

RIBBLE VALLEY BOROUGH COUNCIL

Department of Development

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Town and Country Planning Act 1990

PLANNING PERMISSION

APPLICATION NO: 3/2009/0743

DECISION DATE: 06 November 2009

DATE RECEIVED: 25/08/2009

APPLICANT:

Mytton Fold Hotel & Golf Complex
Whalley Road
Langho
Blackburn
Lancs
BB6 8AB

AGENT:

JYM Partnership
28 Oak House
Sceptre Way
Bamber Bridge
Preston
Lancs
PR5 6AW

DEVELOPMENT PROPOSED: Proposed amendments to an existing approved two storey hotel extension including the change from 10 bedrooms to 15 bedrooms office and communal space. Alterations to elevations to suit new internal arrangement.

AT: Mytton Fold Hotel & Golf Complex Whalley Road Langho Lancs

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 pursuant to Section 91 of The Town and Country Planning Act 1990.

2. Precise specifications or samples of walling and roofing materials and details of any surface materials to be used including their colour and texture shall have been submitted to and approved in writing by the Local Planning Authority before their use in the proposed works.

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 G1 of the Ribble Valley Districtwide Local Plan.

3. This permission shall be implemented in accordance with the proposal as amended by letter and plan received on the 15th of October 2009.

REASON: For the avoidance of doubt since the proposal was the subject of agreed amendments and in accordance with Policy G1 of the Districtwide Local Plan.

P.T.O.

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Relevant planning policy

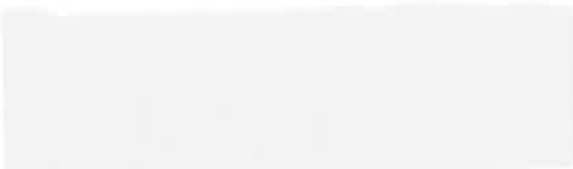
Policy G1 - Development Control
Policy ENV3 - Development in Open Countryside
Policy EMP8 - Extensions/Expansions of Existing Firms.

SUMMARY OF REASONS FOR APPROVAL

The proposal has no significant detrimental impact on nearby residential amenity nor would it have an adverse visual impact.

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.

 **STEWART BAILEY**
DIRECTOR OF DEVELOPMENT SERVICES