

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: 3/2020/0600
DECISION DATE: 23 September 2020
DATE RECEIVED: 06/08/2020

APPLICANT:

Mr and Mrs Mitchell
1 Three Lane Ends
Garstang Road
Chipping
Preston
PR3 2QH

AGENT:

Mr Geoff Marsden
Farmplus Constructions Ltd
Shay Lane
Longridge
Preston
PR3 3BT

DEVELOPMENT PROPOSED: Construction of a timber framed stable to house two horses, feed, fodder and associated accoutrements.

AT: 1 Three Lane Ends Garstang Road Chipping PR3 2QH

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:

"Location Plan

"Proposed Elevations and Floor Plan for a Timber Framed Agricultural Building

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

3. The materials to be used on the external surfaces of the development hereby approved shall be implemented as indicated within the approved drawing/details within the application 3/2020/0600.

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

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4. The stables hereby approved shall be for private use only associated with the dwelling 1 Three Lane Ends, and shall not be used as a separate commercial or livery business.

Reason: In order to safeguard the amenity of nearby residents and in the interest of highway safety

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.



NICOLA HOPKINS
DIRECTOR ECONOMIC DEVELOPMENT & PLANNING