

RIBBLE VALLEY BOROUGH COUNCIL

Department of Development

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

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Town and Country Planning Act 1990

PLANNING PERMISSION

APPLICATION NO: 3/2007/0252

DECISION DATE: 08 May 2007

DATE RECEIVED: 13/03/2007

APPLICANT:

Reilly Developments Limited
7 Dicconson Place
Wigan
WN1 2AA

AGENT:

CA Building Surveyors
7 East Cliff
PRESTON
Lancs
PR1 3JE

DEVELOPMENT Substitution of house type to incorporate a cellar/basement.

PROPOSED:

AT: Stud Farm and House Woodfold Hall Park off Further Lane Mellor Blackburn Lancashire

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 pursuant to Section 91 of the Town and Country Planning Act 1990.

2. Precise specifications or samples of walling and roofing materials and details of any surface materials to be used including their colour and texture shall have been submitted to and approved in writing by the Local Planning Authority before their use in the proposed works. This shall include details of the surface materials of the proposed new access road to the stables.

REASON: In order that the Local Planning Authority may ensure that the materials to be used are appropriate to the locality in accordance with Policy G1 of the Ribble Valley Districtwide Local Plan.

3. The development hereby permitted shall not be commenced until details of the landscaping of the site, including wherever possible the retention of existing trees, have been submitted to, and approved in writing by, the Local Planning Authority. The scheme shall indicate, as appropriate, the types and numbers of trees and shrubs, their distribution on site, those areas to be seeded, turfed, paved or hard landscaped, including details of any changes of level or landform and the types and details of all fencing and screening.

The approved landscaping scheme shall be implemented in the first planting season following occupation or use of the development, whether in whole or part and shall be maintained thereafter for a period of not less than 5 years to the satisfaction of the Local Planning Authority. This maintenance shall include the replacement of any tree or shrub which is removed, or dies, or is seriously damaged, or becomes seriously diseased, by a species of similar size to those originally planted.

REASON: In the interests of the amenity of the area and to comply with Policies G1, ENV4 and ENV21 of the Ribble Valley Districtwide Local Plan.

P.T.O.

4. Precise details of the proposed hay store building, in the form of scaled elevational drawings and details and/or samples of proposed external materials, shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of construction works on this particular building.

REASON: For the avoidance of doubt as these details were not included in the application, and in the interests of visual amenity, in accordance with Policies G1, ENV4 and ENV21 of the Ribble Valley Districtwide Local Plan.

5. The detached dwelling hereby approved shall be occupied only by the manager of the proposed stud farm and his/her family, and shall not be occupied by any other person or persons except with the prior written permission of the Local Planning Authority.

REASON: To comply with the terms of the application, and because the construction of a dwelling not relating to the associated stud farm business, would, in this Green Belt location, be contrary to Policies G5 and ENV5 of the Ribble Valley Districtwide Local Plan, the Council's adopted Supplementary Planning Guidance: Housing, and Policies 5 and 12 of the Joint Lancashire Structure Plan.

6. The 'overnight' accommodation hereby permitted shall only be used by the owners of individual horses (or other legitimate visitors to the business) as sleeping accommodation on a temporary basis. This accommodation shall not be used as a permanent residence either by an employee or employees of the stud farm business or by any other person or persons except with the prior written permission of the Local Planning Authority.

REASON: To comply with the terms of the application, and because the formation of a second permanent residence at this site (which would not be essentially required in association with the operation of the business) would, in this Green Belt location, be contrary to Policies G5 and ENV4 of the Ribble Valley Districtwide Local Plan, the Council's adopted Supplementary Planning Guidance: Housing, and Policies 5 and 12 of the Joint Lancashire Structure Plan.

7. No development approved by this permission shall be commenced until a scheme for the disposal of foul and surface waters has been approved by the Local Planning Authority. Such a scheme shall be constructed and completed in accordance with the approved plans.

REASON: To ensure a satisfactory means of drainage in accordance with Policy G1 of the Ribble Valley Districtwide Local Plan.

8. No development approved by this permission shall be commenced until a scheme for the containment and storage of manure has been approved by the Local Planning Authority. Such a scheme shall be constructed and completed in accordance with approved plans.

REASON: To prevent pollution of the water environment in accordance with Policy G1 of the Ribble Valley Districtwide Local Plan.

9. The proposed development shall not commence in any way until the highway works secured on the approval to application 3/01/0672 have been completed in accordance with the Section 278 Agreement entered into by the applicant and Lancashire County Council as the Highway Authority and been brought into use.

REASON: In the interests of highway safety and to comply with Policy G1 of the Ribble Valley Districtwide Local Plan.

P.T.O.

APPLICATION NO. 3/2007/0252

DECISION DATE: 8 May 2007

10. The dwelling and the two stables buildings shall be constructed either concurrently, or the stables buildings shall be erected first. The dwelling shall not be occupied until the stables buildings are both completed and the stud farm business is operational.

REASON: To comply with the terms of the application, and because the construction of a dwelling not relating to the associated stud farm business, would, in this Green Belt location, be contrary to Policies G5 and ENV5 of the Ribble Valley Districtwide Local Plan, the Council's adopted Supplementary Planning Guidance: Housing, and Policies 5 and 12 of the Joint Lancashire Structure Plan.

Relevant planning policy

Policy 5 Joint Lancashire Structure Plan - Development outside principal urban areas

Policy 12 Joint Lancashire Structure Plan - Housing Provision.

Policy 20 Joint Lancashire Structure Plan - Lancashire's Landscapes.

Policy G1 - Development Control

Policy G5 - Settlement Strategy

Policy ENV4 - Greenbelt

Policy ENV21 - Historic Parks and Gardens

Policy H2 - Dwellings in the Open Countryside

SPG: Housing

Summary of reasons for approval

The proposed development (which is similar to a development which could be implemented under an extant planning permission) would have no detrimental effects upon the visual amenities of the locality, the amenities of nearby residents or highway 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



 STEWART BAILEY
DIRECTOR OF DEVELOPMENT SERVICES