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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:** | 3/2022/1062 | |  |  |  |
| **DECISION DATE:** | 1 June 2023 | |  |  |  |
| **DATE RECEIVED:** | 11/11/2022 | |  |  |  |
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| **APPLICANT:** |  |  | **AGENT:** |  |  |
| Mr Michael Forshaw  Little Town Farm  Thornley  Preston  PR3 2TB | |  | Mr Peter Bamber  PGB Architectural Services Ltd  12 Glen Avenue  Knowle Green  PR3 2ZQ | | |
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| **DEVELOPMENT PROPOSED:** | | Proposed agricultural workers dwelling and detached garage. |
| **AT:** | Little Town Farm Chipping Road Thornley PR3 2TB | |
| 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. | |
|  | 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 Dwg no 001  - Proposed Block and Site Plans Dwg no 003 Rev A  - Floor Plans Dwg no 004 Rev A  - Elevations Dwg no 005 Rev A  - Section & Images Dwg no 006 Rev A  - Garage/Office Dwg no 007 Rev A  - Detail Wall Section Dwg no 008  - Construction Management Plan & Traffic Management Plan as submitted by PGB Architectural Services Ltd  Reason: For the avoidance of doubt and to clarify which plans are relevant to the consent.  P.T.O. | |
|  | Notwithstanding the submitted details, precise specifications and samples of:  - walling and roofing materials  - details of all proposed window and door surrounds, jambs, mullions, sills and heads  to be implemented within 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 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 in accordance with Policies DMG1 and EN2 of the Ribble Valley Core Strategy. | |
|  | Prior to the implementation of the approved Construction Management Plan and Traffic Management Plan as submitted by PGB Architectural Services Ltd, further details are to be submitted to and approved in writing by the Local Planning Authority to show  - signs making users aware of construction construction traffic, located outside of the accesses visiblity splays and at the exit of the car park for the diary  The Construction Management Plan and Traffic Management Plan is to be adhered to for the full duration of the construction phase of the development.  REASON: To reduce the possibility of deleterious material (mud, stones etc.) being deposited in the highway and becoming a hazard for road users, to ensure that construction traffic does not use unsatisfactory roads and lead to on-street parking problems in the area. | |
|  | The development hereby permitted shall not be occupied until such time as the parking and turning facilities have been implemented in accordance with PGB drawing number 003 Rev A. 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 and in accordance with the National Planning Policy Framework (2021). | |
|  | Prior to the first occupation of the development hereby approved. Details of the provision of 1no. electric vehicle charging point within the boundary of the site shall have been submitted to and approved in writing by the local planning authority. These shall have been made available for use prior to the first occupation of the building and thereafter retained as such.  Reason: To contribute towards sustainable transport objectives and the reduction of harmful vehicle emissions.  P.T.O. | |
|  | The occupation of the dwelling shall be limited to a person[s] solely or mainly employed in agriculture operations (as defined in Section 336(1) of the Town and Country Planning Act 1990 or in forestry), or the dependant of such persons living with them, or a widow or widower of such persons.  Reason: For the avoidance of doubt as permission has been granted for the dwelling on the basis of its occupation by an essential rural worker in a location where a dwelling for general residential occupation would not normally be permitted. | |
|  | 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 development that falls within the above Classes 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. | |

**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 development site is at risk from surface water flooding. The Planning Practice Guidance (PPG) states that the following drainage hierarchy should be investigated by the developer when considering a surface water sustainable drainage system and that surface water runoff should be discharged as high up the following hierarchy of drainage options as reasonably practical, maximising the potential of each level:   1. into the ground (infiltration); 2. to a surface water body; 3. to a surface water sewer, highway drain, or another drainage system; 4. to a combined sewer.   We recommend the applicant implements the scheme in accordance with the surface water hierarchy of drainage options outlined above.  Discharge rates from the site should be contained and must not exceed pre-development run-off rates and volumes.  P.T.O.  In accordance with the National Planning Policy Framework (NPPF) and the Planning Practice Guidance (PPG), the site should be drained on a separate system with foul water draining to the public sewer and surface water draining in the most sustainable way, in line with the hierarchy of drainage options specified in the Planning Practice Guidance (PPG). |

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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/appeal-planning-decision> . If it is a householder appeal it can be made online at: <https://www.gov.uk/appeal-householder-planning-decision> . 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.