

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: 3/2010/0103

DECISION DATE: 05 November 2010

DATE RECEIVED: 09/03/2010

APPLICANT:

Langtree Homes Ltd
c/o Agent

AGENT:

Sedgwick Associates
24 Queensbrook
Spa Road
Bolton
Lancs BL1 4AY

DEVELOPMENT PROPOSED: Application to remove condition no.5 which states 'Prior to commencement of development details of a detailed scheme in the form of a unilateral undertaking shall be submitted to and approved by the Council' and condition no.6 which states 'The residential element of the live work units shall not be occupied unless the work units have been constructed and in use as a commercial unit', of planning consent 3/2006/0830P.

AT: land off Cherry Drive Brockhall Village Langho Blackburn Lancs

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.

Relevant planning policy

Policy A2 - Brockhall Area Policy.
Policy G1 - Development Control.
Policy ENV3 - Development in Open Countryside.
Affordable Housing Memorandum of Understanding.
Policy EMP11 - Loss of Employment Land.
PPS3 - Housing.
Policy L4 - Regional Housing Provision - Regional Spatial Strategy.
Policy L5 - Affordable Housing - Regional Spatial Strategy.

SUMMARY OF REASONS FOR APPROVAL

The proposal has no significant detrimental impact on nearby residential amenity nor would it have an adverse visual impact.

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.


STEWART BAILEY - DIRECTOR OF DEVELOPMENT SERVICES