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| RIBBLE VALLEY BOROUGH COUNCIL | | | | | |  | |  |
| Development Department | | | |  |  |  | |  |
| 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 | | | |  |  |  | |  |
| **Class Q (Agricultural Buildings to Class C3 Dwellinghouses) of Part 3 of Schedule 2 of the Town and Country Planning (England) (General Permitted Development) Order 2015** | | | | | | |  | |
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| **APPLICATION NO:** | | 3/2021/0771 | | |  |  | |  |
| **DECISION DATE:** | | 20 April 2022 | | |  |  | |  |
| **DATE RECEIVED:** | | 01/12/2021 | | |  |  | |  |
| **APPLICANT:**  Mr Joe Hough | |  | |  | **AGENT:** |  | |  |
| Tan Yard Farm  Ribchester Road  Hothersall  PR3 3YA | | | |  | Mr Lee Fenton  Lee Fenton Planning Services Ltd  Carrfield  Ingol Lane  Hambleton  FY6 9BJ | | | |
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| **PARTICULARS OF DEVELOPMENT:** | | | Prior notification of the proposed change of use of two traditional stone barns to form three new dwelling houses with associated building works including the insertion of new door and window openings to achieve natural light in all habitable rooms. | | | | | | |
| **AT:** | Tan Yard Farm Ribchester Road Hothersall PR3 3YA | | | | | | | | |
| **Ribble Valley Borough Council** hereby give notice the prior approval of the authority is GIVEN for the development permitted by the above Order and as described above subject to the following conditions: | | | | | | | | | |
| 1. | Development under Class Q is permitted subject to the condition that development under Class Q(a), and under Class Q(b), if any, must be completed within a period of 3 years starting with the prior approval date. | | | | | | | | |
| 2. | No development shall take place on the site until the applicant, or their agent or successors in title, has secured the implementation of a programme of building recording and analysis. This must be carried out in accordance with a written scheme of investigation, which shall first have been submitted to and agreed in writing by the Local Planning Authority. The programme of works should comprise the creation of a photographic record of both buildings as set out in 'Understanding Historic Buildings' (Historic England 2016). It should include a full photographic coverage, inside and out, of these structures and a set of plans 'as existing' showing the location and orientation of the photographs. This work should be undertaken by an appropriately qualified and experienced professional contractor to the standards and guidance of the Chartered Institute for Archaeologists (www.archaeologists.net). A digital copy of the report and the photographs shall be placed in the Lancashire Historic Environment Record prior to the dwellings consented being first occupied.  REASON: To ensure and safeguard the recording and inspection of matters of archaeological/historical importance associated with the buildings/site.  P.T.O. | | | | | | | | |
| 3. | No development shall commence on the site until such time as a construction traffic management plan, including as a minimum details of the routing of construction traffic, wheel cleansing facilities, vehicle parking facilities, and a timetable for their provision, has been submitted to and approved in writing by the Local Planning Authority. The construction of the development shall thereafter be carried out in accordance with the approved details and timetable.  REASON: To reduce the possibility of deleterious material (mud, stones etc.) being deposited in the highway and becoming a hazard for road users, to ensure that construction traffic does not use unsatisfactory roads and lead to on-street parking problems in the area. | | | | | | | | |
| 4. | No part of the development hereby permitted shall be occupied until such time as the access arrangements shown on drawing titled "Amended Visibility Splay dated 23rd March 2022," as shown on the Local Planning Authorities website have been implemented in full.  REASON: To ensure that vehicles entering and leaving the site may pass each other clear of the highway, in a slow and controlled manner, in the interests of highway safety | | | | | | | | |
| 5. | The development hereby permitted shall not be occupied until such time as the parking and turning facilities have been implemented in accordance with drawing number LF/JH/3603a. Thereafter the onsite parking provision shall be so maintained in perpetuity.  REASON: To ensure that adequate off-street parking provision is made to reduce the possibility of the proposed development leading to on-street parking problems locally and to enable vehicles to enter and leave the site in a forward direction in the interests of highway safety. | | | | | | | | |
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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.