

RIBBLE VALLEY BOROUGH COUNCIL

Department of Development

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

Telephone: 01200 425111

Fax: 01200 414488

Planning Fax: 01200 414487

Town and Country Planning Act 1990

PLANNING PERMISSION

APPLICATION NO: 3/2018/0677

DECISION DATE: 30 October 2018

DATE RECEIVED: 30/07/2018

APPLICANT:

Mr and Mrs Wasdell
Heatherview
Mill Lane
Waddington
Clitheroe
BB7 3JJ

AGENT:

DEVELOPMENT PROPOSED: Variation of condition 3 (occupancy condition) from planning permission 3/2011/0322 to allow the holiday let to be used as in conjunction with the main dwellinghouse.

AT: Land adjacent to Dovecote Tearooms Mill Lane Waddington BB7 3JJ

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. This permission shall relate to Drawing Nos: RH/320110322/01 in relation to the application site/location plan, 4003-05D in relation to the proposed site plan, 4003-11 in relation to the proposed site sections and amended plan no. 4003-04C which was received on the 26th of June in relation to the proposed plans, section and elevations.

Reason: For the avoidance of doubt and to ensure that the development is carried out in accordance with the submitted plans in accordance with Policy G1 of the Ribble Valley Districtwide Local Plan.

P.T.O.

2. The unit of accommodation, hereby approved, shall only be occupied by Mr Adam Wasdell, his spouse/partner and children, and shall be used in conjunction with the existing dwelling, Heatherview, Mill Lane, Waddington, Clitheroe.

In the event that Mr Adam Wasdell, his spouse/partner and children vacate the property the unit of accommodation shall be used for holiday let accommodation. Thereafter the accommodation shall not be let to or occupied by any one person or group of persons for a continuous period of longer than 3 months in any one year and in any event shall not be used as a permanent accommodation. A register of such lettings shall be kept and made available to the Local Planning Authority to inspect on an annual basis.

Reason: The building is located within an unsustainable location where the creation of an isolated dwelling would be contrary to both National and Local Planning Policy however permission was granted having regard to the special circumstances advanced in support of the application.

3. Precise specifications of the low level solar panels to be placed to the rear of the greenhouse and the bin/cycle shelter shall be 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 of the Ribble Valley Districtwide Local Plan.

4. The holiday cottage hereby approved shall be constructed of materials as indicated on page 2 of the submitted document entitled 'External Material Samples' dated 20th April.

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.

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.

P.T.O.

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.



 **NICOLA HOPKINS**
DIRECTOR ECONOMIC DEVELOPMENT & PLANNING

