

RIBBLE VALLEY BOROUGH COUNCIL

Department of Development

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Town and Country Planning Act 1990

PLANNING PERMISSION

APPLICATION NO: 3/2016/0909

DECISION DATE: 11 November 2016

DATE RECEIVED: 26/09/2016

APPLICANT:

Mr A Thornburn
MV Augusta Lancashire
C/o Agent

AGENT:

Mr S Herd
Sunderland Peacock and Assoc Ltd
Hazelmere
Pimlico Road
Clitheroe
BB7 2AG

DEVELOPMENT PROPOSED: Proposed erection of canopy over external display area and fenestration alterations. Cladding of external walls. Proposed change of use from Class A1 (funeral parlour) to sui generis (motorbike sales showroom). Resubmission of withdrawn application 3/2016/0733 with design amendments.

AT: Speed Parlour Chatburn Road Clitheroe BB7 2AP

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: To comply with the requirements of 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:

Proposed Plans - Drawing No: 5161-04B

Proposed Elevations - Drawing No: 516-03D

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

P.T.O.

3. Notwithstanding the submitted details, precise specifications or samples of all external surfaces, including surfacing materials and their extents, of the development hereby permitted shall have been submitted to and approved by the Local Planning Authority before their use in the proposed development. The approved materials shall be implemented within the development in strict 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 in accordance with Policy DMG1 of the Ribble Valley Core Strategy.

4. The Motorbikes Sales Showroom use hereby approved shall only operate between the hours of 8.30 - 17.30 Monday to Saturday inclusive, and there shall be no operation on Sundays or bank holidays. There shall be no business operated from the site outside the stated operating hours.

REASON: In order to safeguard the amenity of nearby residents in accordance with Policy DMG1 of the Ribble Valley Core Strategy, and the NPPF.

5. Unless otherwise agreed in writing with the Local Planning Authority, and notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015, or any equivalent Order following the revocation and re-enactment thereof (with or without modification), the application building shall be used as a Motorbike Sales Showroom and for no other use within Class Sui Generis as defined in the Town and Country Planning (Use Classes) Order 1987 (as amended).

REASON: To ensure that the unit is used solely as a Motorbike Sales Showroom as any other use within use class Sui Generis may not be considered acceptable in the interest of amenity of the area in accordance with Policy DMG1, of the Ribble Valley Core Strategy.

6. No vehicle repairs other than minor works associated with vehicles for display or sale as contained within the Planning, Design and Access Statement (Ref: 5161 Version: 1-02 (Rev A)) shall be undertaken on this premises unless otherwise agreed in writing with the Local Planning Authority

REASON: In order to safeguard the amenity of nearby residents in accordance with Policy DMG1 of the Ribble Valley Core Strategy, and the NPPF

Note(s)

1. For rights of appeal in respect of any condition(s)/or reason(s) attached to the permission see the attached notes.

P.T.O.

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.