

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: 3/2010/0837
DECISION DATE: 18 February 2011
DATE RECEIVED: 28/10/2010

APPLICANT:

E Taylor & Sons
Sunderland Hall Farm
Nightfield Lane
Balderstone
Lancashire
BB2 7LJ

AGENT:

Gary Hoerty Associates
Victoria House
34 Wellgate
Clitheroe
Lancs
BB7 2DP

DEVELOPMENT Proposed conversion of a barn at lane Ends into a single dwelling.

PROPOSED:

AT: Lane Ends Nightfield Lane Balderstone Lancashire BB2 7LJ

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. The permission shall relate to the development as shown on Plan Drawing No's Tay/070/1077/01 - A, Tay/070/1077/02 - A and Tay/070/1077/03.

Reason: For the avoidance of doubt and to ensure that the development is carried out in accordance with the submitted plans.

3. This permission shall be implemented in accordance with the proposal as amended by letter and plan received on the 24 December 2010.

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

4. Precise specifications and samples of any new walling or 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, ENV3, H2, H15, H16 and H17 of the Ribble Valley Districtwide Local Plan.

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5. Notwithstanding the provisions of the Town and Country Planning General Permitted Development Order 2008 (or any order revoking or re-enacting that Order) any future extensions or external alterations to the dwelling, or any future additional structures, hard standing or fences, including any development within the curtilage as defined in Schedule 2 Part 1 Classes A to H, 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, ENV3 and H17 of the Ribble Valley Districtwide Local Plan.

6. 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.

7. This permission shall relate to the proposed conversion in accordance with the structural survey submitted as part of the application and dated 19 July 2010. 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.

8. 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.

9. 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.

10. The four windows in the South East and South West facing elevations of the building, as indicated on drawing no. Tay/070/1077/01, shall be obscure glazed and fitted with fixed lights i.e. non-opening to the satisfaction of the Local Planning Authority. They shall remain in that manner in perpetuity.

Reason: In order to protect nearby residential amenity as required by with Policy G1 of the Ribble Valley Districtwide Local Plan.

11. No work shall take place on the site until the applicant, or their agent or successors in title, has secured the making of a detailed record of the building. This must be carried out by a professionally qualified archaeological/building recording consultant or organisation in accordance with a written scheme of investigation which shall first have been submitted to and agreed in writing by the Local Planning Authority.

Reason: To ensure and safeguard the recording and inspection of matters of historical importance associated with the building in accordance with Policy G1 the Ribble Valley Districtwide Local Plan and PPS5 - Planning for the Historic Environment..

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12. Building works shall not be commenced until an updated Barn Owl Survey has been carried out, the details of which shall be submitted to and approved in writing by the Local Planning Authority. This survey shall be carried out between May and July, which is the optimum time in which to find roosting Owls.

REASON: Following the recommendation within the summary of the Protected Species Survey dated 31 August 2010, and in order 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.

13. Unless otherwise agreed in writing with the Local Planning Authority the development shall be carried out in strict accordance with the recommendations of the Protected Species Survey and report submitted with the application dated 31 August 2010.

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.

14. Building works shall not be commenced until a mitigation plan and details of all compensatory measures have been submitted to and agreed in writing by the Local Planning Authority. The plan shall include details of all mitigation measures including actions, method and timing of all operations, as well as details of bat access and roosting points within the building or on site.

REASON: Following the recommendation within the summary of the Protected Species Survey dated 31 August 2010, and in order 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.

15. Notwithstanding the detail submitted, 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 the approved plans.

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

16. Notwithstanding the existing detail submitted by the Applicant, the development hereby permitted shall not be commenced until details of the landscaping of the site, have been submitted to, and approved in writing by, the Local Planning Authority. The scheme shall indicate, as appropriate, the paving proposed around the building, details and samples of the dry stone wall and the proposed hawthorn hedge, including details of any changes of level or landform.

The approved landscaping scheme shall be implemented in the first planting season prior to the occupation 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.

Reason: In the interests of the amenity of the area and to comply with Policies G1, H17 and ENV3 of the Ribble Valley Districtwide Local Plan.

P.T.O.

Relevant planning policy

Policy G1 - Development Control
Policy G5 - Settlement Strategy
Policy ENV3 - Development in Open Countryside
Policy ENV7 - Species Protection
Policy H2 - Dwellings in the Open Countryside
Policy H15 - Building Conversions - Location
Policy H16 - Building Conversions - Building to be Converted
Policy H17 - Building Conversions - Design Matters
PPS3 - Housing (June 2010).
PPS5 - Planning for the Historic Environment.

Summary of reasons for approval

The proposal represents an appropriate form of development and given its design, size and location would not result in visual detriment to the surrounding countryside, nor would its use have an adverse impact on highway safety.

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