

## Appendix C

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:** 3/2016/0243

**DECISION DATE:** 22 July 2016

**DATE RECEIVED:** 17/03/2016

**APPLICANT:**

Mr and Mrs Backhouse  
Focus Training  
c/o Agent

**AGENT:**

Mr Alan Kinder  
Avalon Town Planning  
2 Reedley Business Centre  
Redman Road  
Reedley  
Burnley  
BB10 2TY

**DEVELOPMENT PROPOSED:** Change of use from Class D1 to a mixed use within Class D1 and D2 to allow D2 use as a wedding venue for up to 40 days per year.

**AT:** The Outbarn 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: To comply with the requirements of section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

2. The permission shall relate to the development as shown on the following drawings:

BACK/01b Dwg 01  
BACK/01b Dwg 01

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

3. The D2 element of the mixed use hereby approved shall not exceed 40 days per calendar year. A register of all events shall be maintained at all times and shall be made available for inspection by the Local Planning Authority on request.

REASON: For the avoidance of doubt to ensure there is no ambiguity in the decision notice over what amount of development has been approved.

P.T.O.

4. The mixed use venue hereby approved shall only operate between the hours of 08:00 - 22:00 Sunday to Thursday inclusive, and between 08:00 - 00:30 (the following morning) on Friday and Saturday.

REASON: In order to safeguard the amenity of nearby residents in accordance with Policy DMG1 of the Ribble Valley Core Strategy, and the NPPF.

5. The development hereby approved shall be carried out in complete accordance with the mitigation measures detailed/recommended within Section 8 of the submitted Noise Impact Assessment reference 340HB.

REASON: In order to safeguard the amenity of nearby residents in accordance with Policy DMG1 of the Ribble Valley Core Strategy, and the NPPF.

6. No training events (D1 use) and functions (D2 use) shall take place on the same day.

REASON: To reduce traffic conflict on the adjacent highways and in the interest of highway safety in accordance with Policies DMG1 and DMG3 of the Ribble Valley Core Strategy.

7. Within two months of the date of this permission, a scheme detailing a one-way system within the site, including full details of the location of signage for the one way system, shall have been submitted for the written approval of the Local Planning Authority. The duly approved scheme shall be implemented with 28 days of its approval by the Local Planning Authority and adhered to thereafter unless otherwise agreed in writing with the Local Planning Authority.

REASON: To reduce traffic conflict on the adjacent highways and in the interest of highway safety in accordance with Policies DMG1 and DMG3 of the Ribble Valley Core Strategy.

#### **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.

**JOHN HEAP**  
**DIRECTOR OF COMMUNITY SERVICES**