

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

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Town and Country Planning Act 1990

**PLANNING PERMISSION**

**APPLICATION NO:** 3/2020/0655  
**DECISION DATE:** 09 October 2020  
**DATE RECEIVED:** 10/08/2020

**APPLICANT:**

Mr E Dowson  
Hawkshaw Farm  
Longsight Road  
Clayton le Dale  
Blackburn  
BB2 7JA

**AGENT:**

Mrs Mary Miller  
Rural Futures (North West) Ltd  
78a Main Street  
Warton  
Carforth  
LA5 9PG

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**DEVELOPMENT PROPOSED:** Variation of condition number 2 of planning permission 3/2014/1094 to allow opening hours to be changed to 8.00am to 9.00pm Monday to Saturday and 9.00am to 5.30pm on Sunday.

**AT:** Hawkshaw Farm Longsight Road Clayton le Dale BB2 7JA

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. This retrospective permission relates to the visitor centre and car park including the buildings and structures as shown on the submitted plans referenced as follows:

"Site Plan - Drawing Number HF/SP - Scale 1:500.

"Elevation 1 - Livestock shelters 1 and 2 and Polytunnel - Scale 1:100.

"Elevation 2 - Storage and guinea pig/rabbit accommodation - Scale 1:100.

"Elevation 3 - Pony and donkey shed - Scale 1:100.

"Elevation 4 - Hen and duck shed - Scale 1:100.

**REASON:** For the avoidance of doubt and to define the development for which retrospective permission is hereby granted.

2. The general opening hours of the visitor centre to which this permission relates shall be restricted to 9.00am - 7.00pm Monday to Saturday and 9.00am - 5.30pm on Sunday.

The buildings shall be available for use by pre-booked groups only after these times until no later than 9pm. A register of all pre-bookings shall be maintained at all times and shall be made available for inspection by the Local Planning Authority on request. The register shall contain the name and address of the lead booker together with the date and time of the visit.

Reason: To comply with the terms of the application and in the interests of the amenities of the locality in order to comply with the requirements of Policy DMG1 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.
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