

# RIBBLE VALLEY BOROUGH COUNCIL

Department of Development

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Town and Country Planning Act 1990

## PLANNING PERMISSION

**APPLICATION NO:** 3/00/0191/P  
**DECISION DATE:** 5 JANUARY 2001  
**DATE RECEIVED:** 14 MARCH 2000

### **APPLICANT:**

J A WILSON AND SONS  
LOWER GILL  
GRUNSAGILL ROAD  
TOSSIDE  
SKIPTON, BD23 4SJ

### **AGENT:**

D W NEWTON Ariba  
CHARTERED ARCHITECT  
WEST END LODGE  
EDISFORD ROAD  
WADDINGTON, CLITHEROE BB7 3HU

### **DEVELOPMENT PROPOSED:**

CONVERT SHIPPON, BARN AND WORKSHOP TO COTTAGE AND THREE HOLIDAY LETS,  
PROVIDE SEPTIC TANK, WATER TREATMENT HOUSING, ALTER ACCESS DRIVE,  
IMPROVE SIGHTLINES TO EXISTING ACCESS TO GRUNSAGILL ROAD

**AT:** WHITTLE HILL, LOWER GILL, GRUNSAGILL ROAD, TOSSIDE

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 **two years** beginning with the date of this permission.
- 2 This permission shall be implemented in accordance with the proposal as amended by letter and plan received on 25 May 2000 and 30 November 2000 which show alterations to the highway details and alterations to the scheme of conversion respectively.
- 3 Notwithstanding the provisions of the Town and Country Planning General Permitted Development Order 1995 (or any order revoking or re-enacting that Order) any future extensions, external alterations to the dwelling including any development within the curtilage as defined in Schedule 2 Part 1 Classes A to H shall not be carried out without the formal consent of the Local Planning Authority.
- 4 Notwithstanding the provisions of the Town and Country Planning General Permitted Development Order 1995 (or any Order revoking or re-enacting that Order) any future additional structures, hard standing or fences as defined in Schedule 2 Part I Classes E, F and G, and Part II Class A, shall not be carried out without the formal consent of the Local Planning Authority.
- 5 No works can begin until a survey has been conducted by a person, the identity of whom has been previously agreed in writing by the English Nature Species Protection Officer and the Local Planning Authority, to investigate whether the barn is utilised by bats or any other protected species, and the survey results passed to English Nature and the Local Planning Authority.  
  
If such use is established, a scheme for the protection of the species/habitat shall be submitted to and agreed in writing by English Nature and the Local Planning Authority before any work commences on site.
- 6 All the external works of the development hereby permitted shall be completed before the expiration of three years from the date of this permission.
- 7 Prior to the commencement of development an inspection regime to operate during the construction process should be agreed in writing with the Local Planning Authority.

- 8 This permission shall relate to the proposed conversion in accordance with the structural survey submitted as part of the application and dated 10 March 2000. Any deviation from the survey may need to be the subject of a further planning application.
- 9 All doors and windows shall be in timber and retained as such in perpetuity.
- 10 All new and replacement door and window head and sills shall be natural stone to match existing.
- 11 All new and replacement gutters shall be cast iron or aluminium supported on 'drive in' galvanised gutter brackets.
- 12 Notwithstanding the details shown upon the approved plans, the proposed Velux roof lights shall be of the Conservation Type, recessed with a flush fitting, details of which shall be further submitted to and approved by the Local Planning Authority before development commences upon the site.
- 13 No development shall take place upon the barns and farm buildings until both the passing bays and the highway improvements, as detailed upon the approved plans, have been provided and shall be thereafter maintained to the satisfaction of the Local Planning Authority. The approved details shall, thereafter, be implemented in accordance with these details.
- 14 This permission should be read in conjunction with the Section 106 Agreement, signed and dated 15 December 2000.

**The reason(s) for the condition(s) are:**

- 1 In order that the Local Planning Authority shall retain effective control of the development and to ensure the continued structural integrity of the building.
- 2 For the avoidance of doubt since the proposal was the subject of agreed amendments and in the interests of highway safety and visual appearance.
- 3 In order that the Local Planning Authority shall retain effective control over the development.
- 4 In order that the Local Planning Authority shall retain effective control over the development.
- 5 To ensure that no species/habitat protected by the Wildlife and Countryside Act 1981 are destroyed.
- 6 In order that the Local Planning Authority retains effective control over the development and to ensure that there is no significant deterioration in the condition of the building.
- 7 In order to ensure the continued structural integrity of the building.
- 8 Since the application is for the conversion of the building only.
- 9-11 To ensure a satisfactory standard of external appearance and in the interests of visual amenity.
- 12 In the interests of visual amenity in order to retain the character of the barn.
- 13 In the interests of highway safety.
- 14 For the avoidance of doubt since the application has been the subject also of a separate legal agreement.

**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 applicant is requested to notify the Local Planning Authority immediately prior to commencement of the work.
- 4 The grant of planning permission does not entitle a developer to obstruct a right of way and any proposed stopping-up or diversion of a right of way should be the subject of an Order under the appropriate Act. Footpath No. 3 affects the site.
- 5 The applicant is advised that the soakaway is not sited near to a watercourse, foul soakaway area or source of possible water supply.
- 6 The applicant should ensure that the septic tank is kept in a good state of repair, regularly desludged and of sufficient capacity to deal with the proposals.