

RIBBLE VALLEY BOROUGH COUNCIL

Department of Development

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Town and Country Planning Act 1990

PLANNING PERMISSION

APPLICATION NO: 3/2008/0105

DECISION DATE: 07 May 2008

DATE RECEIVED: 27/03/2008

APPLICANT:

Andrew Clarke
22 Brook Street
Hellifield
Skipton
Yorks
BD23 4EX

AGENT:

DEVELOPMENT Conversion of former agricultural building into a holiday cottage.

PROPOSED:

AT: Boococks Barn Knotts Lane Tosside Skipton Yorks BD23 4SJ

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. This permission shall be implemented in accordance with the location plan as amended by plan dated the 27th of March 2008.

Reason: For the avoidance of doubt since the proposed curtilage area and boundary treatments were the subject of agreed amendments.

3. This permission shall be implemented in accordance with the proposal as amended by letter and plan received on the 15th of April 2008.

Reason: For the avoidance of doubt since the proposal was the subject of agreed amendments.

4. Notwithstanding the approved plans, there shall be no fence erected on either side of the access road to the holiday unit, without the formal written consent of the Local Planning Authority.

Reason: In accordance with Policies G1 and ENV1 of the Ribble Valley Districtwide Local Plan and in order to maintain the sense of openness at the site in the interests of visual amenity.

P.T.O.

5. This permission shall relate to the proposed conversion in accordance with the structural survey submitted as part of the application and dated 30th January 2008. Any deviation from the survey may need to be the subject of a further planning application.

Reason: To comply with Policies G1 and H16 of the Ribble Valley Districtwide Local Plan since the application is for the conversion of the building only.

6. No part of the development shall be commenced until all the access track works have been constructed in accordance with an approved scheme, details of which (including materials) shall be submitted to and approved by the Local Planning Authority in consultation with the Highway Authority.

Reason: To comply with Policy G1 of the Ribble Valley Districtwide Local Plan and to enable all construction traffic to enter and leave the premises in a safe manner without causing a hazard to other road users.

7. Before the access is used for vehicular purposes, that part of the access extending from the highway boundary for a minimum distance of 5m into the site shall be appropriately paved in tarmacadam, concrete, block paviors, or other approved materials.

Reason: To comply with Policy G1 of the Ribble Valley Districtwide Local Plan and to prevent loose surface material from being carried on to the public highway thus causing a potential source of danger to other road users.

8. No development approved by this permission shall be commenced until a scheme for the conveyance of foul drainage to a private treatment plant has been submitted to and approved by the Local Planning Authority. No part of the development shall be brought into use until such treatment plant has been 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.

9. All doors and windows shall be in timber and retained as such in perpetuity.

Reason: To comply with Policies G1, H16 and H17 of the Ribble Valley Districtwide Local Plan to ensure a satisfactory standard of appearance in the interests of visual amenity.

10. All new and replacement door and window head and sills shall be natural stone to match existing.

Reason: To comply with Policies G1, H16 and H17 of the Ribble Valley Districtwide Local Plan to ensure a satisfactory standard of appearance in the interests of visual amenity.

11. All new and replacement gutters shall be aluminium supported on 'drive in' galvanised gutter brackets.

Reason: To comply with Policies G1, H16 and H17 of the Ribble Valley Districtwide Local Plan to ensure a satisfactory standard of appearance in the interests of visual amenity.

P.T.O.

12. 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 Policies G1 and ENV1 of the Ribble Valley Districtwide Local Plan.

13. Notwithstanding the details shown upon the approved plans, the proposed Velux roof lights shall be of the Conservation Type, recessed with a flush fitting, details of which shall be further submitted to and approved by the Local Planning Authority before development commences upon the site.

REASON: In the interests of visual amenity in order to retain the character of the barn and to comply with Policies G1, H16 and H17 of the Ribble Valley Districtwide Local Plan.

14. 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 additional structures, hard standing or fences as defined in Schedule 2 Part I Classes E, F and G, and Part II Class A, shall not be carried out without the formal consent of the Local Planning Authority.

Reason: In order that the Local Planning Authority shall retain effective control over the development to ensure compliance with Policies G1 and H18 of the Ribble Valley Districtwide Local Plan.

15. All the external works of the development hereby permitted shall be completed before the expiration of three years from the date of this permission.

Reasons: In order that the Local Planning Authority retains effective control over the development and to ensure that there is no significant deterioration in the condition of the building contrary to Policies G1 and H16 of the Ribble Valley Districtwide Local Plan.

16. The unit of accommodation shall not be let to or occupied by any one person or group of persons for a continuous period of longer than 3 months in any one year and in any event shall not be used as a permanent accommodation. A register of such lettings shall be kept and made available to the Local Planning Authority to inspect on an annual basis.

Reason: In order to comply with Policies G1, G5, ENV1 and RT3 of the Ribble Valley Districtwide Local Plan. The building is located in an area where the Local Planning Authority would not normally be minded to grant the use of building for a permanent residential accommodation.

17. Unless otherwise agreed in writing with the Local Planning Authority the development shall be carried out in strict accordance with the recommendations of the bat survey and report submitted with the application dated 14th of February 2008.

Reason: To comply with policies G1 and ENV7 of the Ribble Valley Districtwide Local Plan ensuring that no species/habitat protected by the Wildlife and Countryside Act 1981 are destroyed.

P.T.O.

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DECISION DATE: 7 May 2008

Relevant planning policy

Policy G1 - Development Control
Policy G5 - Settlement Strategy
Policy ENV1 - Area of Outstanding Natural Beauty
Policy H15 - Building Conversions - Location
Policy H16 - Building Conversions - Building to be Converted
Policy H17 - Building Conversions - Design Matters
Policy RT3 - Conversion of Buildings to Tourism Related Uses
Policy 20 - Lancashire Landscapes - Joint Lancashire Structure Plan 2001 - 2016.

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