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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:** | 3/2021/1204 | |  |  |  |
| **DECISION DATE:** | 06 January 2022 | |  |  |  |
| **DATE RECEIVED:** | 29/11/2021 | |  |  |  |
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| **APPLICANT:** |  |  | **AGENT:** |  |  |
| Mr David And Mrs Gillian Newton  Fellway  Waddington Road  Clitheroe  BB7 2JE | |  | Mr Richard Pears  Richard Pears Architect  16 Kingsborough Gardens  Glasgow  G12 9QB | | |
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| **DEVELOPMENT PROPOSED:** | | Erection of dwelling (changes to approved design) Resubmission of 3/2021/0309. |
| **AT:** | Low Meadow Main Street Pendleton BB7 1PT | |
| 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 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. | |
|  | 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:  AE (0) 00  AE (0) 01  AL (0) 02 I  AL (0) 50 G  AL (0) 10 I  AL (21) 10 G  AL (0) 01 J  Reason: For the avoidance of doubt and to clarify which plans are relevant to the consent hereby approved.  P.T.O. | |
|  | The materials to be used on the external surfaces of the development as indicated within the approved details shall be implemented in accordance with the approved details.  Reason: In order that the Local Planning Authority may ensure that the materials to be used are appropriate to the locality and respond positively to the inherent character of the area. | |
|  | All tree works/tree protection and replacement planting shall be carried out in strict accordance with the submitted Arboricultural Impact Assessment with Tree Protection Measures, ref: AIA.13271.01 dated 10th March 2021.  The specified tree protection measures shall remain in place throughout the construction phase of the development and the methodology hereby approved shall be adhered to during all site preparation/construction works.    Reason: To protect trees/hedging of landscape and visual amenity value on and adjacent to the site or those likely to be affected by the proposed development hereby approved. | |
|  | Prior to the first occupation of the dwelling hereby approved. Three Kent (or similar) type bat boxes shall have been installed on trees within the garden as recommended within the Bat Survey by Verity Webster dated March 2021 and these shall be thereafter retained in perpetuity.  Reason: In the interests of biodiversity and to enhance habitat opportunities for species of conservation concern/protected species. | |
|  | The proposed parking area, access point and visibility splays shall be provided as per the details on the approved plan number AL (0) 02 I prior to the first occupation of the dwelling hereby approved.  There shall be no structure or vegetation exceeding 1 metre within the visibility splay and the parking area and access shall be retained thereafter in accordance with the approved details.  Reason: To ensure adequate visibility at the access and adequate off street parking provision in the interests of highway safety. | |
|  | Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (as amended) (Schedule 2, Part 1, Classes A-E) or any subsequent re-enactment thereof no extensions, alterations or outbuildings; shall be constructed without express planning permission first being obtained.  Reason: To enable the Local Planning Authority to exercise control over development which could materially harm the character and visual amenities of the immediate area. | |

P.T.O.

**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 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.