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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:** | 3/2023/0075 | |  |  |  |
| **DECISION DATE:** | 30 November 2023 | |  |  |  |
| **DATE RECEIVED:** | 03/04/2023 | |  |  |  |
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| **APPLICANT:** |  |  | **AGENT:** |  |  |
| Mr Oliver Wood  Woodhouse Bespoke Ltd  Tan Yard Farm  Ribchester Road  Hothersall  PR3 3YA | |  | Mr John Bridge  Studio John Bridge Ltd  42 Lune Street  Preston  PR1 2NN | | |
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| **DEVELOPMENT PROPOSED:** | | Proposed extensions and remodelling (with associated building works) to the existing two barns, to create two detached dwellings (previously subject to approval 3/2021/0771) together with the erection of two proposed detached garages and external works and change of use of land to residential curtilage. |
| **AT:** | Tan Yard Farm Ribchester Road Hothersall PR3 3YA | |
| 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:  - Proposed Site Plan Dwg no 2264-P01 Rev E  - Proposed Plans - Dwelling 2 and Garage Dwg no 2264-P03 Rev D  - Proposed Plans and Elevations - Dwelling 3 Dwg no 2264-P04 Rev F  - Location Plan Dwg no 2264-L01  Reason: For the avoidance of doubt as the proposal was the subject of agreed design improvements and/or amendments and to clarify which plans are relevant to the consent.  P.T.O. | |
|  | Notwithstanding the submitted details, specifications or samples of any new external walling, heads/cills and roofing/ridging materials shall have been submitted to and approved in writing by the Local Planning Authority prior to their use in the proposed development. The details will be expected to demonstrate the re-use of existing materials where reasonably practical. The development shall be carried out in strict accordance with the approved details and retained as such in perpetuity.  Reason: In order that the Local Planning Authority may ensure that the materials to be used are appropriate to the locality in accordance with Policy DMG1 of the Ribble Valley Core Strategy. | |
|  | The development hereby permitted shall not be occupied until such time as the parking and turning facilities have been implemented in accordance with Proposed Site Plan Dwg no 2264-P01 Rev E. 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). | |
|  | Notwithstanding the submitted details, no building works hereby approved shall commence until a scheme for the hard and soft landscaping of the site, including details of boundary treatment, has been submitted to and approved in writing by the local planning authority.  For the avoidance of doubt the submitted details shall include the following: types and numbers of trees and shrubs (showing existing trees to be retained where possible together with new tree planting), their distribution on site, those areas to be seeded, turfed, paved or hard landscaped, and the location and types of all new boundary treatments to be installed.  The approved boundary treatments and hard landscaping details shall be implemented prior to first occupation of any dwelling hereby approved. The approved soft landscaping scheme shall be implemented in the first planting season following occupation of the dwelling, whether in whole or part and shall be maintained thereafter for a period of not less than 10 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: To ensure the proposal is satisfactorily landscaped. | |
|  | Prior to the first occupation of the dwellings hereby approved details of the provision of at least 1no. electric vehicle charging point per dwelling within the boundary of the site shall have been submitted to and approved in writing by the local planning authority. The approved scheme shall be made available for use prior to the first occupation of the dwelling to which it serves, and thereafter retained as such.  Reason: To contribute towards sustainable transport objectives and the reduction of harmful vehicle emissions.  P.T.O. | |
|  | Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (as amended) (Schedule 2 Part 1 Classes A to H, Part 2 Class A and Part 14 Classes A - I) 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 visual and residential amenities of the immediate area. | |
|  | Precise specifications of all windows and doors, cart door openings and rooflights including elevations, cross – sections, reveals, glazing type, opening mechanism and surface finishes shall have been submitted to and approved in writing by the Local Planning Authority before their use in the proposed development.  The submitted details shall demonstrate that all doors and windows, with the exception of the bi-folding doors and windows on the rear elevation to serve the lounge and kitchen/dining /siting area on the southwest projections, are to be constructed in timber.  The approved openings shall thereafter be implemented in strict accordance with the approved details and retained as such in perpetuity.  Reason: In order to ensure that the detailed design of the proposal safeguards the historic interest of the buildings, and that the detailed design is appropriate to the locality. | |
|  | No development shall take place on the site until the applicant, or their agent or successors in title, has secured the implementation of a programme of building recording and analysis. 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 photographic record of both buildings as set out in 'Understanding Historic Buildings' (Historic England 2016). It should include a full photographic coverage, inside and out, of these structures and a set of plans 'as existing' showing the location and orientation of the photographs. This work should be undertaken by an appropriately qualified and experienced professional contractor to the standards and guidance of the Chartered Institute for Archaeologists(www.archaeologists.net). A digital copy of the report and the photographs shall be placed in the Lancashire Historic Environment Record prior to the dwellings consented being first occupied.  Reason: To ensure and safeguard the recording and inspection of matters of archaeological/historical importance associated with the buildings/site.  P.T.O. | |
|  | The biodiversity mitigation measures detailed in the submitted Ecology Survey dated 19/01/2023 shall be implemented during the construction and operation phases of development as appropriate.  Details of bat and bird boxes or other suitable habitat provision should be submitted to and approved in writing by the Local Planning Authority prior to occupation of any dwelling.  Reason: In order to mitigate against potential impact on biodiversity in the area. | |
|  | Prior to the commencement of development, a drainage scheme, which shall detail measures for the attenuation and the disposal of foul and surface waters, shall be submitted to and approved in writing by the Local Planning Authority. The surface water drainage scheme shall be in accordance with the hierarchy of drainage options outlined in the National Planning Practice Guidance and the Non-Statutory Technical Standards for Sustainable Drainage Systems (March 2015), or any subsequent replacement national guidance / standards, with evidence of an assessment of the site conditions to include site investigation and test results to confirm infiltrations rates to be submitted. For the avoidance of doubt, surface water must drain separate from the foul and unless otherwise agreed in writing by the Local Planning Authority, no surface water shall discharge to the public sewerage system either directly or indirectly.  The dwellings shall not be occupied until the drainage works have been completed in accordance with the approved scheme. Thereafter the agreed scheme shall be retained, managed and maintained in accordance with the approved details.  Reason: To promote sustainable development using appropriate drainage systems, ensure a safe form of development that poses no unacceptable risk of pollution to water resources or human health and to prevent an undue increase in surface water run-off to reduce the risk of flooding. | |
|  | Details of all artificial lighting shall have been submitted to and agreed in writing by the Local Planning Authority prior to installation. The submitted details shall include type and intensity of lighting and its potential impact on roosting and foraging of protected/species of conservation concern and light pollution in the area together with suitable mitigation. The scheme shall have been completed in accordance with the approved details prior to occupation of the dwelling.  Reason: In order to prevent any harmful impact on wildlife and habitat and the open countryside. | |
|  | The curtilage of the barn shall be restricted to that shown on Proposed Site Plan Dwg no 2264-P01 Rev E and shall not be extended without express planning permission first being obtained.  Reason: In the interests of visual amenity and to protect the open character of the countryside.  P.T.O. | |
|  | Notwithstanding the provisions of Schedule 2, Part 1 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking or re-enacting that Order with or without modification), the garage(s) hereby approved shall be retained solely for the housing of a private motor vehicle, and at no time shall any works be undertaken that would prevent it from being used for that purpose without prior express planning permission from the Local Planning Authority.  Reason: To ensure that the on-site vehicle parking provision is maintained to avoid the standing of traffic on the adjoining highway to the detriment of the safety and free flow of traffic thereon and in the interest of visual amenity and to protect the open character of the countryside. | |
|  | The measures contained within the Arboricultural Constraints Appraisal with respect to those trees shown as being retained on the Proposed Site Plan Dwg no 2264-P01 Rev E shall be implemented before any equipment, machinery or materials are brought on to the site for the purposes of the development, and shall be maintained until all equipment, machinery and surplus materials have been removed from the site. Nothing shall be stored or placed in any area fenced in accordance with this condition and the ground levels within those areas shall not be altered, nor shall any excavation be made, without the prior written consent of the Local Planning Authority.  Reason: In order to protect trees from damage or loss in the interests of the amenity of the area. | |

**Note(s)**

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| 1. | For rights of appeal in respect of any condition(s)/or reason(s) attached to the permission see the attached notes. |
| 2. | 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. |
| 3.  4. | 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.  This Decision Notice should be read in conjunction with the officer’s report which is available to view on the website. |

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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.