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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 |  |  |  |
| APPROVAL OF RESERVED MATTERS |
| APPLICATION NO: | 3/2020/0200 |  |  |  |
| DECISION DATE: | 23 April 2020 |  |  |  |
| DATE RECEIVED: | 03/03/2020 |  |  |  |
| PARTICULARS OF PLANNING PERMISSION RESERVING DETAILS FOR APPROVALAPPLICATION NO: 3/2019/0706  |
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| **APPLICANT:** |  |  | **AGENT:** |  |  |
| Mr and Mrs DeanC/o Agent  |  | Mr Robert BlackGary Hoerty AssociatesSuite 9 Grindleton Business CentreThe SpinneyGrindletonClitheroe BB7 4DH |
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| **Development Proposed:** | Approval of all reserved matters including appearance, landscaping, layout and scale following outline planning permission 3/2019/0706 for one farm worker's dwelling. |
| **AT:** | Hall Trees Farm Hough Clough Lane Chipping PR3 2NT |
| Ribble Valley Borough Council hereby give notice that **approval has been granted** in respect of details referred to above for the purposes of the conditions imposed on the grant of planning permission referred to above and subject to the following condition(s): |
| 1 | The development hereby permitted shall be commenced before the expiration of three years from the date of this permission.Reason: Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.  |
| 2 | 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 drawing: DEA/794/2754/01 Reason: For the avoidance of doubt and to clarify which plans are relevant to the consent.  |
| 3 | Notwithstanding the details on the submitted plans. 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 DMG1 and EN2 of the Ribble Valley Core Strategy Adopted Version ensuring a satisfactory standard of appearance given the location of the property in the AONB. |
| 4 | The dwelling hereby permitted shall only be occupied as a single dwelling by persons solely employed in the operation of the business at Hall Trees Farm, Chipping (and the family/dependants of such persons). REASON: For the avoidance of doubt as permission has been granted for the dwelling on the basis of its occupation by an essential rural worker in a location where a dwelling for general occupation would not normally be permitted; and to comply with Policy DMH3 of the Ribble Valley Core Strategy.  |
| 5 | The car parking spaces and manoeuvring areas shall be provided as shown on Drawing Number DEA/794/2754/01 prior to the first occupation of the dwelling hereby permitted, and shall be permanently maintained thereafter clear of any obstruction to their designated purpose. Reason: In the interests of highway safety and to comply with Policy DMG1 of the Ribble Valley Core Strategy.  |
| 6 | Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any Order revoking, amending or re-enacting that Order) the garage hereby permitted shall be maintained as such and shall not be converted to or used as additional living accommodation that would preclude its ability to accommodate parked motor vehicles unless a further planning permission has first been granted in respect thereof. Reason: In the interests of highway safety and to ensure that the residential accommodation remains at the level considered appropriate to satisfy the requirements of an essential rural worker in accordance with the requirements of Policies DMG1 and DMH3 of the Ribble Valley Core Strategy.  |
| 7 | Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any Order revoking, amending or re-enacting that Order) no development falling with Classes A - E of Part 1 Schedule 2 of the Order is permitted unless a further planning permission has first been granted in respect thereof. Reason: In the interests of visual amenity and landscape character and to ensure that the residential accommodation remains at the level considered appropriate to satisfy the requirements of an essential rural worker in accordance with the requirements of Policies DMG1 and DMH3 of the Ribble Valley  |
| 8 | The residential curtilage of the dwelling hereby approved shall be restricted to that shown on approved drawing number DEA/794/2754/01 and shall be permanently defined by boundary treatments as shown on this drawing. 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 in accordance with the requirements of Policies DMG1, DMH3 and DME2 of the Ribble Valley Core Strategy.  |
| **msotw9_temp0****pp NICOLA HOPKINS****DIRECTOR OF ECONOMIC DEVELOPMENT AND PLANNING** |