

RIBBLE VALLEY BOROUGH COUNCIL

Department of Development

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

Telephone: 01200 425111 Fax: 01200 414488 Planning Fax: 01200 414487

Town and Country Planning Act 1990

PLANNING PERMISSION

APPLICATION NO: 3/2020/0486

DECISION DATE: 29 September 2020

DATE RECEIVED: 29/07/2020

APPLICANT:

Mr Clive Wood
Woodlands
Stopper Lane
Rimington
Clitheroe
BB7 4EJ

AGENT:

DEVELOPMENT PROPOSED: Demolition of stables and erection of car port and garage. Retention of unauthorised extension of residential planning unit into field.

AT: Woodlands Stopper Lane Rimington BB7 4EJ

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 by Section 51 of the Planning and Compulsory Purchase Act 2004.

2. 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:

Existing Layout (529/01)
Proposed Layout (529/02)
Location Plan (529/03A)
Site Plan (529/04A)

Reason: For the avoidance of doubt and to clarify which plans are relevant to the consent.

3. The proposed car port (excluding garage/garden store) shall not be used for any purpose (including any purpose ordinarily incidental to the enjoyment of the dwelling house as such) which would preclude its use for the parking of a private motor vehicle.

Reason: In the interests of visual amenity.

4. The external facing materials, detailed on the approved plans, shall be used and no others substituted.


Reason: To ensure that the materials to be used are appropriate to the locality.

5. The development shall be carried out in strict accordance with the recommendations of the bat survey and report by Dave Anderson submitted with the application dated 25.09.2020 .

Reason: To ensuring that no species/habitat protected by the Wildlife and Countryside Act 1981 are destroyed.

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 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.


PP
NICOLA HOPKINS
DIRECTOR ECONOMIC DEVELOPMENT & PLANNING