

RIBBLE VALLEY BOROUGH COUNCIL

Department of Development

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

Telephone: 01200 425111 www.ribblevalley.gov.uk planning@ribblevalley.gov.uk

Town and Country Planning Act 1990

PLANNING PERMISSION

APPLICATION NO: 3/2020/1043

DECISION DATE: 01 February 2021

DATE RECEIVED: 15/12/2020

APPLICANT:

Mr Peter Maddock
Automotive Tools
Hambledon View
Read
BB12 7PD

AGENT:

Mr Darrell Stockburn
Avalon Town Planning Ltd
Unit 2
Reedley Business Centre
Redman Road
Reedley
Burnley
BB10 2TY

DEVELOPMENT PROPOSED: Proposed alterations/first floor extension to create additional vehicle storage at ground floor level and office accommodation/storage at first floor level.

AT: Automotive Tools Hambledon View Read BB12 7PD

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:

Site Location Plan AUT/01 Dwg 00
Existing plans and Elevations AUT/01 Dwg 01
Proposed Plans and Elevations AUT/01 Dwg 02
Existing Site Plan AUT/01 Dwg 03
Proposed Site Plan AUT/01 Dwg 04

Reason: To clarify which plans are relevant to the consent.

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3. All external facing materials of the development hereby permitted shall match in colour, form and texture those on the existing building.

Reason: In the interests of the visual amenity of the area in general and the existing building in particular.

4. The use hereby permitted shall be restricted to the hours between 08.30 and 18.00 on weekdays, between 09.00 and 12.00 on Saturdays and there shall be no operation on Sundays.

Reason: To safeguard the amenities of local residents

5. The vehicle storage area on the ground floor of the building hereby permitted shall be kept freely available for the parking of vehicles and shall not be used for any other purposes unless a further planning permission has first been granted in respect thereof.

Reason: In the interest of highway safety and to ensure adequate parking is available within the site.

6. No building or use hereby permitted shall be occupied or use commenced until the profile/levels of the existing footway has been altered to suit the proposal and a suitable vehicular dropped crossing has been constructed across the footway fronting the application site in accordance with Lancashire County Council Specification for Construction of Estate Roads, to be retained in that form thereafter for the lifetime of the development.

Reason: In the interests of pedestrian safety and accessibility.

7. Before the building hereby permitted is brought into use, the garage doors shall be of roller shutter type as shown on the submitted plans and be permanently retained in that form thereafter for the lifetime of the development.

Reason: In the interests of highway safety.

8. The actions, methods & timing details included in the Precautionary Method Statement attached to the Preliminary Bat Roost Protection Report (28.01.2021) shall be adhered to and in the event that any bats are found or disturbed during any part of the development, work shall cease until further advice has been sought from a licensed ecologist.

Reason: To protect the bat population from damaging activities and reduce or remove the impact of development and to ensure that there are no adverse effects on the favourable status of a bat population before and during the proposed development.

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.

John Machole

pp NICOLA HOPKINS

DIRECTOR OF ECONOMIC DEVELOPMENT AND PLANNING

Notes

Right of Appeal

If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990.

- If you want to appeal against your local planning authority's decision then you must do so within 6 months of the date of this notice.
- If this is a decision to refuse planning permission, or approve with conditions, a householder application, if you want to appeal against your local planning authority's decision then you must do so within 12 weeks of the date of this notice.
- If this is a decision to refuse planning permission, or approve with conditions, a minor commercial application, if you want to appeal against your local planning authority's decision then you must do so within 12 weeks of the date of this notice.

Appeals can be made online at: <https://www.gov.uk/planning-inspectorate>. If you are unable to access the online appeal form, please contact the Planning Inspectorate to obtain a paper copy of the appeal form on tel: 0303 444 5000. The Secretary of State can allow a longer period for giving notice of an appeal but will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal. The Secretary of State need not consider an appeal if it seems to the Secretary of State that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order. If an enforcement notice is served relating to the same or substantially the same land and development as in your application and if you want to appeal against your local planning authority's decision on your application, then you must do so within: 28 days of the date of service of the enforcement notice, or within 6 months [12 weeks in the case of a householder appeal] of the date of this notice, whichever period expires earlier. In certain circumstances, a claim may be made against the local planning authority for compensation, where permission is refused or granted subject to conditions by the Secretary of State on appeal or on a reference of the application to him. The circumstances in which such compensation is payable are set out in section 114 of the Town and Country Planning Act 1990.

Purchase Notices

If permission to develop land is refused or granted subject to conditions, whether by the local planning authority or by the Secretary of State for the Environment and the owner of the land claims that the land has become incapable

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of reasonably beneficial use in its existing state and cannot be rendered capable of reasonably beneficial use by the carrying out of any development which has been or would be permitted, they may serve on the Council of the county borough or county district in which the land is situated a purchase notice requiring that Council to purchase their interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990.