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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:** | 3/2023/0085 | |  |  |  |
| **DECISION DATE:** | 16 June 2023 | |  |  |  |
| **DATE RECEIVED:** | 01/02/2023 | |  |  |  |
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| **APPLICANT:** |  |  | **AGENT:** |  |  |
| Mr Nick Doddy and Miss Heather Taylor  C/o Agent | |  | Mr Richard Maudsley  Sunderland Peacock Architects  Hazelmere  Pimlico Road  Clitheroe  BB7 2AG | | |
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| **DEVELOPMENT PROPOSED:** | | Variation of Condition 5, 12, 13, 15, 19, 20 of planning permission 3/2022/0279. To allow the Talbot Pub and Barn to be developed separately by different parties. |
| **AT:** | Talbot Hotel 5 Talbot Street Chipping PR3 2QE | |
| 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): | | |
|  | Time Scale of Implementation of Consent  The development hereby permitted shall be commenced before the expiration of two years from 1st June, 2022.  Reason: Imposed in accordance with the provisions of Section 91 of the Town and Country Planning Act, 1990.  P.T.O. | |
|  | Approved Plans and Documents  The development hereby permitted shall not be carried out otherwise than in conformity with the following submitted plans and details and recommendations therein received by the Local Planning Authority:  Plans  6251-E10 Location Plan  6251-E01 Existing Plans and Elevations  6251-E02 Existing Barn Plans and Elevations  6251-E03 Existing Site Plan  6251-P01B Proposed Plans and Elevations  6251-P02A Proposed Barn Plans and Elevations  6251-P03 Proposed Barn Sections  6251-P04A Proposed Site Plan    Reports  Structural Inspection - Reid Jones Partnership Ltd  Planning Statement - MacMarshalls  Viability Report - Westlake & Co  Tree Survey - Lakeland Tree Consultancy  Arboricultural Impact Assessment - Lakeland Tree Consultancy  Flood Risk Assessment - PSA Design  Heritage Appraisal - Sunderland Peacock and Associates Ltd  Preliminary Bat Roost Assessment Report - Dave Anderson  Reason: For the avoidance of doubt. | |
|  | Materials    Prior to their use in the development details of the following shall be submitted to and agreed in writing by the Local Planning Authority:  " Samples of all external walling materials  " Samples of all external roofing materials  Thereafter the development shall be carried out in accordance with the approved details.  Reason: To ensure a satisfactory standard of development and finish for the conversion of this Grade II heritage asset.  P.T.O. | |
|  | Precise specifications of proposed windows and doors including elevations cross – sections, glazing type, opening mechanism and surface finish shall have been submitted to and approved in writing by the Local Planning Authority prior to their installation.  The approved windows shall be implemented within the development in strict accordance with the approved details and thereafter retained.  Reason: In order that the Local Planning Authority may ensure that the detailed design of the proposal safeguards the special architectural and historic interest of the listed buildings the character and appearance of the conservation area and to ensure that the detailed design of the proposal responds positively to the inherent character of the area. | |
|  | Prior to any development of the Talbot Pub building taking place details of the following shall be submitted to and agreed in writing by the Local Planning Authority:  “ Details of any replacement rainwater goods  “ Details of any repairs to stonework  Thereafter the development shall be carried out in strict accordance with the approved details.  Prior to any development of the Barn taking place details of the following shall be submitted to and agreed in writing by the Local Planning Authority:  “ Details of any replacement rainwater goods  “ Details of any repairs to stonework  “ Details of staircases to access the first floor of the Barn including materials, design, siting and methodology  “ Details of the amount of internal fabric in the Barn to be removed and internal walls to be formed including materials and methodology  “ Details of repairs or replacement of any roof trusses  Thereafter the development shall be carried out in strict accordance with the approved details.  Reason: To ensure a satisfactory standard of development and finish for the conversion of these Grade II heritage assets. | |
|  | Notwithstanding the details shown upon the approved plans, the proposed roof lights shall be of the Conservation Type, recessed with a flush fitting, details of which shall be submitted to and approved in writing by the Local Planning Authority prior to installation. 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 detailed design of the proposal does not undermine the character and appearance of the Listed Buildings.  P.T.O. | |
|  | Notwithstanding the details shown upon the approved plans, no approval is given for the three roof lights on the Barn to be converted. The development shall be carried out in strict accordance with the approved details.  Reason: In order that the detailed design of the proposal does not undermine the character and appearance of the Listed Buildings. | |
|  | The first floor window in the western elevation of the dwelling labelled Unit 3 hereby approved shall be fitted with obscure glazing (which shall have an obscurity rating of not less than 4 on the Pilkington glass obscurity rating or equivalent scale) and shall be non-opening, unless the parts of the window which can be opened are more than 1.7 metres above the floor of the room in which the window is installed.  The windows shall remain in that manner in perpetuity at all times.  Reason: To protect neighbouring and future residential amenity. | |
|  | Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (as amended) (Schedule 2, Part 1, Classes E, F, Part 2 Class C) or any subsequent re-enactment thereof no curtilage buildings, hard surfaces, exterior painting; 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 of the Listed Buildings and visual amenities of the conservation area. | |
|  | Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any Order revoking or re-enacting that Order, with or without modification), no windows or rooflights other than those expressly authorised by this permission shall be inserted or constructed at any time in the dwellings hereby permitted.  Reason: To enable the Local Planning Authority to exercise control over development which could materially harm the Listed Buildings and Conservation Area and impact on residential amenity.  P.T.O. | |
|  | Holiday Let  For the duration of this consent the holiday accommodation hereby approved shall not be let to or occupied by any one person or group of persons for a combined total period exceeding 90 days in any one calendar year and in any event shall not be used as a unit of permanent accommodation or any individual(s) sole place of residence.  A register of all occupants of the holiday accommodation hereby approved shall be maintained at all times and shall be made available for inspection by the Local Planning Authority on request. For the avoidance of doubt the register shall contain the name and address of the principal occupier together with dates of occupation.  Reason: For the avoidance of doubt and ensure that the use remains compatible with the character of the area and the intensity, frequency and nature of the usage remains commensurate and relevant to the nature of the consent hereby approved.  P.T.O. | |
|  | Drainage  Prior to the commencement of development of the Talbot Pub building details of a sustainable surface water drainage scheme and a foul water drainage scheme shall be submitted to and approved in writing by the Local Planning Authority. The drainage schemes must include:  (i) An investigation of the hierarchy of drainage options in the National Planning Practice Guidance (or any subsequent amendment thereof). This investigation shall include evidence of an assessment of ground conditions and the potential for infiltration of surface water in accordance with BRE365;  (ii) A restricted rate of discharge of surface water agreed with the local planning authority (if it is agreed that infiltration is discounted by the investigations);  (iii) Levels of the proposed drainage systems including proposed ground and finished floor levels in AOD; (iv) Incorporate mitigation measures to manage the risk of sewer surcharge where applicable; and (v) Foul and surface water shall drain on separate systems. The approved schemes shall also be in accordance with the Non-Statutory Technical Standards for Sustainable Drainage Systems (March 2015) or any subsequent replacement national standards.  Prior to occupation of the Talbot Pub building, the drainage schemes shall be completed in accordance with the approved details; and retained thereafter for the lifetime of the development.  Prior to the commencement of development of the Barn, details of a sustainable surface water drainage scheme and a foul water drainage scheme shall be submitted to and approved in writing by the Local Planning Authority. The drainage schemes must include:  (i) An investigation of the hierarchy of drainage options in the National Planning Practice Guidance (or any subsequent amendment thereof). This investigation shall include evidence of an assessment of ground conditions and the potential for infiltration of surface water in accordance with BRE365;  (ii) A restricted rate of discharge of surface water agreed with the local planning authority (if it is agreed that infiltration is discounted by the investigations);  (iii) Levels of the proposed drainage systems including proposed ground and finished floor levels in AOD; (iv) Incorporate mitigation measures to manage the risk of sewer surcharge where applicable; and (v) Foul and surface water shall drain on separate systems. The approved schemes shall also be in accordance with the Non-Statutory Technical Standards for Sustainable Drainage Systems (March 2015) or any subsequent replacement national standards.  Prior to occupation of the Barn, the drainage schemes shall be completed in accordance with the approved details; and retained thereafter for the lifetime of the development.  Reason: To promote sustainable development, secure proper drainage and to manage the risk of flooding and pollution.  P.T.O. | |
|  | Highways  No development to the Talbot Pub building other than groundworks shall take place until a Construction Management Plan (CMP) or Construction Method Statement (CMS) has been submitted to and approved in writing by the local planning authority. The approved plan/statement shall provide:  " Details of the parking of vehicles of site operatives and visitors;  " Details of loading and unloading of plant and materials;  " Arrangements for turning of vehicles within the site;  " Wheel washing facilities;  " Construction vehicle routing;  " Delivery and construction working hours.  The approved CMP/CMS shall be implemented for the duration of the construction works associated with the Talbot Pub building.  No development to the Barn other than groundworks shall take place until a Construction Management Plan (CMP) or Construction Method Statement (CMS) has been submitted to and approved in writing by the local planning authority. The approved plan/statement shall provide:  " Details of the parking of vehicles of site operatives and visitors;  " Details of loading and unloading of plant and materials;  " Arrangements for turning of vehicles within the site;  " Wheel washing facilities;  " Construction vehicle routing;  " Delivery and construction working hours.  The approved CMP/CMS shall be implemented for the duration of the construction works associated with the Barn.  Reason: In the interest of safeguarding residential amenity and highway safety. | |
|  | No part of the development hereby permitted shall be occupied until such time as the access arrangements shown on SPA drawing number 6521- P04 Rev B have been implemented in full.  Reason: To ensure that vehicles entering and leaving the site may pass each other clear of the highway, in a slow and controlled manner, in the interests of highway safety.  P.T.O. | |
|  | Details of all proposed hard surfacing relating to the Talbot Pub building shall be submitted to and approved in writing by the Local Planning Authority and shall accord with the Arboricultural Method Statement as necessary and thereafter be carried out in accordance with the approved details and maintained as such in perpetuity.  The Talbot Pub building hereby permitted shall not be occupied until such time as the access drive and parking and turning spaces associated with the Talbot Pub building have been surfaced in accordance with the submitted details with an appropriate hard bound material for at least 8m behind the highway boundary.  Details of all proposed hard surfacing relating to the Barn shall be submitted to and approved in writing by the Local Planning Authority and shall accord with the Arboricultural Method Statement as necessary and thereafter be carried out in accordance with the approved details and maintained as such in perpetuity.  The Barn hereby permitted shall not be occupied until such time as the access drive and parking and turning spaces associated with the Barn have been surfaced in accordance with the submitted details with an appropriate hard bound material for at least 8m behind the highway boundary.  Reason: To reduce the possibility of loose materials being deposited in the highway in the interests of highway safety and to ensure that adequate parking provision is provided on site to serve the dwellings hereby approved. | |
|  | The setts to the frontage of the Talbot Pub building shall be repaired in accordance with a scheme to be submitted to and approved in writing with the Local Planning Authority prior to any works relating to the Talbot Pub building being undertaken and shall thereafter be carried out strict accordance with the approved details and retained and maintained in perpetuity.  The setts to the frontage of the Barn shall be repaired in accordance with a scheme to be submitted to and approved in writing with the Local Planning Authority prior to any works relating to the Barn building being undertaken and shall thereafter be carried out strict accordance with the approved details and retained and maintained in perpetuity.  No parking of any motor vehicles shall be allowed on the setts to either frontage at any time.  Reason: To ensure that the setts along the frontage of these Listed Buildings are protected and in the interests of highway safety.  P.T.O. | |
|  | Landscaping and Tree Planting  Prior to commencement of any site works including delivery of building materials and excavations for foundations or services ,the trees identified in the arboricultural/tree survey shall be protected in accordance with the BS5837 [Trees in Relation to Construction] the details of which shall be agreed in writing by the Local Planning Authority and shall thereafter be implemented in full. A tree protection monitoring schedule shall be agreed and tree protection measures inspected by the Local Planning Authority before any site works are begun.  The root protection zone shall be 12 x the DBH [Miniumum of 12.7m] 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 zone, in addition no impermeable surfacing shall be constructed within the protection zone.  No tree surgery or pruning shall be implemented without the prior written consent of the Local Planning Authority, which will only be granted when the local authority is satisfied that it is necessary, will be in accordance with BS3998 for tree work and carried out by an approved arboricultural contractor.  Reason: In order to ensure that any trees affected by development and included in a Tree Preservation Order/ Conservation area/considered to be of visual, historic or botanical value are afforded maximum physical protection from the adverse affects of development. | |
|  | Notwithstanding the submitted plans a landscaping plan showing the retention of the Cherry Tree (T2) and details of the replacement trees for the 7 no. Ash to be removed including timescales and maintenance plan shall be submitted to and approved in writing by the Local Planning Authority prior to occupation of any dwelling.  Any tree or shrub which is removed, or dies, or is seriously damaged, or becomes seriously diseased within 5 years of planting shall be replaced by a species of similar size to the original in the next planting season.  For the avoidance of doubt all trees/hedgerow shown as being retained within the approved details shall be retained as such in perpetuity.  Reason: To ensure the proposal is satisfactory landscaped and the existing trees/hedgerow/screening of landscape value are retained.  P.T.O. | |
|  | Ecology  Prior to the first occupation of the Talbot Pub building hereby approved details of the installation and position of a Greenwoods Ecohabitats Three Chamber Bat Box or Kent Bat Box as recommended by the Preliminary Bat Roost Assessment Report dated 15th January, 2022 in relation to the Talbot Pub building shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall thereafter be implemented in accordance with the approved details and thereafter retained.  Prior to the first occupation of the Barn hereby approved details of the installation and position of a Greenwoods Ecohabitats Three Chamber Bat Box or Kent Bat Box as recommended by the Preliminary Bat Roost Assessment Report dated 15th January, 2022 to relation to the Barn shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall thereafter be implemented in accordance with the approved details and thereafter retained.  Reason: In order to provide roosting potential for the local bat population. | |
|  | Curtilage/Boundary Treatments  Notwithstanding the submitted plans details of the curtilage for the Talbot Pub building together with position, height, and appearance of all boundary treatments, hedges, fencing, walling and gates to be erected within the development shall have been submitted to and approved in writing by the Local Planning Authority prior to the first occupation of the Talbot Pub building.  Notwithstanding the submitted plans details of the curtilage for the Barn together with position, height, and appearance of all boundary treatments, hedges, fencing, walling and gates to be erected within the development shall have been submitted to and approved in writing by the Local Planning Authority prior to the first occupation of any part of the Barn.  Reason: In order to ensure an acceptable form of development for the setting of these Listed Buildings. | |
|  | Electric Vehicle Charging Points  Prior to the car parking scheme being brought into use, details of two electric vehicle charging points, their location and appearance shall be submitted to and approved in writing by the Local Planning Authority. The development shall there after carried in accordance with the approved details and retained thereafter.  Reason: In the interest of sustainable travel measures and reduce the impact of carbon footprint. | |

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 grant of planning permission will require the developer to obtain the appropriate permits to work on, or immediately adjacent to, the adopted highway network. The applicant should be advised to contact 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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| 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.