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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:** | 3/2020/0008 |  |  |  |
| **DECISION DATE:** | 15 April 2020 |  |  |  |
| **DATE RECEIVED:** | 13/01/2020 |  |  |  |
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| **APPLICANT:** |  |  | **AGENT:** |  |  |
| Heidi LanghornEarly Bairds Nursery48-50 Orchard StreetGreat HarwoodBB6 7EE |  | Mr Roger HinesPeter Hitchen ArchitectsMarathon HouseThe Sidings Business ParkWhalleyClitheroeBB7 9SE |
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| **DEVELOPMENT PROPOSED:** | Change of use of public house (use class A4) to children's day nursery (use class D1). |
| **AT:** | The Judge Walmsley Hotel Whalley Road Billington BB7 9TP |
| 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 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:Location Plan 1:1,250EXISTING SITE PLAN A100PROPOSED SITE PLAN - LAYOUT A102-C (amended 14.04.2020)EXISTING PLANS A200PROPOSED PLANS A201EXISTING ELEVATIONS A300PROPOSED ELEVATIONS (PROPOSED EAST & WEST ELEVATIONS ONLY) A301PROPOSED ELEVATIONS A302 (received 02.03.2020)Reason: For the avoidance of doubt since the proposal was the subject of agreed design improvements/amendments and to clarify which plans are relevant to the consent. |
|  | Prior to the commencement of development full details of the colour, form and texture of all hard landscaping (ground surfacing materials) including details of any changes of level or landform and 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. All works shall be undertaken strictly in accordance with the details as approved.REASON: In the interests of the amenity of the area. |
|  | The occupation of the second floor residential accommodation hereby approved shall be restricted to a person solely or mainly employed in the children's day nursery (Judge Walmsley Hotel, Whalley Road, Billington) or a dependant of such a person residing with him or her or a widow or widower of such a person.Reason: As occupation of the residential accommodation by a person with no connections to the business may result in an unacceptable standard of accommodation by virtue of noise and disturbance arising from existing on-site activities. |
|  | Within three months of the commencement of development, details of the construction and design of external refuse recycling/bin stores shall be submitted to and approved in writing by the Local Planning Authority. The duly approved facilities shall be made available for use before each unit hereby approved is first brought into use and retained thereafter.Reason: To ensure the provision of satisfactory facilities for the storage of refuse and recycling and in the interest of visual amenity. |
|  | The use of the premises in accordance with this permission shall be restricted to the hours between 07.30 to 18.00 on weekdays and there shall be no operation on weekends and Bank Holidays.Reason: The use of the premises outside these hours could prove injurious to the character of the area and in order to safeguard residential amenities. |
|  | The premises shall be used only as a nursery and for no other purpose whatsoever, (including any other purpose in Class D of the schedule to the Town and Country Planning (Use Classes) Order 1987 or any subsequent re-enactment).Reason: A change of use of the premises may have an unacceptable impact on neighbour amenity and/or the character and appearance of the area. |
|  | Use of the outdoor play areas shall only be permitted between the hours of 09.00 and 18.00 daily. There shall be no outdoor play outside of the areas defined on the approved plans at any time.Reason: The use of the outdoor play areas outside these hours could prove injurious to the character of the area and in order to safeguard residential amenities. |
|  | The layout of the development shall include provisions to enable vehicles to enter and leave the highway in forward gear and such provisions shall be laid out in accordance with the approved plans and be available for use before the development is brought into use and maintained thereafter.Reason: Vehicles reversing to and from the highway are a hazard to other road users. |
|  | The car parking spaces and manoeuvring areas shall be marked out in accordance with the approved plan, before the use of the premises hereby permitted becomes operative and permanently maintained thereafter.Reason: To allow for the effective use of the parking areas.  |
|  | No part of the development hereby approved shall commence until a scheme for the construction of the site access (including the erection of signage) and the off-site works of highway improvement have been submitted to, and approved by, the Local Planning Authority in consultation with the Highway Authority. No part of the development hereby approved shall be occupied or opened for trading until the approved scheme has been constructed and completed in accordance with the scheme details. Reason: In order to satisfy the Local Planning Authority and Highway Authority that the final details of the highway scheme/works are acceptable before work commences on site and to ensure that the traffic generated by the development does not exacerbate unsatisfactory highway conditions in advance of the completion of the highway scheme/works. |

**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. |
|  | The grant of planning permission will require the applicant to enter into an appropriate legal agreement with Lancashire County Council as Highway Authority prior to the start of any development. For the avoidance of doubt works shall include, but not be exclusive to, the reinstatement of the existing dropped vehicular crossing, providing full footway construction to an appropriate standard. The applicant should be advised to contact the county council for further information by telephoning the Development Support Section (Area East) on 0300 123 6780 or email developeras@lancashire.gov.uk in the first instance to ascertain the details of such an agreement and the information to be provided, quoting the relevant planning application reference number. |



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