

RIBBLE VALLEY BOROUGH COUNCIL

Department of Development

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

Telephone: 01200 425111 Fax: 01200 414488 Planning Fax: 01200 414487

Town and Country Planning Act 1990

PLANNING PERMISSION

APPLICATION NO: 3/2020/0526

DECISION DATE: 27 August 2020

DATE RECEIVED: 07/07/2020

APPLICANT:

Mr and Mrs Hartley
c/o Agent

AGENT:

Mr Colin Sharpe
Gary Hoerty Associates
Suite 9
Grindleton Business Centre
The Spinney
Grindleton
Clitheroe
BB7 4DH

DEVELOPMENT PROPOSED: Proposed change of use of a group of traditional agricultural buildings to rural activity centre with bedroom accommodation.

AT: Sandal Holme Barn Off Clitheroe Road Bashall Eaves BB7 3DD

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 hereby permitted shall be commenced before the expiration of three years from 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 proposals as detailed on drawings:

HAR774/2849/01

HAR774/2849/02

HAR774/2849/03

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

3. The development hereby permitted shall be used for a rural activity centre and bedroom accommodation as described in the submitted application and for no other purpose unless this has been previously agreed by the local planning authority.

Reason: The permission granted is for a specific use, and it is considered that other uses may give rise to adverse effects on the locality.

4. Notwithstanding the submitted details, precise specifications and samples of walling and roofing materials including details of all proposed window and door surrounds, jambs, mullions, sills and heads to be implemented within the development hereby approved shall have been submitted to and approved in writing by the Local Planning Authority before their use in the proposed development. The development shall be carried out in strict accordance with the approved details.

Reason: In order that the Local Planning Authority may ensure that the materials to be used are appropriate to the locality and respond positively to the inherent character of the area.

5. Elevational and section details of the proposed windows/glazing/glazing system including details of framing materials shall have been submitted and approved in writing by the Local Planning Authority prior to their installation.

The development shall be carried out in strict accordance with the approved details.

Reason: In order that the Local Planning Authority may ensure that the detailed design and external appearance of the proposal is appropriate to the locality and responds positively to the inherent character of the area.

6. Notwithstanding the details shown upon the approved plans, the proposed roof lights shall be of the Conservation Type, recessed with a flush fitting, details of which shall be submitted to and approved in writing by the Local Planning Authority prior to installation. The development shall be carried out in strict accordance with the approved details.

Reason: In order that the Local Planning Authority may ensure that the detailed design of the proposal does not undermine the character and appearance of the area.

7. Prior to the commencement of the development details of 2 permanent accessible roosting/nesting spaces for barn owls within trees in the curtilage of the site shall be submitted to and approved in writing by the Local Planning Authority.

The approved roosting/ nesting space shall thereafter be provided prior to first occupation of the premises for the approved use and retained at all times thereafter.

8. Unless otherwise agreed in writing with the Local Planning Authority the development shall be carried out in strict accordance with the recommendations of the bat, barn owl and nesting bird survey and report submitted with the application by Envirotech dated 6th June 2020

Reason: To ensure that no species/habitat protected by the Wildlife and Countryside Act 1981 are destroyed.

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9. Details of the alignment, height, and appearance of any new boundary treatments, fencing, walling, retaining wall structures and gates to be erected within the development shall have been submitted to and approved in writing by the Local Planning Authority prior to their installation.

Reason: To ensure a satisfactory standard of appearance in the interests of the visual amenities of the area.

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.


PP

NICOLA HOPKINS
DIRECTOR ECONOMIC DEVELOPMENT & PLANNING