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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:** | 3/2023/0093 | |  |  |  |
| **DECISION DATE:** | 14 April 2023 | |  |  |  |
| **DATE RECEIVED:** | 31/01/2023 | |  |  |  |
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| **APPLICANT:** |  |  | **AGENT:** |  |  |
| Mr Tom Myers  Unit 1  Foxfields Farm  Whalley Road  Clitheroe  BB7 9PN | |  | Zara Moon  Zara Moon Architects  Unit 37  Mitton Road Business Park  Whalley  Clitheroe  BB7 9YE | | |
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| **DEVELOPMENT PROPOSED:** | | Variation of condition 5 of planning permission 3/2021/0440 (Working hours) to change to 07:00 - 19:00 Mon - Fri and 08:00 - 16:00 on Saturday and Condition 10 (Construction hours) to clarify Saturday working times for construction work. |
| **AT:** | Dutton Manor Mill Clitheroe Road Ribchester PR3 2YT | |
| 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 from the date of the original consent 3/2021/0440, dated 23rd September 2021.  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 Reference JM-0207 LOCAL PLAN  - Proposed Site Plan Reference JM-0207 LOCAL PLAN 004 Rev E (received  19.08.2021)  - Proposed Ground Floor Plan Reference JM-0207 LOCAL PLAN 005 Rev D  (received 19.08.2021)  - Proposed First Floor Plan Reference JM-0207 LOCAL PLAN 006 Rev C (received 19.08.2021)  - Proposed Elevation and Section Plan Reference JM-0207 LOCAL PLAN 007 Rev E (received 19.08.2021)  REASON: For the avoidance of doubt and to clarify which plans are relevant to the consent.  P.T.O. | |
|  | The development shall be carried out in accordance with the external walls, roofing and rainwater goods materials detailed in the ‘Proposed Materials Schedule for Discharge of Condition 3’ document submitted and approved in discharge of conditions application reference 3/2022/0362.  REASON: To ensure that the materials to be used are appropriate to the locality. | |
|  | The landscaping proposals hereby approved shall be implemented in the first planting season following occupation or use of the development unless otherwise required by the reports above, 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 and appropriate to the  locality. | |
|  | The working hours within the premises shall be restricted to the period from 0700 to 1900 Mondays to Friday and 0800 to 1600 on Saturdays. No work shall be undertaken on Sundays, Bank or Public Holidays.  REASON: In order to protect the residential amenity of the occupiers of the adjacent properties from noise related activities. | |
|  | No goods, plant or materials shall be deposited or stored on the site other than in the buildings shown on the approved plans.  REASON: To ensure a satisfactory appearance of the site in the interests of local visual amenity and in the interests of the amenities of nearby residents. | |
|  | Nothing shall be erected, retained, planted and / or allowed to grow at or above a height of 1m above the nearside carriageway level which would obstruct the visibility splay. The visibility splays shall be maintained free of obstruction at all times thereafter for the lifetime of the development.  REASON: To ensure adequate inter-visibility between highway users at the street junction or site access, in the interests of highway safety. | |
|  | The development hereby permitted shall not be occupied until such time as the parking and turning facilities have been implemented in accordance with drawing number JM-0207 004 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 (2019).  P.T.O. | |
|  | The Construction Method Statement and Proposed Site (Construction Phase) Layout Plan submitted and approved in discharge of conditions application reference 3/2022/0362 shall be adhered to throughout the construction period of the development.  REASON: In the interests of the amenity of the area and highway safety. | |
|  | No construction work, construction traffic or operation of any plant/machinery shall take place on the site during the course of the development hereby approved except between the hours of 0800 hours and 1800 hours Monday to Friday and 0900 and 1300 on Saturdays. No construction work, construction traffic or operation of any plant/machinery shall take place on Sundays or Public Holidays. Furthermore, no deliveries or vehicles shall arrive on site outside these stipulated working hours.  REASON: In order to protect the residential amenity of the occupiers of the adjacent properties from noise disturbance. | |
|  | Notwithstanding the provisions of the Town and Country Planning (Use Classes) Order 1987 (as amended or re-enacted) and the Town and Country Planning (General Permitted Development)(England) Order 2015 (as amended or re-enacted) and the Town and Country Planning (General Permitted Development) (England) (Amendment) Order 2016 (as amended or re-enacted) the storage unit as indicated on plan reference JM-0207 LP 004 Rev E shall only be used for the purposes of B8 (Storage or distribution) and for no other purpose.  REASON: To define the scope of the permission hereby approved and to ensure that the development remains compatible with the character of the 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. |
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| Nicola Hopkins  **NICOLA HOPKINS**  **DIRECTOR OF ECONOMIC DEVELOPMENT AND PLANNING** |

**P.T.O.**

**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.