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| RIBBLE VALLEY BOROUGH COUNCIL | | | | | | C:\Users\chris_sp\Pictures\RVBC Portrait JPG.JPG | |  |
| 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:** | | 3/2022/0751 | | |  |  | |  |
| **DECISION DATE:** | | 04 October 2022 | | |  |  | |  |
| **DATE RECEIVED:** | | 10/08/2022 | | |  |  | |  |
| **APPLICANT:** | |  | |  | **AGENT:** |  | |  |
| Mrs Sandie Barton  Tile Croft  Chipping Road  Longridge  PR3 2NB | | | |  | Mr Graeme Thorpe  PWA Planning  2 Lockside Office Park  Lockside Road  Preston  PR2 2YS | | | |
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| **PARTICULARS OF DEVELOPMENT:** | | | Prior notification for the proposed change of use of an agricultural building to 2 dwelling houses. Previously refused - 3/2022/0504. | | | | | | |
| **AT:** | Tile Croft Chipping Road Longridge PR3 2NB | | | | | | | | |
| **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 | The development hereby permitted shall be begun for the expiration of 3 years from the date of this approval.  Reason: To conform with Class Q of Part 3 of Schedule 2 of the Town and Country Planning (England) (General Permitted Development) Order 2015. | | | | | | | | |
| 2 | 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:  Location Plan EAD\_152\_01  Proposed Plans and Elevations EAD\_152\_03  Proposed Site Plan EAD\_152\_04    Reason: For the avoidance of doubt and to clarify which plans are relevant to the consent. | | | | | | | | |
| 3 | Notwithstanding the submitted details, details or specifications of all materials to be used on the external surfaces of the development hereby approved shall have been submitted to and approved in writing by the Local Planning Authority before their use in the proposed development. The approved materials shall be implemented within the development 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 respond positively to the inherent character of the area.  P.T.O. | | | | | | | | |
| 4 | 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.  For the avoidance of doubt the submitted details shall include the precise nature and location for the provision of measures to maintain and enhance wildlife movement within and around the site by virtue of the inclusion of suitable sized gaps/corridors at ground level.  The development shall be carried out in strict accordance with the approved details. The agreed wildlife corridors/gaps shall be retained in perpetuity and thereafter remain free from obstructions which would preclude their use by wildlife.  Reason: To ensure a satisfactory standard of appearance in the interests of the visual amenities of the area and to minimise the potential impacts of the development upon protected and non-protected species through the inclusion of measures to retain and enhance habitat connectivity for species of importance or conservation concern. | | | | | | | | |
| 5 | The curtilage of the dwelling(s) hereby granted shall not exceed the areas as indicated on the Proposed Site Plan EAD\_152\_04.    Reason: To ensure the proposal accords with the provisions of the Town and Country Planning (England) (General Permitted Development) Order 2015. | | | | | | | | |
| 6 | The parking areas shown on the plans hereby approved shall be surfaced and made available in accordance with the approved plan prior to the occupation of the of any of the dwellings hereby approved; such parking facilities shall thereafter be permanently retained for that purpose.  Reason: To ensure adequate parking is available within the site to serve the dwelling(s) hereby approved. | | | | | | | | |

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.