

RC

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: 3/03/0098/P
DECISION DATE: 10 JUNE 2003
DATE RECEIVED: 10 FEBRUARY 2003

APPLICANT:
 SHACKLETON'S GARDEN CENTRE LTD
 CLITHEROE ROAD
 CHATBURN
 CLITHEROE
 LANCS

AGENT:
 JANET DIXON
 TOWN PLANNERS LTD
 PEEL HOUSE
 ALDERFORD CLOSE
 CLITHEROE
 BB7 2QP

DEVELOPMENT PROPOSED: CHANGE OF USE OF AGRICULTURAL LAND TO PROVIDE ADDITIONAL PARKING, TURNING CIRCLE AND "GROWING ON" AREA FOR GARDEN CENTRE. CREATION OF TWO NEW ACCESSES, RE-ROUTING OF FOOTPATH

AT: LAND TO REAR OF SHACKLETON'S GARDEN CENTRE, CLITHEROE ROAD, CHATBURN

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 five years beginning with the date of this permission.
- 2 The proposed gates at Worston Road must open into the site and be set 15m back from the edge of Worston Road to allow an articulated vehicle to pull clear of the highway on entering the site.
- 3 Before the use hereby permitted becomes operative a 1.5m footway shall be constructed as shown on the approved plans and must be taken around the new junction radii, at 20m and 6m as detailed upon the approved plans.
- 4 Before the use hereby permitted becomes operative the new footway shall be constructed along Chatburn Road and must be taken around the 6m radii at the new access and a pedestrian link formed to the main entrance along the face of the existing buildings.
- 5 The frontage fence must be located clear of the 4.5m x 90m visibility splays either side of the new access.
- 6 Before the use hereby permitted becomes operative a pedestrian link should be provided between the overspill parking area and the shop.
- 7 Before development commences, a detailed section through the site showing the appropriate levels of excavation, shall be submitted to and agreed, in writing, by the Local Planning Authority.

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- 8 The development hereby permitted shall not be commenced until details of the landscaping of the site, including wherever possible the retention of existing trees, have been submitted to, and approved in writing by, the Local Planning Authority. The scheme shall indicate, as appropriate, the types and numbers of trees and shrubs, their distribution on site, those areas to be seeded, turfed, paved or hard landscaped, including details of any changes of level or landform and the types and details of all fencing and screening.

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.

The reason(s) for the condition(s) are:

- 1 Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990.
2-6 In the interest of highway safety.
7 In the interest of visual amenity.
8 In the interests of the amenity 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.


STEWAKI DALLEY
CHIEF PLANNING OFFICER