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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:** | 3/2023/0960 | |  |  |  |
| **DECISION DATE:** | 04 April 2024 | |  |  |  |
| **DATE RECEIVED:** | 22/12/2023 | |  |  |  |
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| **APPLICANT:** |  |  |  |  |  |
| Mr S Clarke and Mrs N Hamzij  Hough Clough Barn  Hough Clough Lane  Chipping  Preston  PR3 2NT | |  |  | | |
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| **DEVELOPMENT PROPOSED:** | | Regularisation of change of use of games room to holiday let. |
| **AT:** | Hough Clough Barn Houghclough Lane Chipping PR3 2NT | |
| 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 strict accordance with the proposals as detailed on drawings:  Amended Site Plan (1:2500 dated 29th February 2024)  Proposed Floor Plan Revised (1:50 received 2nd April 2024)  Parking Plan (1:200 received 29th February 2024)  Visibility Splays Revised (1:1250 dated 27th March 2024)  Reason: For the avoidance of doubt and to clarify which plans are relevant to the consent.  P.T.O. | |
|  | Notwithstanding the provisions of the Town and County Planning (Use Classes) (Amendment) (England) Order 2015, or any equivalent Order following the revocation and re-enactment thereof (with or without modification), the holiday unit hereby approved shall only be used as short-term holiday accommodation and for no other purpose, including any other purpose within Use Class C3.  Reason: For the avoidance of doubt and to avoid an over-intensive use and to ensure that the development remains compatible with the character of the area and the intensity and frequency of usage remains proportionate to the use hereby approved. | |
|  | The holiday unit hereby approved shall not be separated from the residential property known as Hough Clough Barn by way of sale, nor shall it be let to or occupied by any one person or group of persons for a combined total period exceeding 28 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 occupiers together with dates of occupation.  Reason: For the avoidance of doubt and to 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. | |
|  | Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) Schedule 2, Part 1, Class A-E, no extensions or alterations shall be undertaken to the holiday let hereby permitted without express planning permission first being obtained.  Reason: In the interests of amenity and to ensure the holiday unit remains of an appropriate size in this National Landscape setting. | |
|  | No part of the development hereby permitted shall be occupied until such time as vehicular visibility splays of 2.4 metres by 44 metres to the west and 2.4 metres by 51 metres to the east as shown on the revised Visibility Splay Plan dated 27th March, 2024 have been provided at the site access. These shall thereafter be permanently maintained with nothing within those splays higher than 1 metre above the level of the adjacent footway/ verge/highway.  Reason: To ensure adequate visibility at the access to cater for the expected volume of traffic joining the existing highway network, in the interest of highway safety. | |

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. |
| 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.