

RIBBLE VALLEY BOROUGH COUNCIL

Department of Development

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Town and Country Planning Act 1990

PLANNING PERMISSION

APPLICATION NO: 3/2014/1019

DECISION DATE: 24 July 2015

DATE RECEIVED: 03/12/2014

APPLICANT:

Mr J Harrison
Pendle Hotel
Clitheroe Road
Chatburn
BB7 4JY

AGENT:

Mr V Craven
Craven Design Partnership
Ribble Court
1 Mead Way
Shuttleworth
Burnley
BB12 7NG

DEVELOPMENT PROPOSED: Conversion and reconstruction of part of original public house/hotel to form domestic dwelling house

AT: Pendle Hotel Clitheroe Road Chatburn BB7 4JY

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

2. The permission shall relate to the development as shown on Drawing Numbers 1543/01B & 02A (Amended Plans received by the Local Planning Authority on 2 March 2015)

Reason: For the avoidance of doubt and to ensure that the development is carried out in accordance with the submitted plans.

3. 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.

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 DMG1 of the Ribble Valley Core Strategy Adopted Version.

4. Prior to the first occupation of the dwelling hereby permitted, three parking spaces, for use by the occupiers of the dwelling shall be marked out within the existing parking area in accordance with the layout shown on submitted drawing number 1543/02A. Thereafter these parking spaces and their associated access and manoeuvring area shall all be retained permanently clear of any obstruction to their designated use.

REASON: In the interests of highway safety and to comply with Policy DMG1 of the Ribble Valley Core Strategy (Adopted Version)

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. Although this service was not used in this case, the Local Planning Authority has worked proactively and positively at formal application stage in order to secure amendments to the proposal that, subject to the imposition of appropriate conditions, will deliver a sustainable form of development .

JOHN HEAP
DIRECTOR OF COMMUNITY SERVICES