

# RIBBLE VALLEY BOROUGH COUNCIL

Department of Development

Council Offices, Church Walk, Clitheroe, Lancashire, BB7 2RA

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Town and Country Planning Act 1990

## PLANNING PERMISSION

**APPLICATION NO:** 3/2015/0083

**DECISION DATE:** 04 June 2015

**DATE RECEIVED:** 30/01/2015

### **APPLICANT:**

Mrs Jean Kay  
Great Mitton Hall  
Mitton Hall  
Great Mitton  
BB7 9PQ

### **AGENT:**

Mrs Judith Douglas  
Janet Dixon Town Planners Ltd  
144 Woone Lane  
Clitheroe  
BB7 1BN

**DEVELOPMENT** The extension of a stone boundary wall  
**PROPOSED:**

**AT:** Great Mitton Hall Mitton Hall Great Mitton BB7 9PQ

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 TRI-1360-03 and TRI-1360-04.

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

3. Any works in respect of the removal of the existing hedge, or any vegetation clearance works, or any other works that might affect nesting birds shall not be undertaken between March and July inclusive, unless the absence of nesting birds has been confirmed by further surveys or inspections by suitably qualified persons and the results of which have been submitted to and approved in writing by the Local Planning Authority

Reason: In order to avoid adverse impacts on nesting birds and to comply with the Wildlife and Countryside Act 1981 (as amended)] and Policy DME3 of the Ribble Valley Core Strategy (Adopted Version)

### Note(s)

1. For rights of appeal in respect of any condition(s)/or reason(s) attached to the permission see the attached notes.

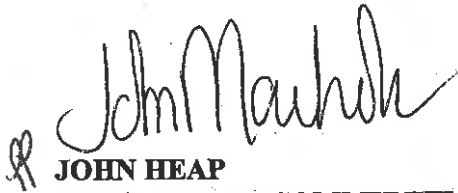
P.T.O.

APPLICATION NO. 3/2015/0083

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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 Local Planning Authority operates a pre-planning application advice service which applicants are encouraged to use. Whether or not this was used, 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 .



**JOHN HEAP**  
**DIRECTOR OF COMMUNITY SERVICES**