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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:** | 3/2020/0216 |  |  |  |
| **DECISION DATE:** | 04 May 2020 |  |  |  |
| **DATE RECEIVED:** | 05/03/2020 |  |  |  |
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| **APPLICANT:** |  |  | **AGENT:** |  |  |
| Clitheroe Royal Grammar SchoolC/o Agent |  | Mr Stuart HerdSunderland Peacock Associates LtdHazelmerePimlico RoadClotheroeBB7 2AG |
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| **DEVELOPMENT PROPOSED:** | Construction of a single storey garden pavillion to provide additional dining space and associated external works. |
| **AT:** | Clitheroe Royal Grammar School Chatburn Road Clitheroe BB7 2BA |
| 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:Site Location Plan: 5935- 07Proposed Site/Floor Plan:5935-02 Rev CProposed Elevations:5935-09 Rev A Reason: For the avoidance of doubt and to clarify which plans are relevant to the consent. |
|  | The external facing materials, detailed on the approved plans, shall be used and no others substituted.Reason: To ensure that the materials to be used are appropriate to the locality.P.T.O. |
|  | Two artificial bird and bat roosting boxes shall be mounted onto the surrounding school buildings before the development is first brought into use, and shall be permanently maintained and retained at all times thereafter.Reason: To ensure that bat species are protected and their habitat enhanced, in accordance with the Wildlife & Countryside Act 1981 as amended, the Conservation [Natural Habitats & c.] Regulations 1994. |
|  | 3 Sorbus aucuparia (Rowen) trees shall be planted within the main school grounds within 3 months of the commencement of the development or such other period as shall be agreed in writing by the Local Planning Authority, and any trees which are found to be dead, damaged or dying during the first five years shall be duly replaced and thereafter retained. Reason: to mitigate the loss of the trees & habitat and enhance the bio-diversity of the area.  |

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