

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: 3/2020/0869
DECISION DATE: 30 November 2020
DATE RECEIVED: 13/10/2020

APPLICANT:

Mrs J Knowles
A and J Knowles
Edisford Bridge Farm
Edisford Road
Clitheroe
BB7 3LJ

AGENT:

Mrs J Douglas
Judith Douglas Town Planning Ltd
8 Southfield Drive
West Bradford
Clitheroe
BB7 4TU

DEVELOPMENT Construction of an agricultural storage building.

PROPOSED:

AT: Edisford Bridge Farm Edisford Road Clitheroe BB7 3LJ

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 1:1250

108-01-01: Existing and proposed Site Plans

108-01-02: Proposed Plans and Elevations

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

3. The building hereby approved shall be faced in materials as indicated on the approved drawings and within the submitted information 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 building hereby approved shall be solely used for agricultural purposes only (as defined in section 336(1) of the Town and Country Planning Act 2015); in conjunction with the agricultural holding to which the application relates.

Reason: To ensure the building is used solely for agricultural purposes connected with the working of the holding.

5. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 or any Order revoking and re-enacting that Order, no external lighting/floodlighting or building mounted lighting shall be erected or placed anywhere within the site or upon the buildings to which this consent relates without written consent from the Local planning Authority.

Reason: To enable the Local Planning Authority to exercise control over development which could prove materially harmful the character and visual amenities of the immediate 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.



NICOLA HOPKINS
DIRECTOR ECONOMIC DEVELOPMENT & PLANNING