

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: 3/2020/0689
DECISION DATE: 24 November 2020
DATE RECEIVED: 19/08/2020

APPLICANT:

Mr R Foy
Banks Cottage
Chipping Road
Longridge
PR3 2NB

AGENT:

Mr Joe Monks
Monks Architectural Design
25 Birchfield Drive
Longridge
PR3 3HP

DEVELOPMENT PROPOSED: Formation of new vehicular access drive, stone garden wall and (vehicular and pedestrian) gates to replace the existing drive. Formation of new detached garage. Remodel and resurfacing of the existing site to improve vehicle access, parking and manoeuvring. Resubmission of 3/2020/0246.

AT: Banks Cottage Chipping Road Longridge PR3 2NB

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:

JM0182- 001
JM0182-004-D
JM0182-005-D
JM0182-006-D

Reason: For the avoidance of doubt as the proposal was the subject of agreed design improvements and/or amendments and to clarify which plans are relevant to the consent.

3. The materials to be used on the external surfaces of the development as indicated on Proposed Plan: JM0182-006D shall be implemented as indicated unless otherwise agreed in writing by the Local planning Authority.

Reason: In order that the Local Planning Authority may ensure that the materials to be used are appropriate to the locality.

4. The garage hereby approved shall be kept available for the parking of vehicles ancillary to the enjoyment of the household at Banks Cottage and shall not be used for any use that would preclude the ability for their use for the parking of private motor vehicles or be used for business purposes, whether or not permitted by the provisions of the Town and Country Planning (General Permitted Development) Order 2015 or any order amending or revoking and re-enacting that order.

Reason: To ensure that adequate parking provision is retained on site and to prevent commercial use of the development in the interests of visual and residential amenity and highway safety.

5. Before the access is used for vehicular purposes, any gateposts erected at the access shall be positioned more than 5m behind the back edge of the carriageway. The gates shall open away from the highway.

Reasons: To permit vehicles to pull clear of the carriageway when entering and exiting the site and to ensure the swing of the gates do not affect the availability for a car to wait off road.

6. All gates and associated mechanisms to be located outside the adopted highway and the gates to have physical restraints to prevent the gates from opening onto the adopted highway.

Reasons: to ensure the adopted highway is not obstructed by the gates or are a hazard to other road users.

7. No part of the development hereby approved shall commence until a scheme for the construction of the site access and the off-site works of highway improvement, has been submitted to, and approved by, the Local Planning Authority in consultation with the Highway Authority.

Reason: In order to satisfy the local Planning and Highway Authorities that the details of the highway scheme/works are acceptable before work commences on site.

8. No part of the development hereby approved shall be occupied until the approved scheme referred to in Condition 3 has been constructed and completed in accordance with the scheme details.

Reason: In order that the traffic generated by the development does not exasperate unsatisfactory highway conditions in advance of the highway scheme/works.

9. Before the access is used for vehicular purposes, that part of the access extending from the highway boundary for a minimum distance of 5m into the site shall be appropriately paved in tarmacadam, concrete, block paviments, or other approved materials.

Reasons: To prevent loose surface material from being carried on to the public highway thus causing a potential source of danger to other road users

10. For the full period of construction, facilities shall be available on site for the cleaning of the wheels of vehicles leaving the site and such equipment shall be used as necessary to prevent mud and stones being carried onto the highway. The roads adjacent to the site shall be mechanically swept as required during the full construction period.

Reasons: To prevent stones and mud being carried onto the public highway to the detriment of road safety.

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

