

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: 3/2020/0744

DECISION DATE: 27 October 2020

DATE RECEIVED: 04/09/2020

APPLICANT:

Mr Morris Cowgill
Gisburn Cotes Farm
Gisburn Road
Sawley
Clitheroe
BB7 4LH

AGENT:

Mr Stephen Bialecki
Rosedale
Back Lane
Grindleton
Clitheroe
BB7 4RZ

DEVELOPMENT PROPOSED: Proposed stable building with separate tack and ancillary storage areas.

AT: land adj Gisburn Cotes Fold Gisburn Road Sawley BB7 4LH

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 hereby permitted shall be commenced before the expiration of three years from the date of this permission.

Reason: Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990 as amended 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 Site Plan
7007- Proposed Site Plan
7008- Proposed Plans and Elevations

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 as indicated within the approved details shall be implemented in accordance with the approved details.

Reason: In order that the Local Planning Authority may ensure that the materials to be used are appropriate to the locality and respond positively to the inherent character of the area.

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4. The stable block hereby approved shall only be used for private recreational purposes incidental to the barn conversion approved under application number 3/2020/0002 and shall not be used for any commercial riding, livery, breeding, training purposes or any other purpose/use that would preclude the stabling of horses.

Reason: To clarify the nature of the consent hereby approved and in the interests of the amenities of the area

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