

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: 3/2021/0261

DECISION DATE: 29 April 2021

DATE RECEIVED: 09/03/2021

APPLICANT:

Mr and Ms Dugdale
Dutton Manor Estate
Dutton Manor
Dutton
Preston
PR3 2XH

AGENT:

Mr Steven Abbott
Steven Abbott Associates LLP
Balmoral House
Ackhurst Business Park
Foxhole Road
Chorley
PR7 1NY

DEVELOPMENT PROPOSED: Demolition of existing garage/workshop and dutch barn; re-use of former farm buildings as a dwelling; closure of vehicular access to the farmyard; alterations to the existing access; sewage treatment and surface water drainage facilities; and landscaping.

AT: Moor Cock Farm 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):

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. The permission shall relate to the development as shown on Plan References and documents
Site Location Plan
Proposed Site Plan and Garage 20011 01 Rev C
Proposed First Floor Plan and Elevations 20011 02 Rev B
Ecological Survey and Assessment dated January 2021

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

3. Precise details of the proposed gate and entrance wall to the development including materials to be used including their colour and texture shall have been submitted to and approved by the Local Planning Authority before their use in the proposed works.

Reason: In order that the Local Planning Authority may ensure that the gateway and materials to be used are appropriate to the locality.

4. All the external works of the development hereby permitted shall be completed before the expiration of three years from the date of this permission.

Reasons: In order to safeguard the character of the building and to ensure the scheme is structurally sound throughout the development.

5. This permission shall relate to the proposed conversion in accordance with the structural survey submitted as part of the application and dated August 2020 . Any deviation from the survey may need to be the subject of a further planning application.

Reasons: In order to be satisfied that the building is a conversion and not a new build and to be policy compliant.

6. Notwithstanding the provisions of the Town and Country Planning General Permitted Development Order 2015 (or any order revoking or re-enacting that Order) any works for the erection, extension or alterations as defined in Schedule 2 Part 1 Class A, E,F,G and H shall not be carried out without the formal consent of the Local Planning Authority.

Reason: In order that the Local Planning Authority may retain effective control over the development and in the interest of visual amenity.

7. Notwithstanding the details shown upon the approved plans, the proposed Velux roof lights shall be of the Conservation Type, recessed with a flush fitting, details of which shall be further submitted to and approved by the Local Planning Authority before development commences upon the site.

Reason: In the interest of visual amenity.

8. Unless otherwise agreed in writing with the Local Planning Authority the development shall be carried out in strict accordance with the recommendations of the bat survey and report submitted with the application dated January 2021

Reason: In the interest of biodiversity and safeguarding habitat.

9. No work shall commence on the building until a Bat Mitigation Licence has been granted in accordance with the advice of Natural England and thereafter all site contractors & site project managers shall be made aware of the legal protection afforded all species of bats in the UK.

The building contractors shall take made aware that solitary roosting bats can be disturbed or exposed beneath roof materials such as roofing slates, timber battens and roofing membranes.

Building contractors shall take additional care when removing fascia boards, verge tiles, ridge tiles, lead flashing and roofing felt.

Timing of works

Avoid removing roofing materials between May & August, remove lower roof tiles, battens & under felt carefully by hand.

Transitional roosts - April -September/October

Feeding roosts - May - November

Maternity roosts - May - August

Satelite roosts - May - August

Mating roosts - September -November

Night roosts - March - November

Day roosts - March - November

Hibernation roosts - October - March

Mating/swarming roosts - August - November

In the event that any bats are found or disturbed during any part of the development/roofing work, all work shall cease until further advice has been sought from a licensed ecologist.

Reason

In the interest of safeguard protected species and general habitat.

10. Notwithstanding the submitted landscaping further details of the landscaping of the site, including hedgerow mix shall be submitted within 6 months of commencement of works.

The approved landscaping scheme shall be implemented in the first planting season following occupation or use of the development, whether in whole or part and shall be maintained thereafter for a period of not less than 5 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: In the interest of biodiversity and visual amenity

11. Before the development hereby permitted becomes operative, the existing hedges and any wall on the highway frontage of the site to Moor Cock Farm shall be reduced to and be permanently maintained henceforth at a height not greater than 0.9m above the nearside carriageway level.

Reason: To ensure adequate visibility for the drivers of vehicles entering and leaving the site.

12. Before the access is used for vehicular purposes, any gateposts erected at the access shall be positioned 5m behind the nearside edge of the highway.

Reason: To permit vehicles to pull clear of the carriageway when entering the site and to ensure adequate inter-visibility between highway users when exiting, in the interests of highway safety.

13. Before the access is used for vehicular purposes, that part of the access extending from the highway boundary for a minimum distance of 5m into the site shall be appropriately paved in tarmacadam, concrete, block pavements, or other hard material to be approved by the Local Planning Authority.

Reason: To prevent loose surface material from being carried on to the public highway thus causing a potential source of danger to road users.

14. No building or use hereby permitted shall be occupied or use commenced until drop kerbs have been installed at the carriageway edge and a vehicle cross-over constructed across the footway (and/or verge) fronting the site in accordance with the approved plans and the Lancashire County Council Specification for Construction of Estate Roads, to be retained in that form thereafter for the lifetime of the development.

Reason: In the interests of pedestrian safety and accessibility.

APPLICATION NO. 3/2021/0261

DECISION DATE: 29/04/2021

15. No part of the development hereby approved shall commence until a scheme for the construction of the site access and the off-site works of highway mitigation has been submitted to, and approved by, the Local Planning Authority in consultation with the Highway Authority.

Reason: In order to satisfy the Local Planning Authority and Highway Authority that the final details of the highway scheme/works are acceptable before work commences on site.

16. All garage facilities on off street parking shall include provision of an electrical supply suitable for charging an electric motor vehicle.

Reason: To support sustainable transport objectives and to contribute to a reduction in harmful vehicle emissions.

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.

John Machole

pp 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.

APPLICATION NO. 3/2021/0261

DECISION DATE: 29/04/2021

· 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/planning-inspectorate>. 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.