceptable. Lancashire Archaeological Advisory Service has confirmed that the submitted details are of an appropriate quality and coverage.
3. Landscaping details agreed as per the Outline Specification details submitted and drawings. Condition 11 is partially discharged insofar that the submitted details have been agreed by the Local Planning Authority. The condition cannot be fully discharged as it requires that the development to be carried out in accordance with the approved details.

Full discharge of this condition would be premature given the development is not complete.
P.T.O.

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4. Landscaping details agreed as per the Outline Specification details submitted and drawings. Condition 12 is partially discharged insofar that the submitted details have been agreed by the Local Planning Authority. The condition cannot be fully discharged as it requires that the development to be carried out in accordance with the approved details.

Full discharge of this condition would be premature given the development is not complete.

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.



JOHN HEAP
DIRECTOR OF COMMUNITY SERVICES