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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:** | 3/2020/0215 | |  |  |  |
| **DECISION DATE:** | 10 August 2020 | |  |  |  |
| **DATE RECEIVED:** | 23/03/2020 | |  |  |  |
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| **APPLICANT:** |  |  | **AGENT:** |  |  |
| John and Sue Barr  c/o Agent | |  | Mr Daniel Hughes  PWA Planning  2 Lockside Office Park  Lockside Road  Preston  PR2 2YS | | |
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| **DEVELOPMENT PROPOSED:** | | Conversion of Public House to five dwellings. |
| **AT:** | The Newdrop Stoneygate Lane Ribchester PR3 2XE | |
| 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. | |
|  | The permission shall relate to the development as shown on Plan References  Proposed Site and Location Plan 2991/025 Rev E received on 8/06/20.  Proposed Lower Ground Floor Plan 2991/021 Rev A received on 8/06/20  Proposed Ground Floor Plan 2991/020 Rev B received on 8/06/20  Proposed Upper Flor Plan 2991/022 Rev B received on 8/06/20  Proposed Elevation Plan Sheet 1 2991/023 Rev B received on 8/06/20  Proposed Elevation Plan Sheet 2 2991/024 Rev B received on 8/06/20  Reason: For the avoidance of doubt and to ensure that the development is carried out in accordance with the submitted plans. | |
|  | The approved landscaping scheme shall be implemented in the first planting season following occupation or use of the development and shall be maintained thereafter for a period of not less than 5 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.  Reason: In the interest of visual amenity. | |
|  | Precise specifications or samples of walling 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. | |
|  | All gates and associated mechanisms to be located outside the adopted  highway and the gates to have physical restraints to prevent the gates from  opening onto the adopted highway.  Reasons to ensure the adopted highway is not obstructed by the gates or are a hazard to other road users. | |
|  | Before the access is used for vehicular purposes, that part of the access  extending from the carriageway boundary for a minimum distance of 5m into  the site shall be appropriately paved in tarmacadam, concrete, block paviours, or other approved materials.  Reasons: To prevent loose surface material from being carried on to the public highway thus causing a potential source of danger to other road users. | |
|  | Before the development hereby permitted becomes operative the visibility  splays measuring 2.4 metres back from the edge of the carriageway to the full extent of the curtilage in each direction on Stonegate Lane at the centre of the garage The land within these splays shall be maintained thereafter, free from obstructions such as walls, fences, trees, hedges, shrubs, ground growth or other structures within the splays in excess of 1.0 metre in height above the height at the centre line of the adjacent carriageway.  Reason: In the interest of highway safety. | |
|  | For the full period of any ground works, facilities shall be available on site for the cleaning of the wheels of vehicles leaving the site and such equipment shall be used as necessary to prevent mud and stones being carried onto the highway. The roads adjacent to the site shall be mechanically swept as required during the full construction period.  Reasons; To prevent stones and mud being carried onto the public highway to the detriment of road safety. | |
|  | Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any Order revoking, amending or re-enacting that Order) any future extensions and/or 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 written consent of the Local Planning Authority.  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. | |

**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. |
|  | This permission shall be read in conjunction with the S106 Agreement dated 07/08/2020. |

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