

RIBBLE VALLEY BOROUGH COUNCIL

Department of Development

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

Telephone: 01200 425111 Fax: 01200 414488

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Town and Country Planning Act 1990

PLANNING PERMISSION

APPLICATION NO: 3/2019/0925

DECISION DATE: 19 December 2019

DATE RECEIVED: 22/10/2019

APPLICANT:

Mr Bryan Kay
Roundhay
69 Whalley Road
Wilpshire
BB1 9LN

AGENT:

DEVELOPMENT PROPOSED: Installation of concrete fenceposts and base panels, timber fencing panels and gate to divide the driveway front-to-rear.

AT: Roundhay 69 Whalley Road Wilpshire BB1 9LN

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 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 proposals as detailed on drawings:

-Location Plan

-Fence Panel Plan and Elevations amended plans received 18/12/19

Reason: For the avoidance of doubt and to clarify which plans are relevant to the consent in accordance with the Ribble Valley Core Strategy.

3. The materials to be used on the external surfaces of the development as indicated within the application form 3/2019/0925 shall be implemented as indicated.

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.

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.