

RIBBLE VALLEY BOROUGH COUNCIL

Department of Development,

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

Telephone 0200 25111

Fax 0200 26339

Town and Country Planning Act 1990

PLANNING PERMISSION

APPLICATION NO:	3/92/0407/P	
DECISION DATE:	8 SEPTEMBER 1992	
RECEIVED DATE:	30 JUNE 1992	
APPLICANT:	AGENT:	
MR RICHARD FOX	GOOD & TILLOTSON	
PROVIDENCE HOUSE	1 MYRTLE STREET	
PRESTON ROAD	BOLTON	
RIBCHESTER	LANCASHIRE	BL1 3AH

DEVELOPMENT PROPOSED: CONVERSION OF BARN TO DWELLING

AT: YEW TREE FARM, PRESTON ROAD, RIBCHESTER

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 five years beginning with the date of this permission.
2. This consent shall relate to the amended plans received on 26 August 1992 numbered 9110.1C, 9110.2C and 9110.4B which indicate revised access, parking and turning arrangements, a reduction of the proposed residential curtilage and alterations to the lounge window.
3. The development hereby permitted shall not be commenced until details of the landscaping of the site, 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 two 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.

P.T.O.

RIBBLE VALLEY BOROUGH COUNCIL

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4. 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 to the satisfaction of the local planning authority shall be erected from the gateposts to the existing highway boundary, such splays shall be 45 degrees to the centre line of the access. The gates shall open away from the highway. Should the access remain ungated 45 degree 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.
5. Before the access is used for vehicular purposes, that part of the access extending from the highway boundary for a minimum distance of 5m into the site shall be appropriately paved in permanent construction to the satisfaction of the local planning authority.
6. Before the dwelling is first occupied, the area of land between the sight lines provided and existing carriageway edge shall be reinstated as footway/verge at footway level and kept clear of any obstructions whatsoever above this footway level.
7. 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.
8. Precise specifications or samples of walling and roofing materials and details of any surface materials to be used including their colour and texture shall have been submitted to and approved by the local planning authority before their use in the proposed works.

The reason(s) for the condition(s) are:

1. Required to be imposed pursuant to section 71 of the Town and Country Planning Act 1990.
2. For the avoidance of doubt.
3. In the interests of the amenity of the area.
4. To permit vehicles to pull clear of the carriageway when entering the site and to assist visibility.

continued/....

RIBBLE VALLEY BOROUGH COUNCIL

PLANNING PERMISSION - PAGE 3

Application No: 3/92/0407/P

Decision Date: 8 SEPTEMBER 1992

5. To prevent loose surface materials from being carried on to the public highway thus causing a potential source of danger to other road users.
6. In the interests of highway safety.
7. In order that the local planning authority shall retain effective control over development.
8. In order that the local planning authority may ensure that the materials to be used are appropriate to the locality.

Notes

For rights of appeal in respect of any conditions/or reasons attached to the decision see the attached notes.

1. 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.
2. A separate metered water supply service will be required at the developer's expense from North West Water's existing main situated in Preston Road. Any queries the developer may have on this aspect should be directed to the Distribution Services Manager, Pennine House, Stanley Street, Preston PR1 4EA (telephone number 0772 822200).
3. A copy of the correspondence from Lancashire Sites and monuments Record is attached to the decision notice. In the light of the comments made, the applicant is advised to consult Mr P D Iles, Lancashire Sites and Monuments Records Officer at Archaeological Unit Physics Building, Lancaster University, Bailrigg, Lancaster LA1 4YW (telephone number 0524 65201 extension 4385).
4. With regard to condition 3 above, the requirements of the council's countryside officer are as follows:-
 - A) The scheme should include the re-establishment of the hedge behind the new visibility line, incorporating the following elements:

continued/....

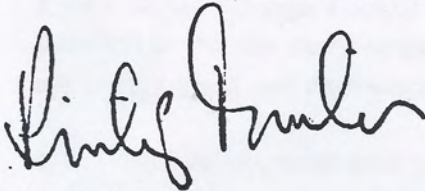
WIBBLE VALLEY BOROUGH COUNCIL

PLANNING PERMISSION - PAGE 4

Application No: 3/92/0407/P

Decision Date: 8 SEPTEMBER 1992

- i) hedgerow plants
 - ii) standard trees
 - iii) stock proof material
- B) The hedge should consist of approximately 80% hawthorn and 20% hazel, wild rose, holly and wild honeysuckle. These should be planted in a staggered double row at 45cm between rows and 45cm between plants.
- C) The trees should be light standards, incorporated within the hedgerow at 7-9-13m intervals, consisting of rowan, common ash and oak. Appropriate stockproof materials should be incorporated, ie rabbit netting/protection/stockproof fencing.



Philip Bailey
Director of Development

JW

NOTES

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Do not scale off this drawing.

All dimensions to be checked on site and any discrepancies to be referred to the architect before proceeding.

All levels to be checked on site.

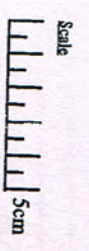
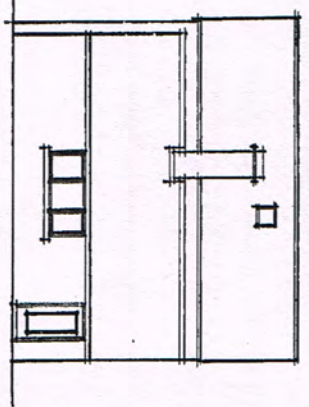
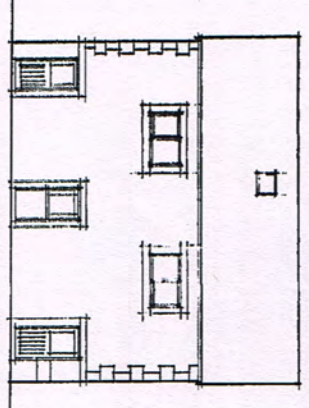
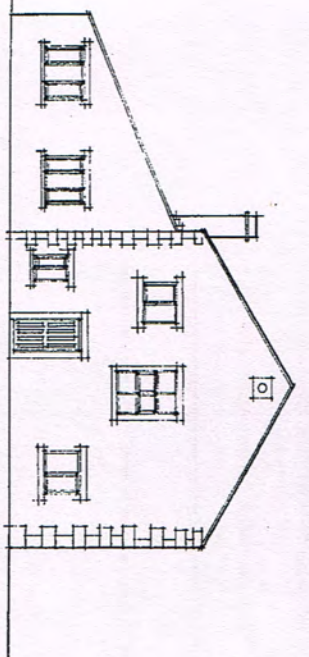
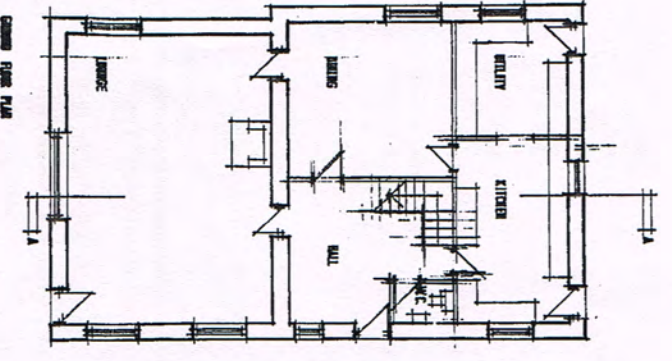
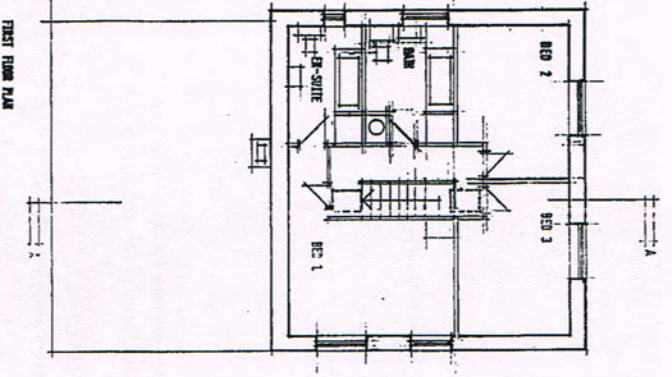
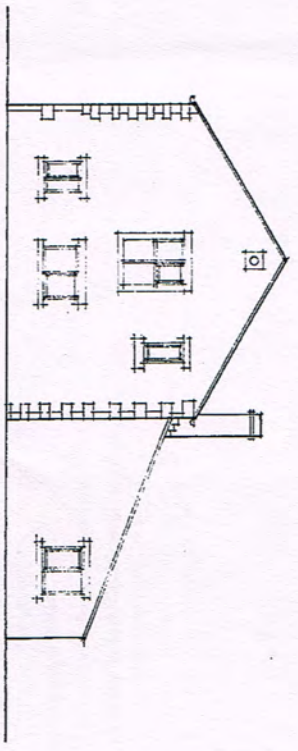
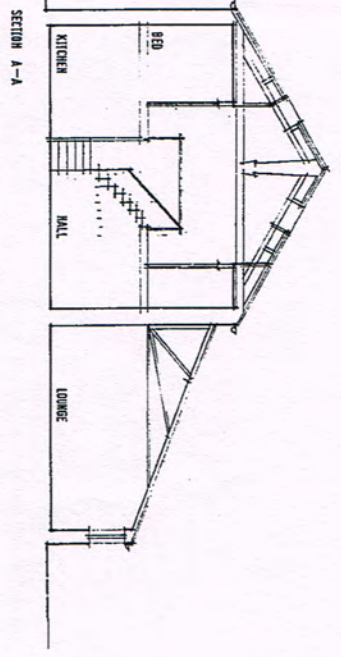
All discrepancies between information shown on the drawings and information in the specification to be referred to the architect before proceeding.

All component sizes and references to be checked on or off site as appropriate.

Portions of existing drawings are to be confirmed on site by the architect and shall be indicated as necessary.

All relevant boundary positions to be checked on or off site as appropriate.

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APPROVED

AMENDED PLANS RECEIVED

DATE 10 NOV 1992

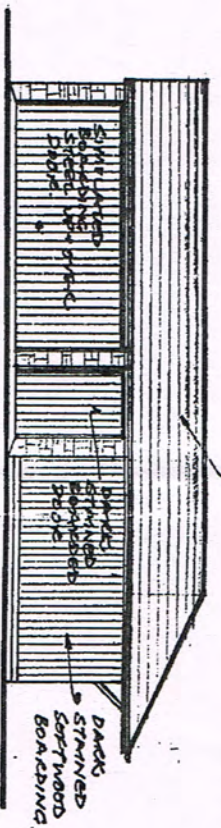
3 92 0407 P

GOOD + TILLOTSON
 CHARTERED ARCHITECTS
 1 Myrtle Street • BOLLTON • GL1 3AR (01945 351775)

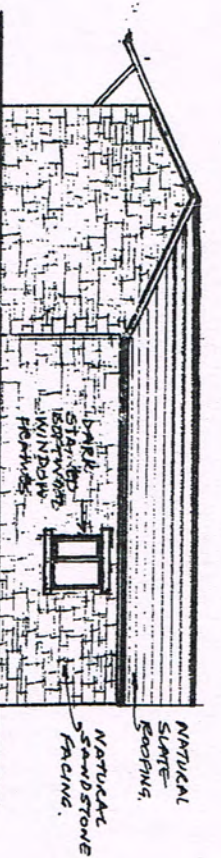
PROPOSED CONVERSION OF
 BARN TO DWELLING
 NEW TREE FARM
 RICHMOND

DATE 3.11.92
 SCALE 1:50
 DRAWN: HAZ
 CHECKED:
 REVISION:

0204 : 1 REVISION:

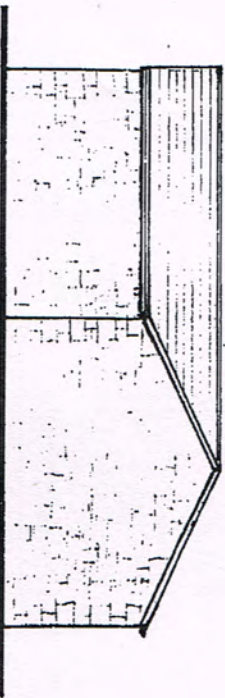


ELEVATION TO HOUSE

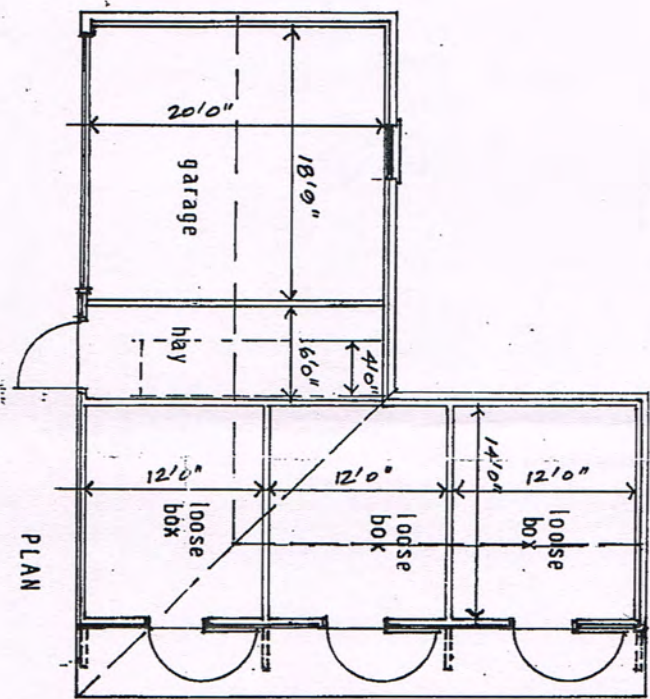


NORTH WEST ELEVATION

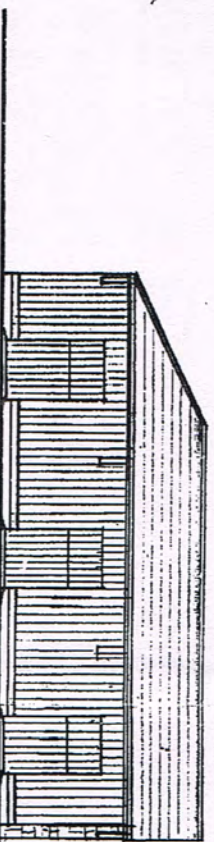
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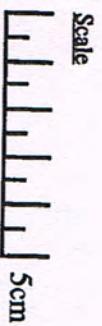
ELEVATION TO PRESTON ROAD



PLAN



NORTH EAST ELEVATION

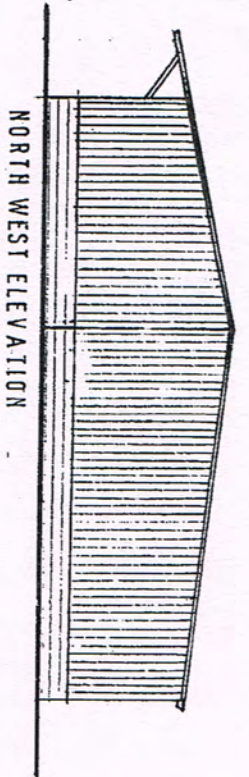
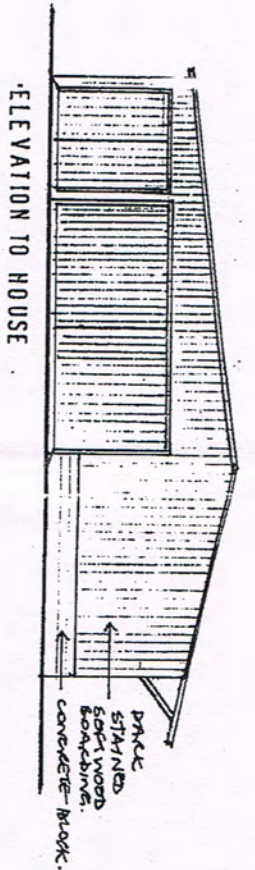


GOOD + TILLOTSON
 CHARTERED ARCHITECTS
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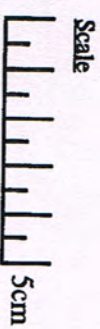
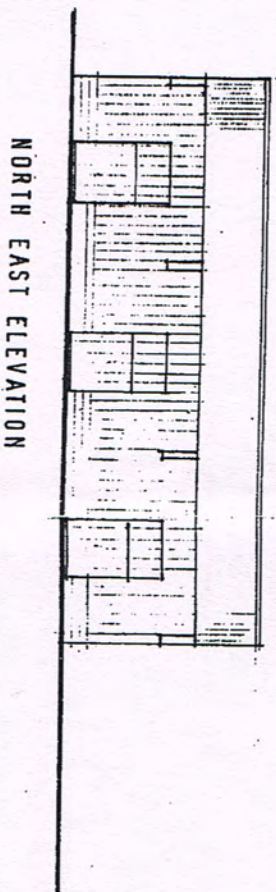
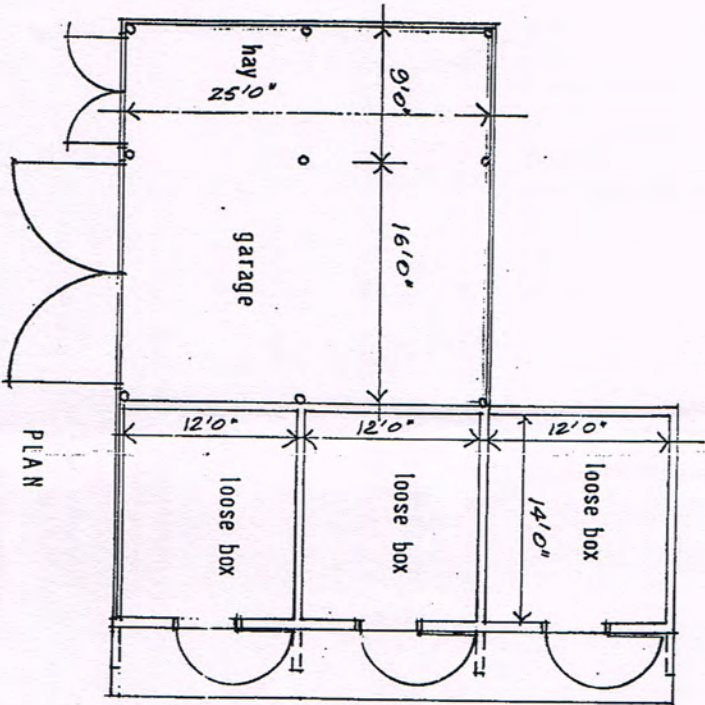
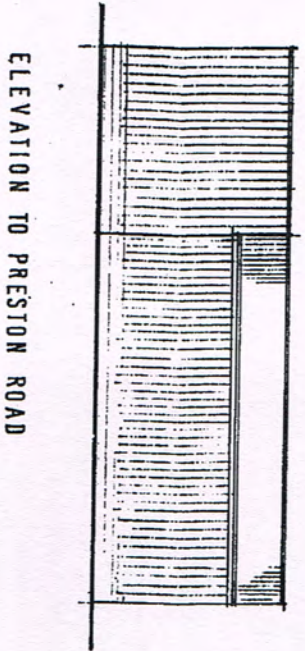
NEW TREE BARN
 RIBCHESTER
 PROPOSED GARAGE
 AND LOOSE BOXES
 REVISED SCHEME

DATE : 14.10.92
 SCALE : 1:100
 DRAWN : J.A.T.
 CHECKED:
 REVISION: 2343





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 CHARTERED ARCHITECTS
 1 Myrtle Street · BOLTON · BL1 3AH (0204) 361776

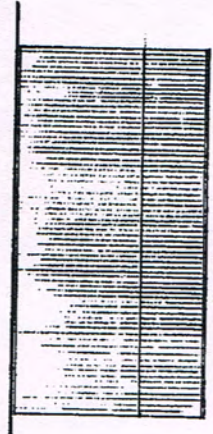
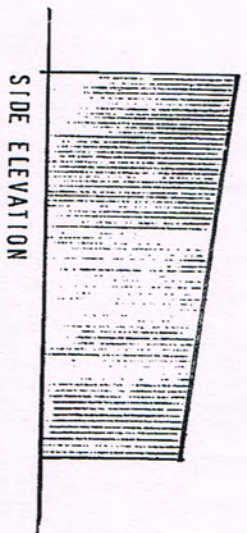
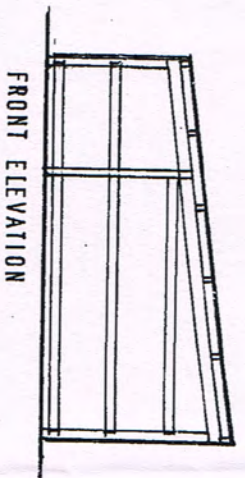
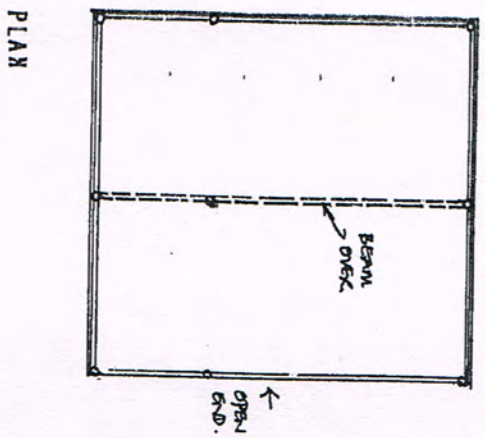
VIEW TREE BARN
 RIBCHESTER
 PROPOSED GARAGE
 AND LOOSE BOXES

DATE : 1 10 92
 SCALE : 1 : 100
 DRAWN : J.A.J.
 CHECKED :

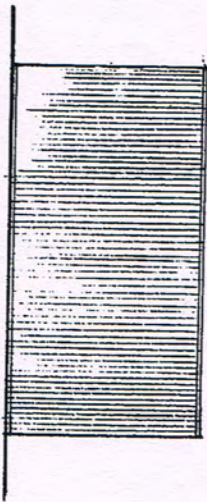
9234 : 2 REVISION:



3.92.407



NORTH WEST ELEVATION

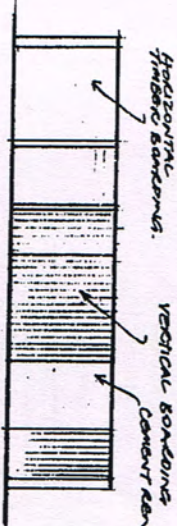


NORTH EAST ELEVATION

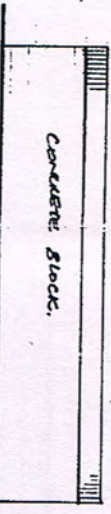
STORAGE BUILDING TO BE DEMOLISHED AND REBUILT



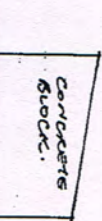
SIDE ELEVATION



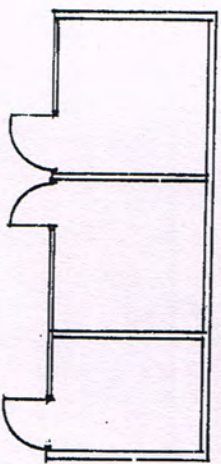
ELEVATION TO FIELD



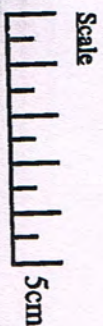
ELEVATION TO PRESTON ROAD



SIDE ELEVATION



LOOSE BOXES TO BE DEMOLISHED



GOOD + TILLOTSON
 CHARTERED ARCHITECTS
 1 Myrtle Street · BOLTON · BL1 3AH (0204) 581778

NEW TREE BARN
 RIBCHESTER
 EXISTING OUTBUILDINGS

DATE : 1.10.92

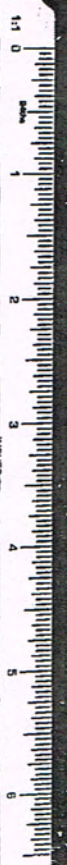
SCALE : 1:100

DRAWN : J.A.T.

CHECKED:

REVISION:

9234:1



NOTES

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Do not scale off this drawing.

All dimensions to be checked on site and any discrepancies to be referred to the architect before proceeding.

All levels to be checked on site.

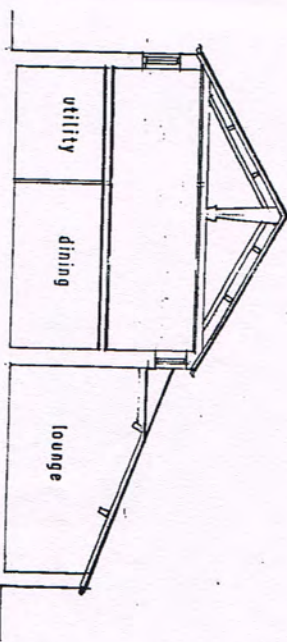
All discrepancies between information shown on the drawings and information in the specification to be referred to the architect prior to proceeding.

All component sizes and materials to be checked prior to ordering of materials.

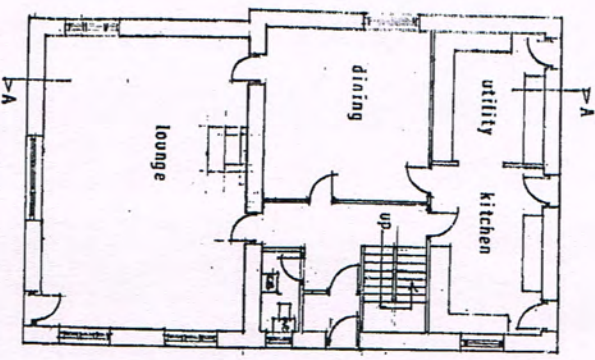
Positions of existing services are to be confirmed prior to proceeding and drawn checked as necessary.

All relevant boundary positions to be checked prior to proceeding.

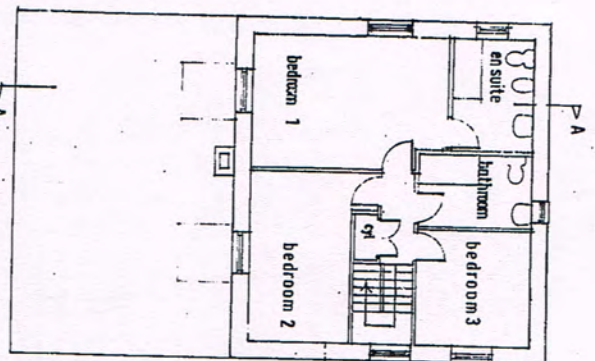
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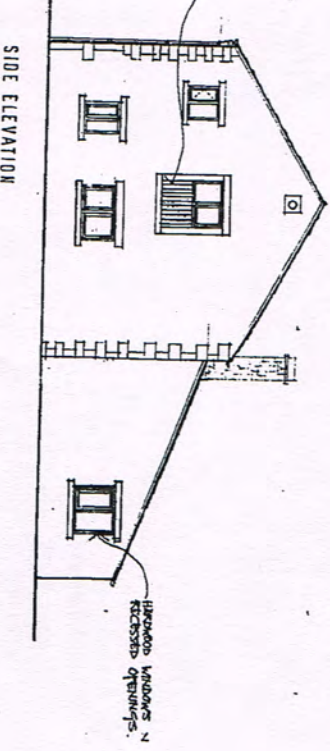
SECTION AA



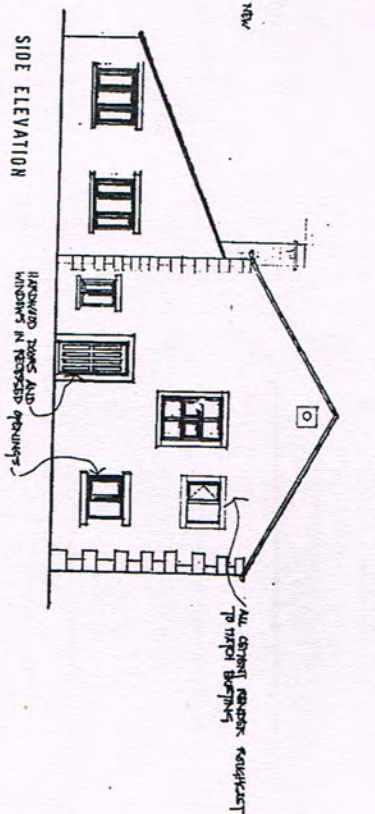
GROUND FLOOR PLAN



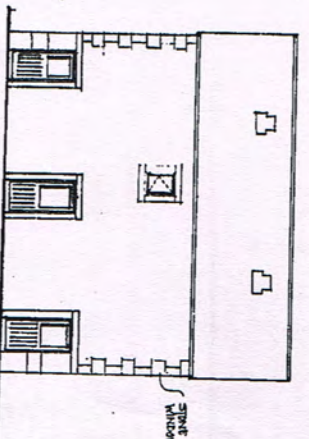
FIRST FLOOR PLAN



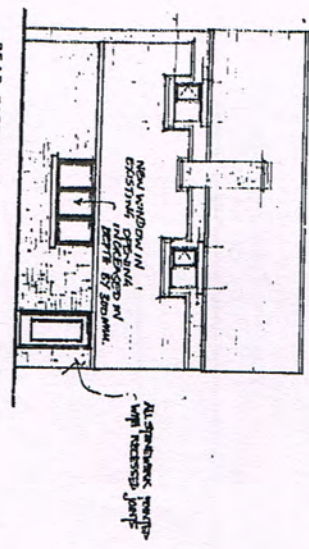
SIDE ELEVATION



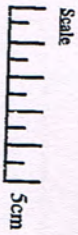
SIDE ELEVATION



FRONT ELEVATION



REAR ELEVATION



Scale

50m

- C. Refer to the Architect's notes on the drawings.
- B. As indicated to WINDOW ELEVATION.
- A. Notes Apply.

REV / REVISION / DATE

GOOD + TILLOTSON
CHARTERED ARCHITECTS

1 Writtle Street - BOLTON - BL1 3AH (0284) 861778
PROPOSED CONVERSION OF
BARN TO DWELLING
NEW TREE FARM
RIBCHESTER

DATE : 26.7.92
SCALE : 1:100
FOR MR. R. FOX.
DRAWN : L.A.T.
SCHEME DRAWING

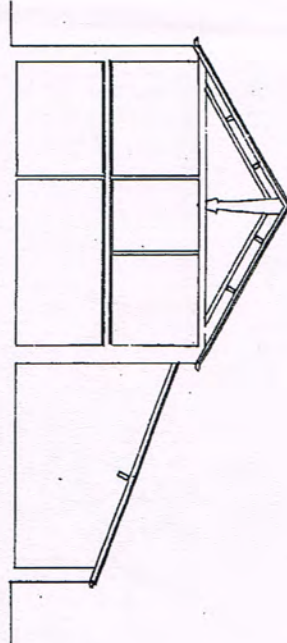
CHECKED:
REVISION: G



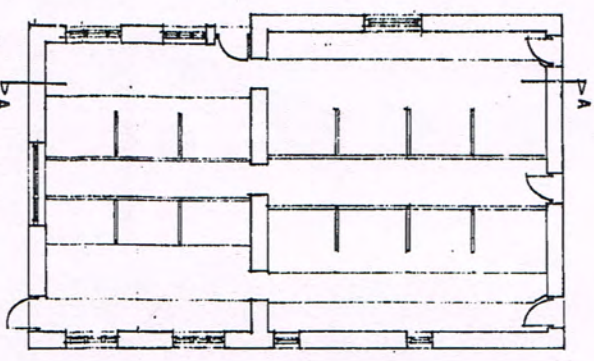
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All levels to be checked on site.
All discrepancies between information shown on the drawings and information in the specification to be referred to the architect prior to proceeding.
All component sizes and references to be checked prior to ordering of materials.
Positions of existing drainage used to be confirmed prior to proceeding and drains checked as necessary.
All relevant boundary positions to be checked prior to proceeding.

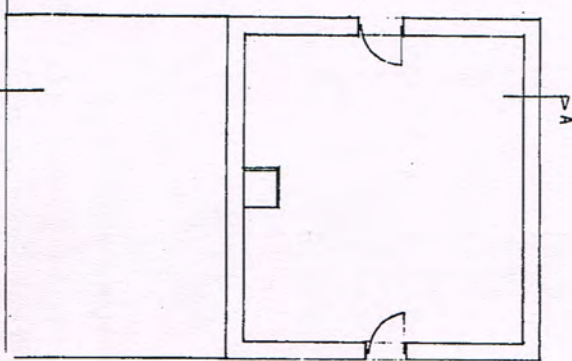
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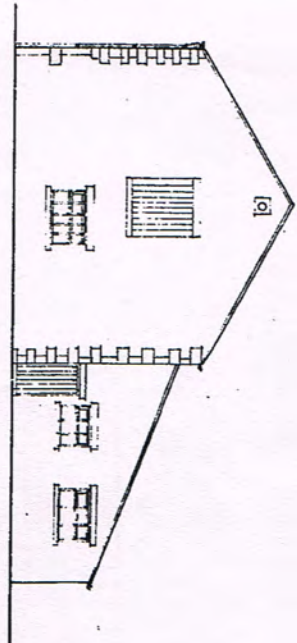
SECTION A/A



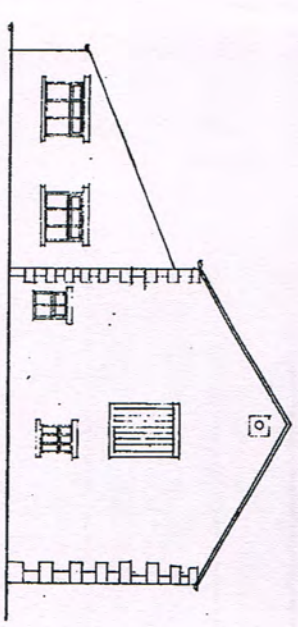
GROUND FLOOR PLAN



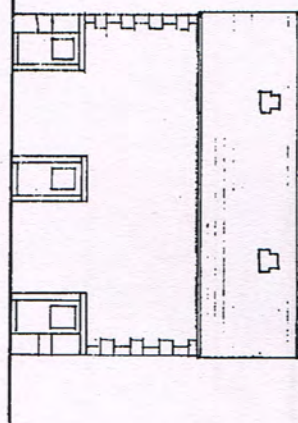
FIRST FLOOR PLAN



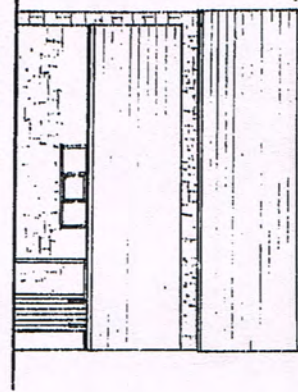
SIDE ELEVATION



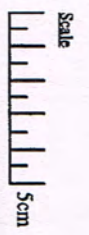
SIDE ELEVATION



FRONT ELEVATION



REAR ELEVATION



Scale

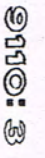
Cent

Richard T. ...
Town and County of ...
Granted with Condition.
- 8 SEP 1992

AMENDED PLANS RECEIVED
DATE ... 29 JUL 1992

3 92 0407 P.
REV / REVISION
DATE

GOOD + TILLOTSON
CHARTERED ARCHITECTS
1 Myrtle Street • BOLTON • BL1 5AH (0204) 381716
PROPOSED CONVERSION OF
BARN TO DWELLING
YEW TREE FARM
RICHESTER
DATE : 27-7-92
SCALE : 1:100
FOR MR. R. FOX.
DRAWN : J.A.I.
CHECKED :
REVISION:



REVISION: