

RIBBLE VALLEY BOROUGH COUNCIL

Department of Development

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Town and Country Planning Act 1990

PLANNING PERMISSION

APPLICATION NO: 3/2014/0957

DECISION DATE: 20 February 2015

DATE RECEIVED: 10/11/2014

APPLICANT:

Mr J Bailey
Wharf Farm
Talbot Street
Chipping
Preston
PR3 2QE

AGENT:

J Hadfield Engineering/Surveying
Springs House
Chipping
Preston
Lancs
PR3 2GQ

DEVELOPMENT Roof cover over existing and extended slurry store.

PROPOSED:

AT: Wharf Farm 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):

1. 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 pursuant to Section 91 of the Town and Country Planning Act 1990

2. The permission shall relate to the development as shown on Drawing Numbers: 341/201 and 341/202.

Reason: For the avoidance of doubt and to ensure that the development is carried out in accordance with the submitted plans.

3. All existing hedges or hedgerows immediately adjoining the site and adjacent to the highway shall be retained. All hedges and hedgerows immediately adjoining the site and adjacent to the highway shall be protected from damage for the duration of works on the site. This shall be to the satisfaction of the Local Planning Authority in accordance with relevant British Standards (BS 5837: 2012). Any parts of hedges or hedgerows removed without the Local Planning Authority's consent or which die or become, in the opinion of the Local Planning Authority, seriously diseased or otherwise damaged within five years following contractual practical completion of the approved development shall be replaced as soon as is reasonably practicable and, in any case, by not later than the end of the first available planting season, with plants of such size and species and in such positions as may be agreed with the Authority.

Reason: To ensure the continuity of amenity afforded by existing hedges or Hedgerows in accordance with Key Statement EN2 and Policies DME1 and DME2 of the Ribble Valley Core Strategy (Adopted Version).

4. Notwithstanding the materials annotated on the approved drawings, the building shall be roofed in either Slate Blue or Anthracite coloured roofing sheets unless alternative materials have first been agreed in writing with the Local Planning Authority.

Reason: In accordance with Key Statement EN2 and Policies DMG1 and DME1 of the Ribble Valley Core Strategy and to ensuring a satisfactory standard of external appearance given the location of the property in the Forest of Bowland Area of Outstanding Natural Beauty in close proximity to the highway.

Note(s)

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. The proposed development must fully comply with the terms of The Water Resources (Control of Pollution) (Silage, Slurry and Agricultural Fuel Oil) (England) Regulations 2010 and The Code of Good Agricultural Practice (COGAP) for the protection of water, soil and air (produced by DEFRA).

The Environment Agency must be informed of a new, reconstructed or enlarged slurry store, silage clamp or fuel stores at least 14 days before the structure is brought into use. Further guidance is available on the Environment Agency website and the applicant will need to complete WQE3: New or improved agricultural structures form which can be obtained from the Environment Agency.

Only clean surface water from roofs and paved areas should be discharged to any surface water soakaway.

4. Without prejudice, any complaints received by the Environmental Health Enforcement Team once operational will be investigated in accordance with the current policies and procedures.
5. The Local Planning Authority worked positively and proactively with the agent to identify solutions during the application process to ensure the proposal comprised sustainable development and would improve the economic, social and environmental conditions of the area and would accord with the development plan. These were incorporated into the scheme and/or have been secured by planning condition. The Local Planning Authority has therefore implemented the requirement on Paragraphs 186-187 of the NPPF.



JOHN HEAP
DIRECTOR OF COMMUNITY SERVICES