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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:** | 3/2022/0102 |  |  |  |
| **DECISION DATE:** | 23 March 2022 |  |  |  |
| **DATE RECEIVED:** | 26/01/2022 |  |  |  |
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| **APPLICANT:** |  |  | **AGENT:** |  |  |
| Mrs Lorraine BaconHigher Lickhurst FarmTwins Brook RoadChippingPrestonPR3 2QT |  | Mr Luke WoodisonPeter Hitchen ArchitectsMarathon HouseThe SidingsWhalleyClitheroeBB7 9SE |
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| **DEVELOPMENT PROPOSED:** | Conversion of a former agricultural barn into residential accommodation to form an annexe to and extend the curtilage of Higher Lickhurst Farm. |
| **AT:** | Higher Lickhurst Farm Twins Brook Road Chipping PR3 2QT |
| 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 51 of the Planning and Compulsory Purchasing 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: PHA 672 A0.3PHA 672 A1.2PHA 672 A2.2 PHA 672 A1.4Reason: 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. |
|  | Notwithstanding the details shown upon the approved plans, the proposed roof lights shall be of the Conservation Type, recessed with a flush fitting, details of which shall be submitted to and approved in writing by the Local Planning Authority prior to installation. The development shall be carried out in strict accordance with the approved details. Reason: In order that the Local Planning Authority may ensure that the detailed design of the proposal does not undermine the character and appearance of the area. |
|  | Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any Order revoking or re-enacting that Order, with or without modification), no windows/dormer windows/rooflights or door openings other than those expressly authorised by this permission shall be inserted or constructed at any time in the annexe hereby permitted Reason: To enable the Local Planning Authority to exercise control over development which could materially harm the character of the building and surrounding landscape. |
|  | Prior to any works commencing in relation to the conversion of the barn hereby approved two further dusk emergence activity surveys shall have been carried out between May and September to confirm the roost use of bats at the site as per the recommendations within the bat survey by Dave Anderson dated 15th January 2022. The results of these surveys and suggested mitigation measures shall be submitted to and approved in writing by the local planning authority and the works carried out in strict accordance with the recommendations this report.Reason: To ensure the protection of species/habitat protected by the Wildlife and Countryside Act 1981 (as Amended) and in the interests of biodiversity and to enhance habitat opportunities for species of conservation concern/protected species and to minimise/mitigate the potential impacts upon protected species resultant from the development. |
|  | Prior to first occupation of the annexe hereby approved, details of the location of two Greenwoods Ecohabitats Two Chamber Bat Boxes or Kent Bat Boxes within the site shall have been submitted to and approved in writing by the local planning authority. The boxes shall then be installed in accordance with the approved details and thereafter retained in perpetuity.Reason: In the interests of biodiversity and to enhance roosting opportunities for species of conservation concern and to minimise/mitigate the potential impacts upon protected species resultant from the developmentP.T.O. |
|  | The annex building hereby approved shall not be occupied or used for any other purposes than those ancillary to the residential use of the dwelling known as Higher Lickhurst Farm and shall only be occupied as an extended family unit in conjunction with the property to which it is related. The annex shall not be used as a separate unit of living accommodation nor be divided by way of sale or sub-letting to form a unit or units of separate residential accommodation. Reason: To define the scope of the permission and prevent the use of the building for purpose(s) other than those hereby approved in the interests of amenity and highway safety. |
|  | No development shall take place until the applicant or their agent or successors in title has secured the implementation of a programme of building recording, analysis and reporting work. 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 record of the building to level 2-3 as set out in "Understanding Historic Buildings" (Historic England 2016). It should include a full description of the buildings, inside and out, drawn plans, elevations and at least one section (which drawings may be derived from checked and corrected architect's drawings), and a full photographic coverage, inside and out. The record should also include the results of an examination of the roof trusses once they have been removed from the building and can be examined in detail. The work must be undertaken by an appropriately qualified and experienced professional contractor to the standards and guidance of the Chartered Institute for Archaeologists. A copy of this record shall be submitted to the Local Planning Authority and the Lancashire Historic Environment Record. Reason: To ensure and safeguard the recording and inspection of matters of archaeological/historical importance associated with the site. |

**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 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.