

# RIBBLE VALLEY BOROUGH COUNCIL

Department of Development

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Town and Country Planning Act 1990

## PLANNING PERMISSION

**APPLICATION NO:** 3/2006/0343

**DECISION DATE:** 19 June 2006

**DATE RECEIVED:** 24/04/2006

### **APPLICANT:**

Mr & Mrs J Wade  
Oak Bank Farm  
Stoneygate Lane  
Ribchester  
Lancs  
PR3 3YN

### **AGENT:**

Gary Hoerty Associates  
13 Fells View  
Billington  
Clitheroe  
BB7 9LR

**DEVELOPMENT PROPOSED:** Erection of a replacement dwelling and the conversion of the existing dwelling to provide garaging and office accommodation and the extension of the residential curtilage to include the former farm yard area. Re-submission.

**AT:** Woodfield Farm Longsight Road Clayton-Le-Dale Lancashire

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. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking or re-enacting that Order) any future extensions and/or alterations to the dwelling including any development within the curtilage as defined in Schedule 2 Part 1 Classes A to H shall not be carried out without the formal written consent of the Local Planning Authority.

Reason: In the interests of the amenity of the area in accordance with Policies G1 and H14 of the Ribble Valley Districtwide Local Plan.

3. The proposed offices shall only be occupied as office accommodation in connection with the businesses operated by occupants of the proposed new dwelling with a maximum of two employees present at any one time. In no event whatsoever shall it be used as separate office accommodation or shall there be business related visitors to the offices.

Reason: In order to comply with Policy G1 of the Ribble Valley Districtwide Local Plan as division of the site into a separately occupied unlimited business unit could prove injurious to highway safety.

4. This permission shall relate to the Unilateral Undertaking dated 19 June 2006 which limits the use of the existing residential accommodation and relinquishes the right to implement 3/2005/0766/P.

Reason: For the avoidance of doubt as the proposal has been the subject of a separate legal agreement.

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5. This permission insofar as it relates to the stables shall not inure for the benefit of the land but shall operate for the owners of the new property, subject of this application, only. It should not be used other than by occupiers of that dwelling and shall in no case be used as separate stabling.

Reason: In the interests of highway safety in accordance with Policy G1 of the Ribble Valley Districtwide Local Plan.

6. Precise specifications and samples of walling and roofing materials and details of any window and door surrounds including materials to be used shall have been submitted to and approved 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.

7. Prior to the commencement of the development hereby permitted, details of the type, coursing and jointing of the natural stone to be used shall be submitted to, and approved in writing by, the Local Planning Authority. The development shall be built to conform with the details which shall have been so approved.

Reason: In the interest of the visual amenity of the area and so that the Local Planning Authority shall be satisfied as to the details in accordance with Policy G1 of the Ribble Valley Districtwide Local Plan.

8. No development approved by this permission shall be commenced until a scheme for the disposal of foul and surface waters has been approved by the Local Planning Authority. Such a scheme shall be constructed and completed in accordance with the approved plans.

Reason: To ensure a satisfactory means of drainage in accordance with Policy G1 of the Ribble Valley Districtwide Local Plan.

9. No development insofar as it relates to the stables shall be commenced until a scheme for the containment and storage of manure has been approved by the Local Planning Authority. Such a scheme shall be constructed and completed in accordance with approved plans.

Reason: To prevent pollution of the water environment in accordance with Policy G1 of the Ribble Valley Districtwide Local Plan.

#### Relevant planning policy

Policy G1 - Development Control

Policy G5 - Settlement Strategy

Policy ENV3 - Development in Open Countryside

Policy H14 - Rebuilding/Replacement Dwellings - Outside Settlements

#### Summary of reasons for approval

The proposal has no significant detrimental impact on nearby residential amenity, nor would it have an adverse visual impact or be to the detriment of highway safety.

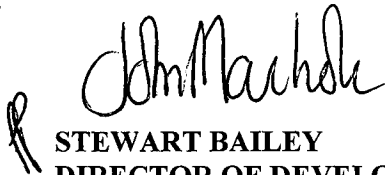
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**Note(s)**

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. Under the terms of the Water Resources Act 1991, the prior written consent of the Environment Agency may be required for any discharge of sewage or trade effluent into water including groundwater and may be required for any discharge of surface water liable to contamination of such controlled waters or for any discharge of sewage or trade effluent from buildings or fixed plant or into waters which are not controlled waters. Such consents must comply with the requirements of the Groundwater Regulations 1998 including prior investigation, technical precautions and requisite surveillance and may be withheld. (Controlled waters include rivers, streams, groundwater, reservoirs, estuaries and coastal waters).

  
STEWART BAILEY  
DIRECTOR OF DEVELOPMENT SERVICES