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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:** | 3/2022/0307 | |  |  |  |
| **DECISION DATE:** | 23 May 2022 | |  |  |  |
| **DATE RECEIVED:** | 28/03/2022 | |  |  |  |
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| **APPLICANT:** |  |  | **AGENT:** |  |  |
| Mr Robinson  Startifants Farm  Goose Lane  Chipping  Preston  PR3 2QB | |  | Mr Jonathan Hadfield  J Hadfield Engineering/Surveying  Springs House  Chipping  PR3 2GQ | | |
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| **DEVELOPMENT PROPOSED:** | | Variation of Condition 3 and 4 (work completion date) of planning application 3/2019/0356. |
| **AT:** | Startifants Farm Goose Lane Chipping PR3 2QB | |
| 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 the original consent, reference 3/ 2019/0356 granted on 19th November, 2019 .  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:  361A/101 Existing site plan (amended plan received 07.11.2019)  361/105 Location plan  361/106 Building numbers  361A/201 Proposed site plan (amended plan received 13.09.2019)  361A/202 Proposed replacement house plans & elevations  361/206 Existing & Proposed Garage Building (building no.7) plans & elevations  361/402 Existing & Proposed Plans & Elevations Live/Work Unit (building no.5)  Reason: For the avoidance of doubt and to clarify which plans are relevant.  P.T.O. | |
|  | All the external conversion works to the live/work unit hereby permitted (building no.5 on approved plans 361/106 and 361/402) shall be completed before the expiration of two years from the date of this permission.  Reasons: In order that the Local Planning Authority retains effective control over the development and to ensure that there is no significant deterioration in the condition of the building. | |
|  | The existing buildings earmarked for demolition on the approved plans (building nos. 2, 3, 4, 6 and 8 shown on plan 361/106) shall be demolished and all resultant materials removed from the site prior to the commencement of any building works being carried out on the barn hereby approved for conversion.  Reason: To safeguard the amenity of the locality. | |
|  | The live/work unit (building no.5) the subject of this application shall remain within the same legal ownership and the occupation of the residential element of the conversion scheme shall be restricted solely to a person directly involved with the employment use being operated from the site and any dependants of such a person residing with him or her.  Reason: To comply with the terms of the application, in the interests of sustainable development. | |
|  | This permission shall relate to the proposed barn conversion (building no.5) in strict accordance with the Structural Appraisal by J Hadfield Engineering Surveying submitted as part of the application. Any deviation from the survey may need to be the subject of a further planning application.  Reason: Since the application is for the conversion of the building only. | |
|  | Notwithstanding the submitted details, precise specifications or samples of walling, door/window surrounds, fascia/barge boards and roofing/ridge materials including surfacing, their colour and texture shall have been submitted to and approved by the Local Planning Authority before their use in the proposed development. 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 materials to be used are appropriate to the locality and preserve the character of the barn to be converted.  P.T.O. | |
|  | All new and replacement windows and doors shall be constructed in timber, of which the elevational and section details shall have been submitted and agreed in writing by the Local Planning Authority prior to their use in the development. The development shall be carried out in strict accordance with the approved details; the approved details shall thereafter be retained in perpetuity unless otherwise agreed in writing by the Local Planning Authority.  Reason: To ensure a satisfactory standard of appearance in the interests of the visual amenities of the area and to protect the character and appearance of the building to be converted. | |
|  | Notwithstanding the submitted details, the proposed roof lights shall be of the Conservation Type, recessed with a flush fitting.  Reason: To ensure a satisfactory standard of appearance in the interests of the visual amenities of the area and to protect the character and appearance of the building to be converted. | |
|  | Full details of the alignment, height and appearance of all boundary treatment, including but not limited to fences, walls and gates to be erected shall be submitted to and approved in writing by the Local Planning Authority before their use in the proposed development. The development shall be carried out in strict accordance with the approved details.  Reason: To ensure a satisfactory form of development in the interest of visual and residential amenities. | |
|  | All new and replacement gutters shall be cast iron or aluminium supported on 'drive in' galvanised gutter brackets.  Reason: To ensure a satisfactory standard of appearance in the interests of visual amenity. | |
|  | The tree and hedgerow planting shown on the approved plans (361A/201) shall be implemented in the first planting season following occupation or use of the development and shall be maintained thereafter for a period of not less than 5 years to the satisfaction of the Local Planning Authority. This maintenance shall include the replacement of any tree or shrub which is removed, or dies, or is seriously damaged, or becomes seriously diseased, by a species of similar size to those originally planted.  Reason: In the interests of the amenity of the area.  P.T.O. | |
|  | Any removal of vegetation including trees and hedges shall be undertaken outside the nesting bird season [March - August inclusive].  Any removal of vegetation out with 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. | |
|  | Prior to commencement of any site works including delivery of building materials and excavations for foundations or services all trees to be retained shall be protected in accordance with the BS5837:2012 [Trees in Relation to Demolition, Design & Construction].  The protection zone must cover the entire branch spread of the trees, [the area of the root soil environment from the trunk to the edge of the branch spread] and shall remain in place until all building work has been completed and all excess materials have been removed from site including soil/spoil and rubble.  During the building works no excavations or changes in ground levels shall take place and no building materials/spoil/soil/rubble shall be stored or redistributed within the protection/exclusion zone, in addition no impermeable surfacing shall be constructed within the protection zone.  Reason: In order to ensure that any trees affected by development and considered to be of visual, historic or botanical value are afforded maximum physical protection from the potential adverse effects of development. | |
|  | Notwithstanding the provisions of Class A Schedule 2 Part 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015, or any Order revoking and re-enacting that Order, no gates, walls, fences or other means of enclosure (except for those approved by this consent) shall be erected within the curtilage of the dwellings unless planning permission has first been granted by the Local Planning Authority.  Reason: To enable the Local Planning Authority to exercise control over development which could materially harm the character and visual amenities of the development. | |
|  | Notwithstanding the provisions of Classes A-I of Schedule 2 Part 14 of the Town and Country Planning (General Permitted Development) (England) Order 2015, or any Order revoking and re-enacting that Order, no renewable energy sources (except for those approved by this consent) shall be attached to the new dwellings or placed within the curtilage of the dwellings unless planning permission has first been granted by the Local Planning Authority.  Reason: To enable the Local Planning Authority to exercise control over development which could materially harm the character and visual amenities of the development and locality and the amenities of nearby residents in accordance with Key.  P.T.O. | |
|  | No external lighting shall be installed on site unless details of such lighting, including the intensity of illumination and predicted lighting contours, have been first submitted to, and approved in writing by, the Local Planning Authority prior to first occupation/use of the site. Any external lighting that is installed shall accord with the details so approved.  Reason: In the interests of the visual amenities of the area. | |
|  | Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 or any Order revoking and re-enacting that Order, the dwellings and garages hereby permitted shall not be altered or extended, no new windows shall be inserted, no alterations to the roof shall be undertaken and no buildings or structures shall be erected within the curtilage of the dwellings hereby approved unless planning permission has first been granted by the Local Planning Authority.  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 and the character and the appearance of the buildings. | |
|  | The development shall be carried out in strict accordance with the conclusion and recommendations of the Bat Survey Reports (dated 10.09.2017 and 24.06.2019) that were submitted with the application.  No building works shall be carried out on building nos. 1, 5 or 7 (as identified on approved plan 361/106) in pursuance of this permission until the likely impact of the proposed development and appropriate mitigation and compensatory measures including appropriate protected species license details have been submitted to and agreed in writing by Natural England and the Local Planning Authority.  The actions, methods & timings included in the mitigation measures identified and the conditions of the Natural England License shall be fully implemented and adhered to throughout the lifetime of the development.  Reason: To ensure that no species/habitat protected by the Wildlife and Countryside Act 1981 are destroyed or harmed. | |
|  | No part of the development hereby approved shall commence until a scheme for the construction of the site access has been submitted to, and approved by, the Local Planning Authority.  Reason: In order to satisfy the Local Planning Authority that the details of the works adjacent to the highway are acceptable before work commences on site.  P.T.O. | |
|  | No part of the development hereby approved shall commence until the trees (T1, T5, T6 and T7 on approved plan 361A/201) overhanging the roadside hedge between the farm access track and the access to the north of the plot have been crown raised to be a minimum of 2000mm above the finished carriageway level and maintained their after.  Reason: To ensure adequate visibility at the street junction or site access in the interest of highway safety. | |
|  | Before the development hereby permitted is first occupied, the roadside hedge between the farm access track and the access to the north of the plot shall be reduced to a height no greater than 1.0 metre and shall be retained as such at all times thereafter. There shall not at any time in connection with the development hereby permitted, be erected or planted, upon the land between the farm access track and the access to the north of the plot for a minimum distance of 1.0 metre into the site measured from the carriageway boundary any building, wall, fence, hedge, tree, shrub or other device which will obstruct the view above a plane 1 metre above the crown level of the adjoining highway.  Reason: To ensure adequate visibility at the street junction or site access in the interest of highway safety. | |
|  | The garages hereby approved shall be kept available for the parking of vehicles ancillary to the enjoyment of the households and shall not be used for any use that would preclude the ability for their use for the parking of private motor vehicles, whether or not permitted by the provisions of the Town and Country Planning (General Permitted Development) Order 2015 or any order amending or revoking and re-enacting that order.  Reason: To ensure to ensure that adequate parking provision is retained on site and to ensure that the visual impact of the parked motor-vehicle upon the landscape is minimised. | |
|  | The car parking and manoeuvring scheme shall be marked out in accordance with the approved plan, before the use of the premises hereby permitted becomes operative and permanently maintained thereafter.  Reason: To allow for the effective use of the parking areas. | |
|  | The development hereby permitted shall be completed in strict accordance with the Flood Risk Assessment (FRA) prepared by Paul Wait Associates, referenced 18073/CR/01, revision 03, dated 17/10/2019.  Reason: In accordance with the Environment Agency standing advice and to minimise the risk of flooding. | |
|  | Foul and surface water shall be drained on separate systems.  Reason: To secure proper drainage and to manage the risk of flooding and pollution. | |

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. |
|  | |  | | --- | | The developer should be aware that the any works on, or immediately adjacent to the adopted highway network, would require the appropriate permits from Lancashire County Council's Highways Regulation Team, who would need a minimum of 12 weeks' notice to arrange the necessary permits. They can be contacted on lhsstreetworks@lancashire.gov.uk or on 01772 533433 | |

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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.