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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:** | 3/2022/0449 | |  |  |  |
| **DECISION DATE:** | 05 October 2022 | |  |  |  |
| **DATE RECEIVED:** | 24/05/2022 | |  |  |  |
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| **APPLICANT:** |  |  | **AGENT:** |  |  |
| Sireen Patel  21 Irving Place  Blackburn  BB2 6LR | |  | Mr Neil Andrews  Stanton Andrews  44 York Street  Clitheroe  BB7 2DL | | |
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| **DEVELOPMENT PROPOSED:** | | Proposed replacement dwelling |
| **AT:** | Lower Abbott House Abbott Brow Mellor BB2 7HU | |
| 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. | |
|  | The development hereby permitted shall not be occupied until such time as the  parking and turning facilities have been implemented in accordance with Stanton Andrews Architects drawing number PL.10 Rev D. 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.  P.T.O. | |
|  | Notwithstanding the submitted details, no further development, including any site preparation, demolition, scrub/hedgerow clearance or tree works/removal shall commence or be undertaken on site until details of the provisions to be made for building dependent species of conservation concern (artificial bird nesting boxes and artificial bat roosting sites) have been submitted to, and approved in writing by the Local Planning Authority.  For the avoidance of doubt the details shall be submitted on a dwelling/building dependent bird and bat species site plan and there shall be at least 1 nest brick and 2 bat boxes on north or east facing elevations on that development. The details shall also identify the actual wall and roof elevations into which the above provisions shall be incorporated.  The artificial bird and bat boxes shall be incorporated into the dwelling during the construction and be made available for use before the dwelling is occupied and thereafter retained. The development shall be carried out in strict accordance with the approved details.  Reason: In the interests of biodiversity and to enhance nesting and roosting opportunities for species of conservation concern and to reduce the impact of development. | |
|  | No further development, or demolitions shall take place on the site until the applicant, or their agent or successors in title, has secured the implementation of a photographic record of the remaining building. This shall include what remains of the fireplaces etc. The record shall be submitted to the Local Planning Authority prior to the occupation of the dwelling hereby approved.  Reason: To ensure and safeguard the recording and inspection of matters of archaeological/historical importance associated with the buildings/site.  P.T.O. | |
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|  | The permission shall relate to the development as shown on Plan Reference:  Location Plan Ex. 00 Rev C  Proposed Elevations PL. 11 Scheme Rev D (plan formally received 21 July 2022)  Proposed Site Plan and Floor Plans PL. 10 Scheme Rev D (plan formally received 21 July 2022)  Reason: For the avoidance of doubt and to ensure that the development is carried out in accordance with the submitted plans. | |
|  | Notwithstanding the submitted information, precise specifications of wall, roof, window, door and rainwater goods materials (including surface finish) shall have been submitted to and approved in writing by the Local Planning Authority before their use in the proposed works. The works shall then be implemented in full and in accordance with the approved materials details and before first occupation of the dwelling.  Reason : In the interests of the character and appearance of the area. | |
|  | Details of the alignment, height, and appearance of all boundary treatments, fencing, walling, retaining wall structures and gates to be erected within the development shall have been submitted to and approved in writing by the Local Planning Authority prior to their installation. The development shall be carried out in strict accordance with the approved details.  Reason: To ensure a satisfactory standard of appearance in the interests of the visual amenities of the area. | |
|  | Notwithstanding the submitted details, no development above ground development shall commence or be undertaken on site until a scheme for the hard and soft landscaping of the site shall be submitted to and approved in writing by the local planning authority. The development shall be completed in strict accordance with the approved details.  Reason: To ensure the proposal is satisfactorily landscaped. | |

**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.  P.T.O. |
|  | |  | | --- | | The applicant’s attention is drawn to the copy letter attached to this Decision Notice from United Utilities dated 31 May 2022 referring to Drainage, Water and Wastewater Services and United Utilities Property Assets and Infrastucture. | |

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| Nicola Hopkins  **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.