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| RIBBLE VALLEY BOROUGH COUNCIL | | | |  |  |
| Department of Development | |  |  |  |  |
| Council Offices, Church Walk, Clitheroe, Lancashire, BB7 2RA | | | |  |  |
| Telephone: 01200 425111 www.ribblevalley.gov.uk planning@ribblevalley.gov.uk | | | | |  |
| Town and Country Planning Act 1990 | | |  | |  |
| PLANNING PERMISSION | | | | | |
| **APPLICATION NO:** | 3/2021/0593 | |  |  |  |
| **DECISION DATE:** | 09 August 2021 | |  |  |  |
| **DATE RECEIVED:** | 01/06/2021 | |  |  |  |
|  | | | | | |
| **APPLICANT:** |  |  | **AGENT:** |  |  |
| Messrs M and R Fox  Miles Fox Farming  Lincoln Way  Salthill Industrial Estate  Clitheroe  BB7 1QD | |  | Mr Peter Bamber  PGB Architectural Services Ltd  Lily Cottage  12 Glen Avenue  Knowle Green  Preston  PR3 2ZQ | | |
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| **DEVELOPMENT PROPOSED:** | | Proposed one agricultural building - in lieu of approval 3/2020/0364 which will not be built. |
| **AT:** | Greenbanks Farm Green Lane Grindleton Road Grindleton BB7 4QJ | |
| 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:  Location Plan 001C  Existing Block Plan 002C  Proposed Block Plan 003C  Proposed Plans & Elevations 004C  Reason: To clarify which plans are relevant to the consent. | |
|  | The external facing materials, detailed on the application form, shall be used and no others substituted.  Reason: To ensure that the materials to be used are appropriate to the locality.  P.T.O. | |
|  | The building hereby permitted shall be used for agricultural purposes only (as defined in Section 336(1) of the Town and Country Planning Act 1990); in conjunction with the remainder of the holding (no. C1321727).  Reason: To ensure that the building is used solely for agricultural purposes connected with the working of the holding. | |
|  | All hard landscaping (ground surfacing) shall be constructed from concrete in accordance with the details contained in the Design and Access Statement that was submitted with the application.  Reason: To ensure a satisfactory form of development in the interest of the visual amenity of the area. | |
|  | New drystone walling shall be erected at the site entrance in accordance with the approved plans. The walling shall not exceed 1.2 metres in height.  Reason: In the interests of the amenity of the area. | |
|  | During the construction period, all trees to be retained shall be protected in accordance with British Standard BS 5837:2012 or any subsequent amendment to the British Standard.  Reason: To safeguard the trees to be retained. | |
|  | Any removal of hedgerow shall be undertaken outside the nesting bird season [March - August inclusive].  Any removal of vegetation within the nesting bird season shall be preceded by a pre-clearance check by a licensed ecologist on the day of removal.  Reason: To ensure that there are no adverse effects on the favourable conservation status of birds. | |
|  | Details of any lighting to be installed shall be submitted to and approved in writing by the Local Planning Authority before any such installation is carried out. The installation shall then be implemented precisely in accordance with these agreed details which shall then not be varied. Furthermore, no additional external lighting shall be installed without the express written permission of the Local Planning Authority.  Reason: To safeguard the amenities of the area and to minimise/mitigate the potential impacts upon protected species resultant from the 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.  P.T.O. |
|  | 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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| John Macholc  **pp NICOLA HOPKINS**  **DIRECTOR OF ECONOMIC DEVELOPMENT AND PLANNING** |

**Notes**

**Right of Appeal**

If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990.

· If you want to appeal against your local planning authority’s decision then you must do so within 6 months of the date of this notice.

· If this is a decision to refuse planning permission, or approve with conditions, a householder application, if you want to appeal against your local planning authority’s decision then you must do so within 12 weeks of the date of this notice.

· If this is a decision to refuse planning permission, or approve with conditions, a minor commercial application, if you want to appeal against your local planning authority’s decision then you must do so within 12 weeks of the date of this notice.

Appeals can be made online at: <https://www.gov.uk/planning-inspectorate>. If you are unable to access the online appeal form, please contact the Planning Inspectorate to obtain a paper copy of the appeal form on tel: 0303 444 5000. The Secretary of State can allow a longer period for giving notice of an appeal but will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal. The Secretary of State need not consider an appeal if it seems to the Secretary of State that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order. If an enforcement notice is served relating to the same or substantially the same land and development as in your application and if you want to appeal against your local planning authority’s decision on your application, then you must do so within: 28 days of the date of service of the enforcement notice, or within 6 months [12 weeks in the case of a householder appeal] of the date of this notice, whichever period expires earlier. In certain circumstances, a claim may be made against the local planning authority for compensation, where permission is refused or granted subject to conditions by the Secretary of State on appeal or on a reference of the application to him. The circumstances in which such compensation is payable are set out in section 114 of the Town and Country Planning Act 1990.

**Purchase Notices**

If permission to develop land is refused or granted subject to conditions, whether by the local planning authority or by the Secretary of State for the Environment and the owner of the land claims that the land has become incapable of reasonably beneficial use in its existing state and cannot be rendered capable of reasonably beneficial use by the carrying out of any development which has been or would be permitted, they may serve on the Council of the county borough or county district in which the land is situated a purchase notice requiring that Council to purchase their interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990.