|  |  |  |
| --- | --- | --- |
| RIBBLE VALLEY BOROUGH COUNCIL |  |  |
| 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 |  |  |  |
| **Discharge of Conditions** |  |
| **APPLICATION NO:** | 3/2023/0087 |  |  |  |
| **DECISION DATE:** | 13 October 2023 |  |  |  |
| **DATE RECEIVED:** | 30 January 2023 |  |  |  |
| **APPLICANT:** |  |  | **AGENT:** |  |  |
| C/o Agent |  | Sunderland Peacock ArchitectsHazelmerePimlico RoadClitheroeLancs BB7 2AG |
|  |
|  |
|  |
|  |
| **PARTICULARS OF DEVELOPMENT:**  | Discharge of Conditions 3, 4, 5, 6, 13, 15, 16, 17, 18, 19, 20, 21 of planning permission 3/2023/0085. |
| **AT:**  | Talbot Hotel 5 Talbot Street Chipping PR3 2QE |
| **Ribble Valley Borough Council** hereby give notice that further to your submission of a Discharge of Conditions application a **Split Decision** is issued as follows:-    |
| Condition 3 (Materials) cannot be discharged as insufficient information has been submitted relating to the origin of the proposed stone and details of the roofing materials and flat roof details.Condition 4 (Specifications) cannot be discharged as insufficient information has been submitted relating to details of windows and doors in terms of cross sections, glazing types, opening mechanism and finishes (including glazed elements and hardware).Condition 5 (Details) cannot be fully discharged as insufficient information has been submitted relating to rainwater goods. The proposed stonework repairs are acceptable subject to a sample inspection panel of the repointing being agreed. The proposed internal staircases shown on plans 6521-P06 and 6521-P07 are acceptable and therefore this condition can be partially discharged.Condition 6 (Rooflights) can be partially discharged in so far as the details submitted on Details Plan 6521-DOC3 relating to rooflights only is acceptable. In order to satisfy the condition in full the development shall be carried out in accordance with the approved details.Condition 13 (CMP) cannot be discharged as details of working hours/days and a plan showing the site set up as detailed have not been provided.**P.T.O.** |
|  | Condition 15 (Hard Surfacing) can be partially discharged in so far as the details submitted on Materials Plan 6521-DOC2 and Site Plan 6521-DOC1 in relation to the parking area and turning space to the rear only are acceptable. The first 8m of the access from the highway shall be constructed in permeable tarmac as per the approved Site Plan referenced above. In order to satisfy the condition in full the development shall be carried out in accordance with the approved details.Condition 16 (Setts) can be partially discharged in so far as the submitted Proposals for Repair document is acceptable, subject to a test sample of the cleaning being carried out and agreed as proposed in the document.Condition 17 (Root Protection) cannot be discharged as the fence position needs to be amended as this has not been accepted. Condition 18 (Landscaping) can be partially discharged in so far as the scheme shown on Tree Planting Plan LTC115-TPLP is acceptable. However, details of timescales and maintenance remain to be agreed.Condition 19 (Bat Boxes) can be partially discharged as the details submitted in the Proposals for Repair document are acceptable. In order to satisfy the condition in full the approved details shall be implemented prior to first occupation and thereafter retained.Condition 20 (Curtilage/Boundary Treatments) cannot be discharged as the details of the proposed curtilages and boundary treatments are not acceptable in terms of location and design.Condition 21 (EVCP) cannot be discharged as insufficient details have been submitted relating to appearance and how these will be located. |

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.