



Ribble Valley
Borough Council

www.ribblevalley.gov.uk

Ribble Valley Borough Council
Council offices
Church Walk
CLITHEROE
BB7 2RA

My reference: 3/2020/0165
Direct Dial: (01200) 425111
Fax: (01200) 414487
Email: planning@ribblevalley.gov.uk
Date: 27 March 2020

Location: Dower House Park Road Gisburn BB7 4HT

Proposal: Discharge of condition 4 (materials) from planning permission 3/2018/0255

I write in response to your application to discharge the conditions pursuant to listed building consent approval 3/2018/0256. Please note the discharge of the following conditions:

Partial discharge of Condition 4 (the in-principle use of materials shown on both the approved drawings for 3/2018/0255 and the submitted drawings for 3/2020/0165 only).

Informative

Consideration to the full discharge of Condition 4 will be made on submission of samples of proposed materials.

APPLICATION NO.

DECISION DATE:



NICOLA HOPKINS

DIRECTOR OF ECONOMIC DEVELOPMENT AND PLANNING

Mr Paul Gudgeon
Sunderland Peacock and Associates Ltd
Hazelmere
Pimlico Road
Clitheroe
BB7 2AG

STATUTORY NOTES FOR PLANNING DECISION NOTICES

APPEALS TO THE SECRETARY OF STATE

APPLICATION FOR LISTED BUILDING CONSENT AND CONSERVATION AREA CONSENT

If the applicant is aggrieved by the decision of the local planning authority to refuse listed building consent or conservation area consent for the proposed works, or to grant consent subject to conditions, he/she may appeal to the Secretary of State for the Environment in accordance with Section 20 Planning (Listed Buildings & Conservation Areas) Act 1990, within 6 months of the date of this notice. (Appeals must be made on a form, which is obtainable from The Planning Inspectorate). The Secretary of State has power to allow a longer period for giving of a notice of appeal but he will not normally be prepared to exercise this power unless there are special circumstances, which excuse the delay in giving notice of appeal.

If listed building consent or conservation area consent 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 of reasonably beneficial use in its existing state and cannot be rendered capable of reasonable beneficial use by the carrying out of any works which have been or would be permitted, he may serve the Council of the district in which the land is situated a purchase notice requiring that Council to purchase his interest in the land in accordance with the provisions of Section 32 of the Planning (Listed Buildings & Conservation Areas) Act 1990.

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 108 of the Town and Country Planning Act 1990.

LISTED BUILDING PURCHASE NOTICES AND COMPENSATION

If the applicant is aggrieved by the decision of the local planning authority: -

a) to refuse to vary or discharge the conditions attached to a listed building consent or a conservation area consent; or

b) to add new conditions consequential upon any such variation or discharge, he may appeal to the Secretary of State for the Environment in accordance with Section 20 Planning (Listed Buildings & Conservation Areas) Act 1990 within 6 months of the date of this notice. (Appeals must be made on a form, which is obtainable from The Planning Inspectorate). The Secretary of State has the power to allow a longer period for the giving of a notice of appeal but he will not normally be prepared to exercise this power unless there are special circumstances, which excuse the delay on giving notice of appeal.

ADVERTISEMENTS

Application for Consent to Display an Advertisement

Standard Conditions

The Town and Country Planning (Control of Advertisements) Regulations 1989 impose the following standard conditions for all consents to display advertisements.

1. Any advertisements displayed, and any site used for the display of advertisements, shall be maintained in a clean and

tidy condition to the reasonable satisfaction of the local planning authority.

2. Any structure or hoarding erected or used principally for the purpose of displaying advertisements shall be maintained in a safe condition.

3. Where an advertisement is required under these Regulations to be removed, the removal shall be carried out to the reasonable satisfaction of the local planning authority.

4. No advertisement is to be displayed without the permission of the owner of the site or any other person with an interest in the site entitled to grant permission.

5. No advertisement shall be sited or displayed so as to obscure, or hinder the ready interpretation of, any road traffic sign, railway signal or aid to navigation by water or air, or so as otherwise to render hazardous the use of any highway, railway, waterway (including any coastal waters) or aerodrome (civil or military).

APPEALS TO THE SECRETARY OF STATE

You have the right of appeal against the local planning authority's refusal of consent for an advertisement or grant of consent subject to a condition with which you are dissatisfied. The appeal is made to the Secretary of State using a form (ask for advertisement appeal forms) obtained from the Secretary of State at Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN, tel. no. 0303 444 5000 or at <https://acp.planninginspectorate.gov.uk>. You must appeal within 8 weeks of receiving the decision notice.

ILLEGAL DISPLAY OF ADVERTISEMENTS

A person who displays an advertisement in contravention of the Town and Country Planning (Control of Advertisements) Regulations 1989, shall be liable on summary conviction of an offence under Section 109(2) of the Act, to a fine of £400 and in the case of a continuing offence to a fine of £40 for each day during which the offence continues after conviction.

OTHER PERMISSIONS

The attached notice relates only to the application as described. It does not convey a decision under any other enactment, byelaw or order of regulation.

ENFORCEMENT NOTICE SERVED

If this is a decision on a planning application relating to the same or substantially the same land and development as is already the subject of an enforcement notice 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 this notice.

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.

ACCESS FOR THE FIRE BRIGADE

Your attention is drawn to the provisions of Section 31 of the County of Lancashire Act 1984. This states that plans for the erection or extension of a building and deposited in accordance with the Building Regulations shall be rejected unless they show that there will be adequate means of access

for the Fire Brigade and that the proposed works will not render inadequate any existing means of access. For further information or advice please contact the Building Control Section at the Council Offices, Clitheroe or telephone 01200 425111.

ACCESS AND FACILITIES FOR DISABLED PEOPLE at premises open to the public, educational establishments, shops, offices, factories and places of work

Your attention is drawn to the provisions of Sections 4,7,8 and 8A of the Chronically Sick and Disabled Persons Act 1970 and to the Codes of Practice: for Access for the Disabled to Buildings (B.S.5810:1979) and the Means of Escape for the Disabled (B.S.5588), and Design Note 18 Access for the Physically Disabled to Education Buildings.

Section 4 of the 1970 Act requires that: "Any person undertaking the provision of any building or premises to which the public are to be admitted, whether on payment or otherwise, shall, in the means of access both to and within the building or premises, and in the parking facilities and sanitary convenience (if any), make provision, in so far as it is in the circumstances both practicable and reasonable, for the needs of members of the public visiting the building or premises who are disabled".

EDUCATIONAL BUILDINGS, OFFICES, FACTORIES, ETC.

Sections 8 and 8A require that any person providing premises for educational purposes, offices, factories or other places of work shall make similar provisions as detailed in Section 4 of the needs of disabled people using the premises.

SIGNS

Section 7 requires that signs indicating where provision has been made for the disabled shall be displayed outside the premises and in any associated car parks. These should indicate where the provision is made and appropriate routes to them.

TREES

If you disagree with the decision, you can appeal to the Secretary of State via the Planning Inspectorate. If you want to appeal, you must do so by writing to Environment Appeals Team, Room 3/25 Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN within 28 days from the date you receive this decision.

COMPENSATION

If you suffer any loss or damage as a result of this refusal of consent, you may be entitled to recover from the Council compensation. If you wish to make a claim you must do so within 12 months from the date of this decision (of, if you appeal to the Secretary of State, within 12 months from the date of their decision). Claims should be made in writing to Head of Planning, Council Offices, Church Walk, Clitheroe BB7 2RA

BUILDING REGULATIONS AND THE NEEDS OF THE DISABLED

Plans submitted under the Building Regulations may be rejected if they do not take proper account of the needs of the disabled. AT THIS EARLY STAGE YOU MAY WISH TO GIVE CONSIDERATION AS TO WHAT PROVISIONS FOR THE DISABLED MAY BE APPROPRIATE IN YOUR PROPOSED DEVELOPMENT.

If you require any further information about the statutory requirements in designing for the needs of the disabled you should contact the Building Control Section, Council Offices, Church Walk, Clitheroe, BB7 2RA, Telephone: 01200 425111

APPEALS TO THE SECRETARY OF STATE Planning Applications

If you are aggrieved by the decision of the 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, then you must do so within 6 months of the date of this notice, if this is a refusal of planning permission for a householder application or a minor commercial application then you must appeal 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.

Pre-Notification required when requesting the Inquiry procedure

If you intend to submit an appeal that you would like examined by inquiry then you must notify the Local Planning Authority and Planning Inspectorate (inquiryappeals@planninginspectorate.gov.uk) at least 10 days before submitting the appeal. [Further details are on GOV.UK](https://www.gov.uk).

REFUSALS

You may be entitled to a free resubmission subject to certain criteria. Please contact the Development Department to discuss.

PURCHASE NOTICES

If either the local planning authority or the Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that he can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted. In these circumstances, the owner may serve a purchase notice on the Borough Council. This notice will require the Council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990.

COMPENSATION

In certain circumstances compensation may be claimed from the local planning authority if permission is refused or granted subject to conditions by the Secretary of State on appeal or on reference to him.

These circumstances are set out in Sections 114 and related provisions of the Town and Country Planning Act 1990. SEE OTHER SIDE for information on applications for Advertisement Consent, Listed Building Consent and Conservation Area Consent including rights of appeal..