

Appendix B

RIBBLE VALLEY BOROUGH COUNCIL

Department of Development

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Town and Country Planning Act 1990

PLANNING PERMISSION

APPLICATION NO: 3/2012/0490

DECISION DATE: 03 August 2012

DATE RECEIVED: 31/05/2012

APPLICANT:

Mr H Backhouse
c/o Agent

AGENT:

Avalon Town Planning
2 Reedley Business Centre
Redman Road
Reedley
Burnley
Lancs
BB10 2TY

DEVELOPMENT Alterations and extensions to existing training barn.

PROPOSED:

AT: Training Centre Clough Bottom Rabbit Lane Bashall Eaves BB7 3NA

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. The permission shall relate to the development as shown on Plan References BAC/01aDwg03 and BAC/01aDwg02D.

Reason: For the avoidance of doubt and to ensure that the development is carried out in accordance with the submitted plans.

3. Notwithstanding the provisions of the Town and Country Planning General Permitted Development Order 2008 (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.

Reason: In order that the Local Planning Authority shall retain effective control over the development to ensure compliance with Policies G1 and H18 of the Ribble Valley Districtwide Local Plan.

4. 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.

REASON: In the interests of visual amenity in order to retain the character of the barn and to comply with Policies G1, H16 and H17 of the Ribble Valley Districtwide Local Plan.

P.T.O.

5. 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 by the Local Planning Authority before their use in the proposed works.

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.

6. The development hereby permitted shall be used for the purposes of a Training centre and no other purpose (including any other purpose in Class D1 of the schedule to the Town and Country Planning(Use Classes) Order 1987, or any provision equivalent to that Class in any statutory instrument revoking that Order with or without modification).

Reason: To safeguard nearby residential amenity and in the interest of highway safety and to comply with Policy G1 of the District wide local plan.

7. No development shall take place until details of the provisions to be made for building dependent species of conservation concern artificial bird nesting boxes and artificial bat roosting sites have been submitted, and approved by the local planning authority.

The details shall also identify the actual wall and roof elevations into which the above provisions shall be incorporated -north/north east elevations for birds & elevations with a minimum of 5 hours morning sun for bats.

The artificial bird/bat boxes shall be incorporated into the development during the actual construction of the extension hereby granted consent before the development is first brought into use, unless otherwise agreed in writing by the local planning authority.

Reason

To provide artificial nest/roost sites for bird/bat species of conservation concern.

To ensure that there are no adverse effects on the favourable conservation status of a bird/bat population.

Relevant planning policy

Policy G1 - Development Control
Policy ENV1 - Area of Outstanding Natural Beauty
Policy G5 - Settlement Strategy
Policy EMP8 - Extensions/Expansions of Existing Firms
Policy H17 - Building Conversions - Design Matters
NPPF

Summary of reasons for approval

The proposed development having regard to the economic benefits associated with the scheme would outweigh any visual detriment to the building and wider landscape arising from the proposal.

P.T.O.

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.

JOHN HEAP
DIRECTOR OF COMMUNITY SERVICES