

RIBBLE VALLEY BOROUGH COUNCIL

Department of Development

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

Telephone: 01200 425111 www.ribblevalley.gov.uk planning@ribblevalley.gov.uk

Town and Country Planning Act 1990

PLANNING PERMISSION

APPLICATION NO: 3/2022/0853

DECISION DATE: 27 October 2022

DATE RECEIVED: 13/09/2022

APPLICANT:

Mrs Elaine Simpson
4 Meadow Croft
West Bradford
Clitheroe
BB7 4TJ

AGENT:

DEVELOPMENT PROPOSED: Removal of Condition 5 (12 months limited period) of planning application 3/2020/0856.

AT: 4 Meadow Croft West Bradford BB7 4TJ

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. Unless explicitly required by condition within this consent, the development hereby permitted shall be carried out in complete accordance with the proposals as detailed following drawings as submitted within application 3/2020/0856:

Site plan

Existing and proposed floor plans

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

2. All new external work, materials and finishes shall match those of the existing dwelling/building in their detailed execution, colour, texture, form, scale and finished appearance except where indicated otherwise on the approved drawings.

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 parent dwelling/building.

APPLICATION NO. 3/2022/0853

DECISION DATE: 27 October 2022

3. The permission to carry out pilates instruction and physiotherapy treatment to customers visiting the premises shall be personal to Mrs Elaine Simpson and Mr David Simpson and shall not ensure for the benefit of the land nor any other person or persons for the time being having an interest therein.

Reason: This permission is only granted due to the specific circumstances of the applicant's business and in order that the local planning authority can control the nature of the business use at the premises.

4. The use of the premises to carry out pilates instruction and physiotherapy treatment to customers visiting the premises hereby approved shall only be operated between the following hours:

09:30 to 16.30 Monday to Friday
09:30 to 13.00 on Saturday

There shall be no business operated from the premises or site outside the stated operating hours including Sundays or Bank Holidays.

Reason: To comply with the terms of the application and in the interests of protecting the residential amenities of nearby residents.

5. Notwithstanding the hours of operation permitted above, appointments for customers visiting the premises shall be on a 1:1 basis only and there shall be at least a 15 minute gap between appointments. There shall be no more than 5 individual customers on any given day. The applicant shall maintain a diary of these appointments and shall make this information available, on request, to the Local Planning Authority.

Reason: To allow the LPA to monitor the use of the premises in the interests of amenity and highway safety and to define the scope of the permission hereby approved.

6. One customer parking space as indicated on the site plan received on 16th December 2020 shall be available during business hours for customer parking.

Reason: In the interests of residential amenity and 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.
3. 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

**NICOLA HOPKINS
DIRECTOR OF ECONOMIC DEVELOPMENT AND PLANNING**

Notes

Right of Appeal

If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990.

- If you want to appeal against your local planning authority's decision then you must do so within 6 months of the date of this notice.
- If this is a decision to refuse planning permission, or approve with conditions, a householder application, if you want to appeal against your local planning authority's decision then you must do so within 12 weeks of the date of this notice.
- If this is a decision to refuse planning permission, or approve with conditions, a minor commercial application, if you want to appeal against your local planning authority's decision then you must do so within 12 weeks of the date of this notice.

Appeals can be made online at: <https://www.gov.uk/planning-inspectorate>. If you are unable to access the online appeal form, please contact the Planning Inspectorate to obtain a paper copy of the appeal form on tel: 0303 444 5000. The Secretary of State can allow a longer period for giving notice of an appeal but will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal. The Secretary of State need not consider an appeal if it seems to the Secretary of State that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order. If an enforcement notice is served relating to the same or substantially the same land and development as in your application and if you want to appeal against your local planning authority's decision on your application, then you must do so within: 28 days of the date of service of the enforcement notice, or within 6 months [12 weeks in the case of a householder appeal] of the date of this notice, whichever period expires earlier. In certain circumstances, a claim may be made against the local planning authority for compensation, where permission is refused or granted subject to conditions by the Secretary of State on appeal or on a reference of the application to him. The circumstances in which such compensation is payable are set out in section 114 of the Town and Country Planning Act 1990.

Purchase Notices

If permission to develop land is refused or granted subject to conditions, whether by the local planning authority or by the Secretary of State for the Environment and the owner of the land claims that the land has become incapable of reasonably beneficial use in its existing state and cannot be rendered capable of reasonably beneficial use by the carrying out of any development which has been or would be permitted, they may serve on the Council of the county borough or county district in which the land is situated a purchase notice requiring that Council to purchase their interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990.