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| RIBBLE VALLEY BOROUGH COUNCIL | | | |  |  |
| Department of Development | |  |  |  |  |
| Council Offices, Church Walk, Clitheroe, Lancashire, BB7 2RA | | | |  |  |
| Telephone: 01200 425111 Fax: 01200 414488 Planning Fax: 01200 414487 | | | | |  |
| Town and Country Planning Act 1990 | | |  |  |  |
| PLANNING PERMISSION | | | | | |
| **APPLICATION NO:** | 3/2019/1036 | |  |  |  |
| **DECISION DATE:** | 21 May 2020 | |  |  |  |
| **DATE RECEIVED:** | 20/11/2019 | |  |  |  |
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| **APPLICANT:** |  |  | **AGENT:** |  |  |
| Messrs G and M Fisher  C/o Ingham and Yorke  Littlemoor  Clitheroe  BB7 1HG | |  | Mr Steven Abbott  Steven Abbott Associates  Broadsword House  2 Stonecrop  North Quarry Business Park  Appley Bridge  Wigan  WN6 9DL | | |
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| **DEVELOPMENT PROPOSED:** | | Conversion and extension of building to create one new dwelling including drainage, landscaping, closure of existing access and construction of new access. |
| **AT:** | Betty Barn Slaidburn Road Waddington BB7 3JQ | |
| 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): | | |
|  | 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 by Section 51 of the Planning and Compulsory Purchase Act 2004. | |
|  | Unless explicitly required by condition within this consent, the development hereby permitted shall be carried out in complete accordance with the proposals as detailed on drawings:  Site Location Plan:Dwg no 4 Rev A  Contours Plan and Profile: Dwg no 2-010-1 Rev A02  Proposed Site Access: Dwg no 2-100-01-A02  Site Plan: Dwg no 02 Rev L  Plans and Elevations:Dwg no 3 Rev D  REASON: For the avoidance of doubt and to clarify which plans are relevant to the consent.  P.T.O. | |
|  | This permission shall relate to the proposed conversion in accordance with the Structural Report Our ref: K35392/DH/AG and 18102/HS Rev A JC Architects Statement of Significance and Condition Report dated 07/02/19 that were submitted as part of the application. Any deviation from the survey may need to be the subject of a further planning application.  Reason: Since the application is for the conversion of the building only. | |
|  | Notwithstanding the submitted details, precise specifications or samples of walling, door/window surrounds, rainwater goods, roofing/ridge materials including surfacing materials, their colour and texture shall have been submitted to and approved by the Local Planning Authority before their use in the proposed development and shall be retained as such thereafter.  Reason: To ensure that the materials to be used are appropriate to the locality. | |
|  | All windows and doors shall be constructed in timber, of which the elevational and section details shall have been submitted and agreed in writing by the Local Planning Authority prior to their use in the development. The development shall be carried out in strict accordance with the approved details; the approved details shall thereafter be retained in perpetuity.  REASON: In order that the Local Planning Authority may ensure that the materials to be used are appropriate for the buildings (of local heritage interest) within an Area of Outstanding Natural Beauty. | |
|  | The proposed roof lights shall be of Conservation Type, recessed with a flush fitting, and shall be retained as such in perpetuity.  REASON: In order that the Local Planning Authority may ensure that the materials to be used are appropriate to the locality. | |
|  | Full details of the alignment, height and appearance of all fences and walls and gates to be erected (notwithstanding any such detail shown on previously submitted plan(s)) shall have been submitted to and approved in writing by the Local Planning Authority before their use in the proposed development. All boundary treatments thereby approved to bound the site shall be erected in accordance with the approved details before the approved dwelling is occupied.  REASON: To ensure a visually satisfactory form of development. | |
|  | Notwithstanding the provisions of Classes A to H of Part 1 of the Town and Country Planning (General Permitted Development) (England) Order 2015, or any Order revoking and re-enacting that Order, the barn conversion(s) hereby permitted shall not be altered or extended, no new windows shall be inserted (including rooflights) and no additional buildings or structures shall be erected within its external area unless planning permission has first been granted by the Local Planning Authority.  REASON: In the interests of the appearance of the Area of Outstanding natural Beauty  P.T.O. | |
|  | All new and replacement door and window head and sills shall be natural stone to match existing.  Reason: To ensure a satisfactory standard of appearance in the interests of visual amenity. | |
|  | The parking and manoeuvring areas shown on the plans hereby approved shall be surfaced and made available in accordance with the approved plan prior to the occupation of the building; such parking facilities shall thereafter be permanently retained for that purpose (notwithstanding the Town and Country Planning (General Permitted Development) Order 2015).  Reason: To ensure adequate parking is available within the site. | |
|  | The converted dwelling hereby approved shall have an electric vehicle (EV) charging point fitted before the property is first brought into use.  Reason: In order to promote the use of EVs as a travel option | |
|  | The residential curtilage of the dwelling hereby approved shall be restricted to that shown on approved drawing Site Plan:Dwg no 02 Rev L  Reason: To enable the Local Planning Authority to exercise control over development which could materially harm the character and visual amenities of the development and locality | |
|  | Before the access is used for vehicular purposes, that part of the access extending from the highway boundary for a distance of 7m into the site shall be appropriately paved in tarmacadam or other approved materials.    Reason: To prevent loose surface material from being carried on to the public highway thus causing a potential source of danger to other road users. | |
|  | Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 there shall not at any time in connection with the development hereby permitted be erected or planted or allowed to remain upon the land hereinafter defined any building, wall, fence, hedge, tree, shrub or other device over 1m above road level. The visibility splay to be the subject of this condition shall be that land in front of a line drawn from a point 2.4m measured along the centre line of the proposed road from the continuation of the nearer edge of the carriageway of Slaidburn Road to points measured 70m to the north and 100m to the south along the nearer edge of the carriageway of Slaidburn Road, from the centre line of the access.  Reason: To ensure adequate visibility at the site access onto Slaidburn Road.  P.T.O. | |
|  | The existing access shall be physically and permanently closed with vehicular access being prevented by the erection of a boundary wall. The existing verge of the vehicular crossing shall be reinstated concurrent with the formation of the new access.  Reason: To limit the number of access points to, and to maintain the proper construction of the highway | |
|  | The proposed access from the site to Slaidburn Road shall be constructed to a (minimum) width of 5.5m and this width shall be maintained for a minimum distance of 7m measured back from the nearside edge of the carriageway.  Reason: To enable vehicles to enter and leave the premises in a safe manner without causing a hazard to other road users. | |
|  | Foul and surface water shall be drained on separate systems.  Reason: To secure proper drainage and to manage the risk of flooding and pollution. | |
|  | The recommendations and mitigation strategy contained in Section 5.0 of the ERAP Ecological Survey and Assessment (dated April 2019) insofar as it relates to nesting birds (Barn Owl and Swallow) and Invasive Plant Species (Indian Balsam) shall be fully implemented in strict accordance with the details submitted.  If use by a nesting or roosting owl is identified a Barn Owl roosting/nesting box shall be provided for Barn Owls on trees within 200 metres of the development site to which this consent applies at least 30 days before any part of the site used by Barn Owls is altered in any way. This provision should be made at the earliest possible stage, not subjected to direct disturbance and remain in place until at least 30 days after permanent provision has been made, in accordance with details that shall have first been submitted to, and approved in writing by, the Local Planning Authority.  No building and construction work shall take place within 30 metres of any part of the site containing material evidence of Barn Owl occupation unless survey-based evidence has been provided to the Local Planning Authority that no birds are nesting (at the development site to which the consent applies) within 3 days of work commencing.  A permanent accessible roosting/nesting space for Barn Owls shall be provided and thereafter maintained, in accordance with details that shall have first been submitted to, and approved in writing by, the Local Planning Authority, and in line with the Natural England guidance.  Reason: To secure the long-term protection of the barn owl species in the locality by maintaining continuity and permanence of a roosting/ nesting opportunity on the site and to enable the Local Planning Authority to fulfil its obligations under Section 25 (1) of the Wildlife and Countryside Act 1981 and to ensure that there is no risk of further spread of a non-native plant species.  P.T.O. | |
|  | Details of the provisions to be made for building dependent species of conservation concern, artificial bird nesting boxes and artificial bat roosting sites have shall be submitted to, and approved in writing by the Local Planning Authority. The details shall be submitted on a dwelling/building dependent bird/bat species development site plan and include details of the numbers of artificial bird nesting boxes and artificial bat roosting sites on the barn. The details shall also identify the actual wall and roof elevations into which the above provisions shall be incorporated. The artificial bird/bat boxes shall be incorporated into the dwelling during the conversion works before the dwelling is first brought into use  Reason: In the interests of biodiversity and to enhance nesting/roosting opportunities for species of conservation concern and protected species. | |
|  | Notwithstanding the submitted details, no development, including any site preparation, demolition, scrub/hedgerow clearance or tree works/removal shall commence or be undertaken on site until details of a scheme for any external building or ground mounted lighting/illumination, shall have been submitted to and approved in writing by the local planning authority.  For the avoidance of doubt the submitted details shall include luminance levels and demonstrate how any proposed external lighting has been designed and located to avoid excessive light spill/pollution and shall include details to demonstrate how artificial illumination of important wildlife habitats is minimised/mitigated.  The lighting schemes(s) be implemented in accordance with the approved details and retained as approved.    Reason: To enable the Local Planning Authority to exercise control over lighting which could prove materially harmful the character and visual amenities of the immediate area and to minimise/mitigate the potential impacts upon protected species resultant from the development. | |
|  | The lighting schemes(s) be implemented in accordance with the approved details and retained as approved.    Reason: To enable the Local Planning Authority to exercise control over lighting which could prove materially harmful to the character and visual amenities of the Area of Outstanding Natural Beauty and to minimise/mitigate the potential impacts upon protected species resultant from the development.  P.T.O. | |
|  | The landscaping proposals hereby approved (Site Plan 02 Rev L) 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 10 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.  All trees/hedgerow shown as being retained within the approved details shall be retained as such in perpetuity.  Reason: To ensure the proposal is satisfactorily landscaped and trees of landscape/visual amenity value are retained as part of the development. | |
|  | Prior to the extraction flue being first brought into use all external parts of the flue and cowl and associated fitments shall be coloured black/a dark matt finish and retained as such at all times in the future.  Reason: To ensure a satisfactory appearance within the Forest of Bowland Area of Outstanding Natural Beauty. | |
|  | All tree works/tree protection shall be carried out in strict accordance with the submitted Arboricultural Impact Assessment dated October 2019. The specified tree protection measures shall remain in place throughout the construction phase of the development and the methodology hereby approved shall be adhered to during all site preparation/construction works.    Reason: To ensure the adequate protection of trees/hedging of landscape and visual amenity value on and adjacent to the site or those likely to be affected by the proposed development.. | |

**Note(s)**

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|  | For rights of appeal in respect of any condition(s)/or reason(s) attached to the permission see the attached notes. |
|  | 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. |
|  | 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.  P.T.O. |
|  | The applicant shall be aware that the proposed development requires the applicant to apply for, and obtain, a European Protected Species Licence before work commences. |
|  | The grant of planning permission will require the applicant to enter into an appropriate Legal Agreement, with the County Council as Highway Authority. The Highway Authority hereby reserves the right to provide the highway works within the highway associated with this proposal. Provision of the highway works includes design, procurement of the work by contract and supervision of the works. The applicant should be advised to contact the contact the Environment Directorate for further information by telephoning the Developer Support Section (Area East) on 0300 123  6780, or writing to Developer Support Section, Lancashire County Council,  Environment Directorate, Cuerden Mill Depot, Cuerden Way, Cuerden, PR5 6BJ or email lhscustomerservice@lancashire.gov.uk |

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| **NICOLA HOPKINS**  **DIRECTOR ECONOMIC DEVELOPMENT & PLANNING** |