



**RIBBLE VALLEY BOROUGH COUNCIL**

Department of Development

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Town and Country Planning Act 1990

**PLANNING PERMISSION**

**APPLICATION NO:** 3/2019/0569

**DECISION DATE:** 09 September 2019

**DATE RECEIVED:** 01/07/2019

**APPLICANT:**

Mr John Wilkinson  
Foxfields Farm  
Whalley Road  
Hurst Green  
Clitheroe  
BB7 9PN

**AGENT:**

Mr Neil Ainsworth  
FWP  
6 & 7 Ribblesdale Place  
Preston  
PR1 3NA

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**DEVELOPMENT PROPOSED:** Erection of single-storey events/function building. Extension of service road and grass over hardstanding area currently used as a base for a marquee.

**AT:** Foxfields Farm Whalley Road Hurst Green BB7 9PN

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 three years beginning with the date of this permission.

Reason: Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990, as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

2. Unless explicitly required by condition within this consent, the development hereby permitted shall be carried out in complete accordance with the following drawings and documents:

- 6409\_L(01)00
- 6409-L(01)01
- 6409-L(02)01 Rev 02
- 6409-L(04)02 Rev 02
- 6409-L(04)01 Rev 02
- 6409-L(05)01 Rev 03
- 6409-L(05)02 Rev 03
- 6409-L(06)01 Rev 02
- Design and Access Statement - Issue no.2 (as amended 20/8/2019)

Reason: For the avoidance of doubt and to clarify which plans are relevant to the consent.



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3. Notwithstanding the submitted information, details or specifications of all materials to be used in the exterior of the development (including details of the proposed window treatment to avoid glare and reflection) and the surfacing of any new access tracks or hardstandings hereby approved shall have been submitted to and approved in writing by the Local Planning Authority before their use in the proposed development. The approved materials shall be implemented within the development in strict accordance with the approved details.

Reason: To ensure that the materials to be used are appropriate to the locality.

4. The development hereby approved shall operate as a wedding and events venue or as ancillary leisure space for occupants of the adjacent camping pods only, and for no other purposes within Class D2 of the Town and Country Planning (Use Classes) Order 1987 (as amended).

Reason: The application has been considered on the basis of the information provided and other permitted uses within Class D2 would not be appropriate in this location.

5. The use hereby approved shall only operate between the hours of 08:00 to 01:00 on any day. These times shall also apply to the use of any external amenity areas, such as the patios as shown on approved drawing 6409-L(04)01 Rev 02.

Reason: In order to ensure that noise and activity from the approved development does not have an adverse impact on the rural nature of the surrounding area or the amenities of adjacent residents.

6. There shall be no amplified music (including discos) played within the building hereby approved beyond 22:00 on any day, unless all doors and windows in the south facing elevation of the building are closed.

Reason: To avoid noise nuisance and potential disturbance in the surrounding area.

7. No external lighting shall be installed on site unless details including its location, type, intensity of illumination and predicted lighting contours, have been first submitted to and approved in writing by the Local Planning Authority. Any external lighting that is subsequently installed shall be carried out in strict accordance with the approved details.

Reason: In the interests of the amenity and to avoid light pollution in the open countryside.

8. All parking associated with the building and use hereby approved (other than servicing and deliveries) shall take place within the designated area denoted as 'Existing Car Park (dark gravel)' as shown on the approved site plan (drawing no.6409-L(02)01)

Reason: The parking of visitor's vehicles elsewhere within the application site would result in the harmful suburbanisation of this rural landscape.

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9. Prior to the first use of the building hereby approved, the waste storage facilities as shown on approved drawings 6409-L(04)01 Rev 02, (05)02 Rev 03 and 05(01) Rev 03 shall be provided in their entirety and used thereafter for the storage of bins and other waste associated with the approved use.

Reason: To ensure that suitable facilities are provided and to avoid clutter within the rural landscape.

10. Prior to the commencement of any development, details of the foul and surface water drainage scheme shall be submitted to and approved in writing by the Local Planning Authority. Foul and surface water shall be drained on a separate system. The building shall not be brought in to use until the approved foul drainage scheme has been completed, in accordance with the approved details. The development shall be completed, maintained and managed in accordance with those details.

Reason: To secure proper drainage and to manage the risk of flooding and pollution.

**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 issues to the application to deliver a

**NICOLA HOPKINS  
DIRECTOR ECONOMIC DEVELOPMENT & PLANNING**

