

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: 3/2006/0926

DECISION DATE: 27 July 2007

DATE RECEIVED: 09/11/2006

APPLICANT:

Mr J Turner
Dewhurst Farm
Longsight Road
Langho
Lancs
BB6 8AD

AGENT:

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

DEVELOPMENT Timber stable block, menage, midden and three car parking spaces in 17 acres.

PROPOSED:

AT: land off Ribchester Road Dinckley Blackburn 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. This permission shall be implemented in accordance with the proposal as amended by letter and plan received on 28 June 2007, but subject to the submission for the approval of the Local Planning Authority, prior to the commencement of development of a further drawing showing the following:
 1. The access at a minimum of 4.8m wide.
 2. The gate to the access set 5.0m. back from the carriageway edge, and to open only away from the carriageway.
 3. Sightlines of 2.4m. by 120m. to the northeast and 2.4m by 100m. to the west.
 4. A radius of 6m. at the entrance.

The development shall be carried out in accordance with the approved details.

Reason: In the interests of highway safety and to comply with Policy G1 of the Ribble Valley Districtwide Local Plan.

3. Notwithstanding the details of the proposed midden included in the application, no development shall commence until further details concerning the satisfactory disposal of foul drainage from the stables, and a strategy for the handling, storage and disposal of manure, have been submitted to and approved in writing by the Local Planning Authority.

Reason: To prevent pollution of the water environment, and to comply with Policy G1 of the Ribble Valley Districtwide Local Plan.

P.T.O.

RIBBLE VALLEY BOROUGH COUNCIL PLANNING PERMISSION CONTINUED

APPLICATION NO. 3/2006/0926

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4. No external lighting shall be erected/installed at the site other than in accordance with precise details which have first been submitted to and approved in writing by the Local Planning Authority.

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

5. The stables and manege hereby permitted shall be used for private recreational purposes only, and shall not be used in connection with any commercial enterprise such as livery stables or riding school.

Reason: In the interests of the amenities and character of the locality and highway safety, and to comply with Policies G1, ENV3 and RT16 of the Ribble Valley Districtwide Local Plan.

6. Notwithstanding the provisions of the Town and Country Planning General Permitted Development Order 1995 there shall not at any time in connection with the development hereby permitted, be erected or planted, or allowed to remain upon the land hereinafter defined, any building, wall, fence, hedge, tree, shrub or other device above 1m. high.

The visibility splay to be the subject of this condition shall be that land in front of a line drawn from a point 2.4m. measured along the centre line of the proposed access from the continuation of the nearer edge of the carriageway of Ribchester Road to a point measured 120m in the northeast direction and 100m. to the west along the nearer edge of the carriageway of Ribchester Road from the centre line of the access.

Reason: To comply with Policy G1 of the Ribble Valley Districtwide Local Plan and to ensure adequate visibility at the site access.

7. 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 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 ENV3 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 RT16 - Development Involving the Keeping or Riding of Horses

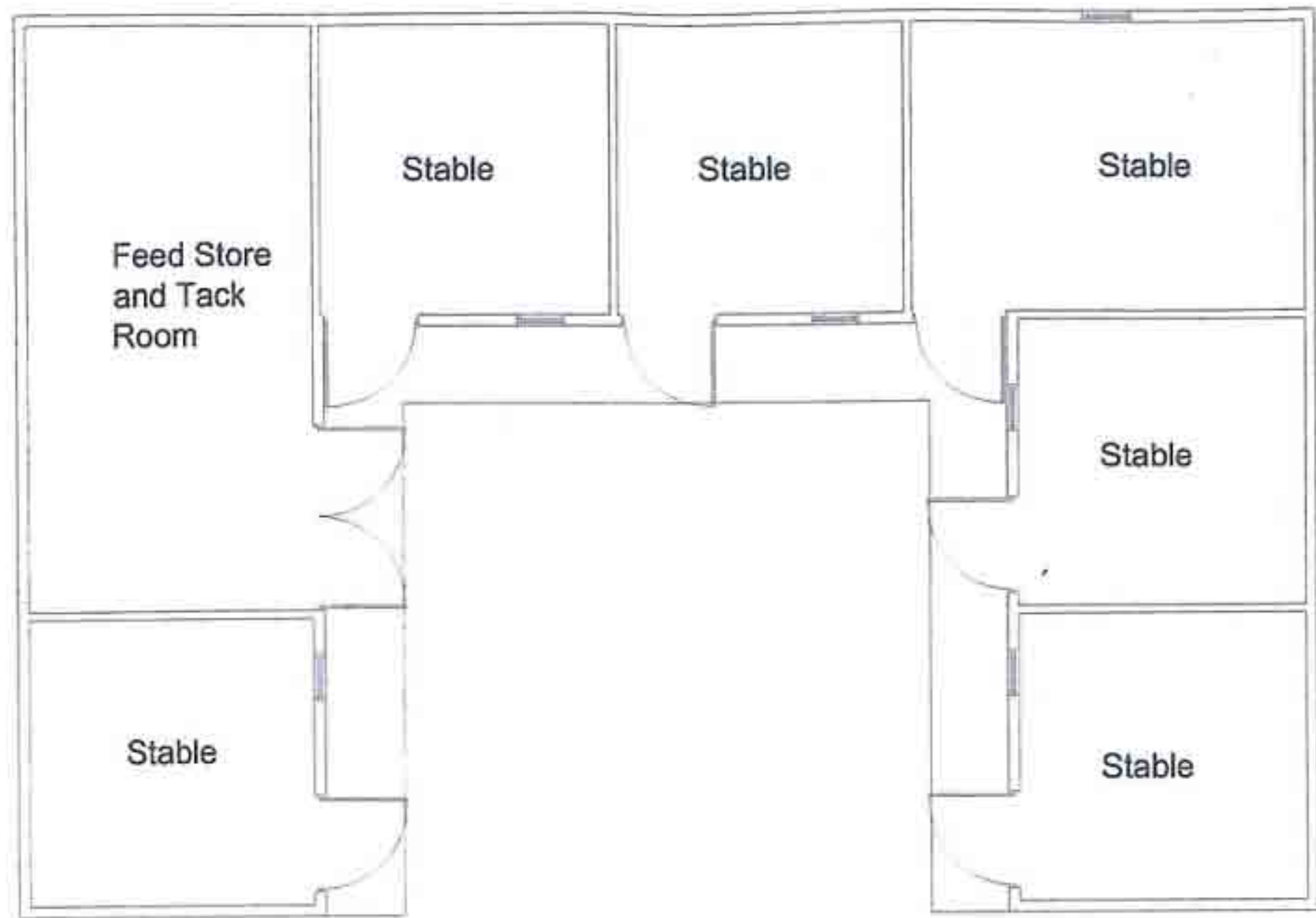
Summary of reasons for approval

The proposal would have no significant detrimental impact on nearby residential amenity, visual amenity or highway safety.

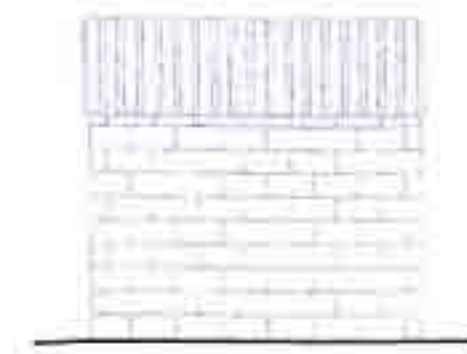
Note(s)

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

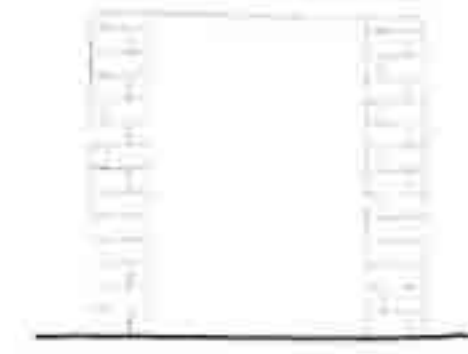
P.T.O.



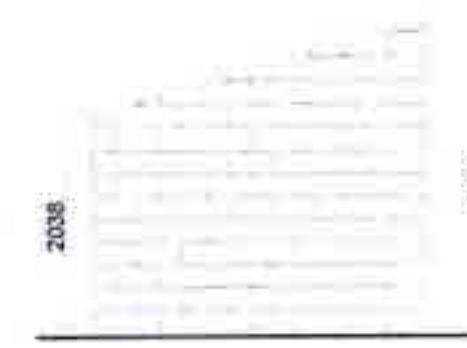
Plan



Front Elevation



Rear Elevation



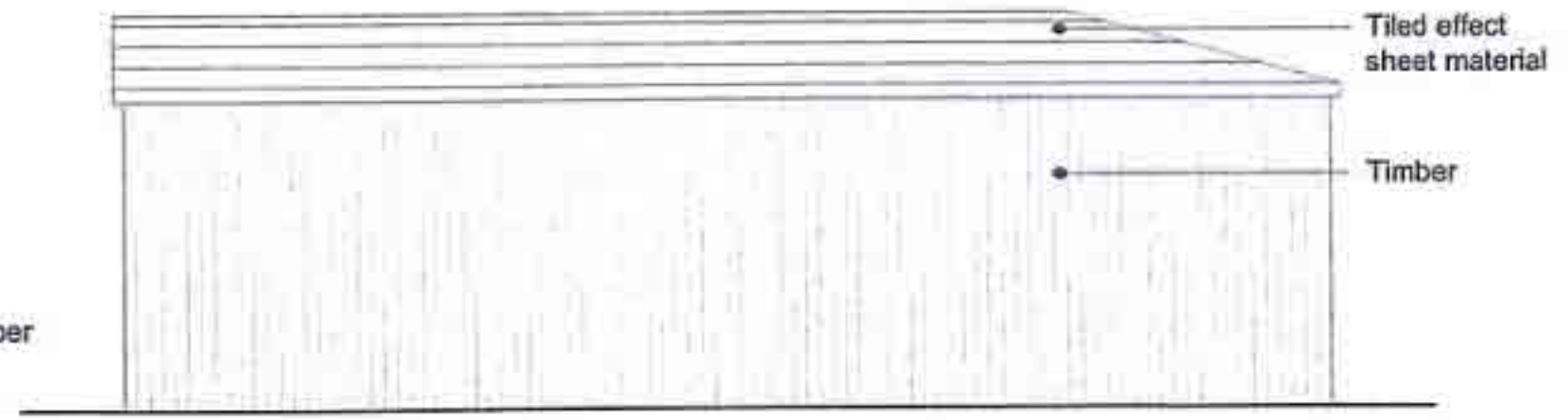
Side Elevation



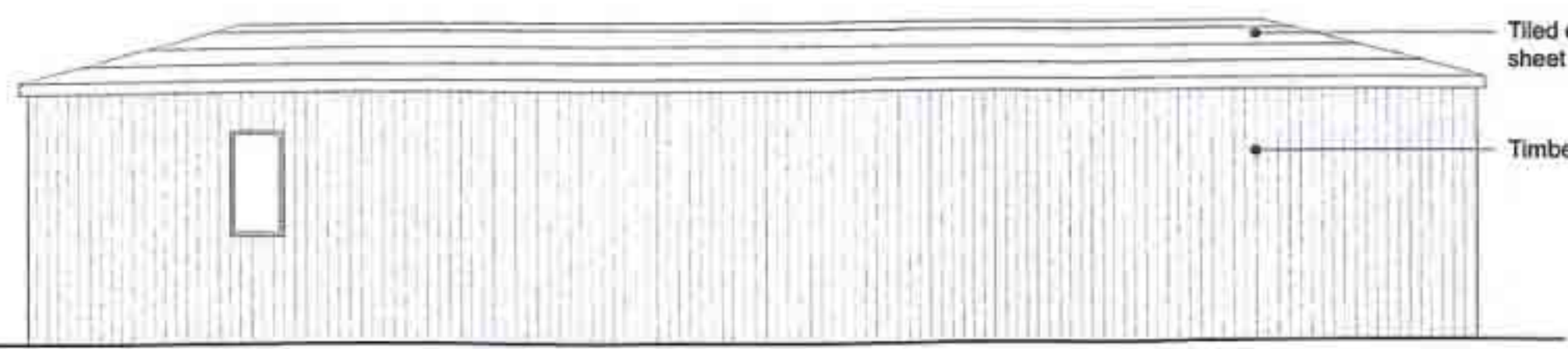
Side Elevation



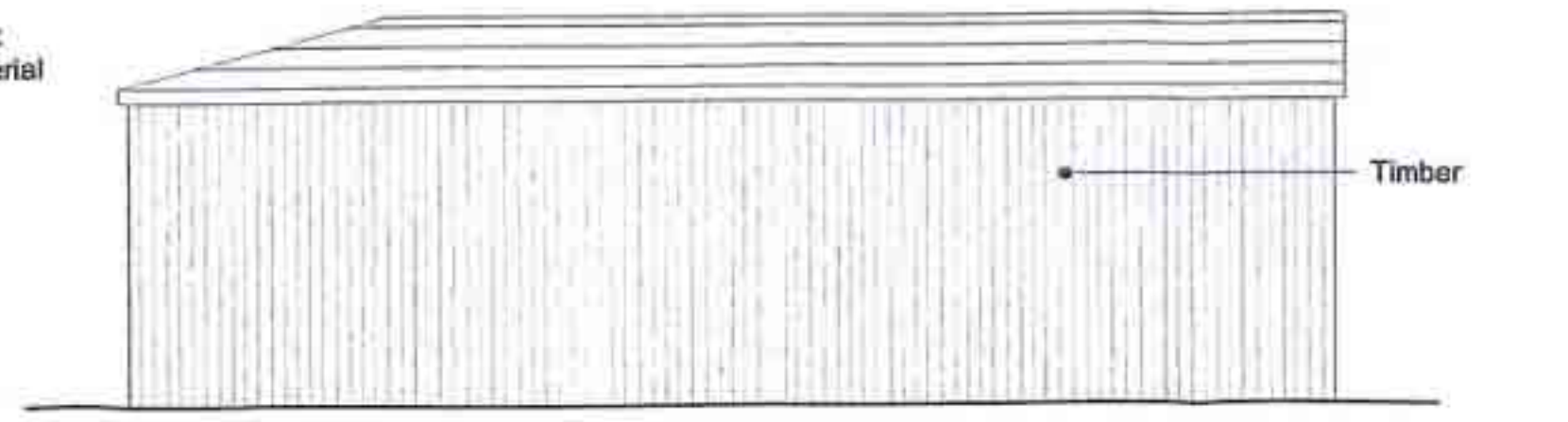
Front Elevation



Side Elevation



Rear Elevation



Side Elevation

Notes:
 All work is to be carried out to the latest current British standards Codes of Practice and recognised working practices.
 All work and materials should comply with Health and Safety legislation.
 All work and materials to be approved by the District Authority Building Control Officer.
 All dimensions are in millimetres where explicitly shown otherwise.
 The contractor should check and certify all dimensions as work proceeds and notify the architect of any discrepancies.
 Do not scale off the drawings, if in doubt ask.



Chartered Surveyors
 Billington
 13 Felts View
 Clitheroe
 Lancashire BB7 9LR
 T/F :01254 824453
 Email: info@ghaonline.co.uk

Title: Proposed Plans and Elevations Land off Ribchester Rd Dincley Blackburn Lancashire	
STABLES AND MUCK STORE	
Project No: Tur/155/421/ Dwg 02	Drawn: UH
Client: Mr J Turner	
Date: 31.10.06	Scale: 1:100
Amendments:	

Land off Ribchester Road, Dinckley, Blackburn, Lancashire~

320060926P

ATTENTION

WORK HAS NOT BEEN UNDERTAKEN
 HAVE CHECKED THE DRAWING
 APPROVED BY THE ARCHITECT
 28 JUN 2007

AMENDED PLANS RECEIVED

DATE 28 JUNE 2007

Notes:

All work is to be carried out to the latest current British standards Codes of Practice and recognised working practices.

All work and materials should comply with Health and Safety legislation.

All dimensions are in millimetres where explicitly shown otherwise.

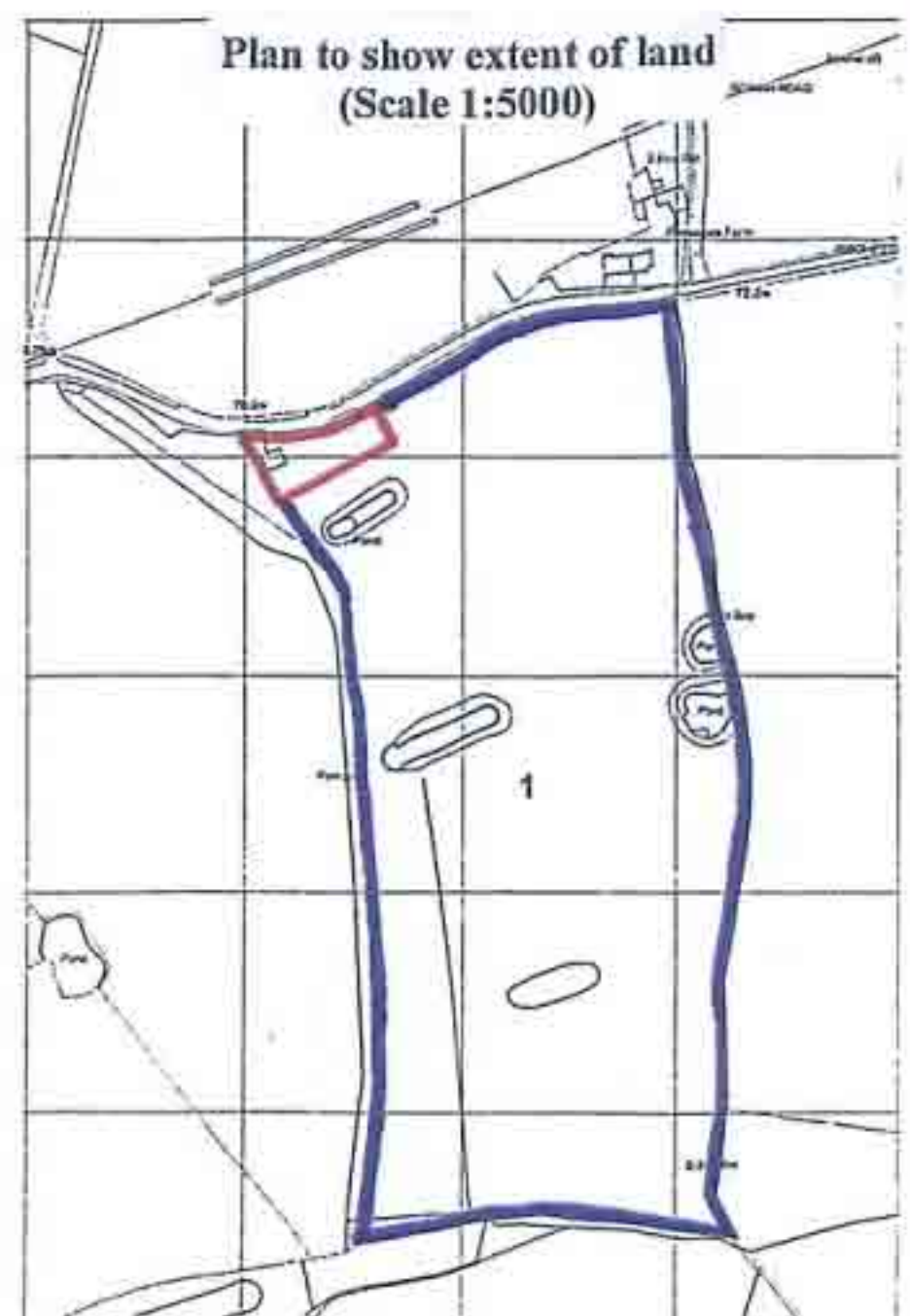
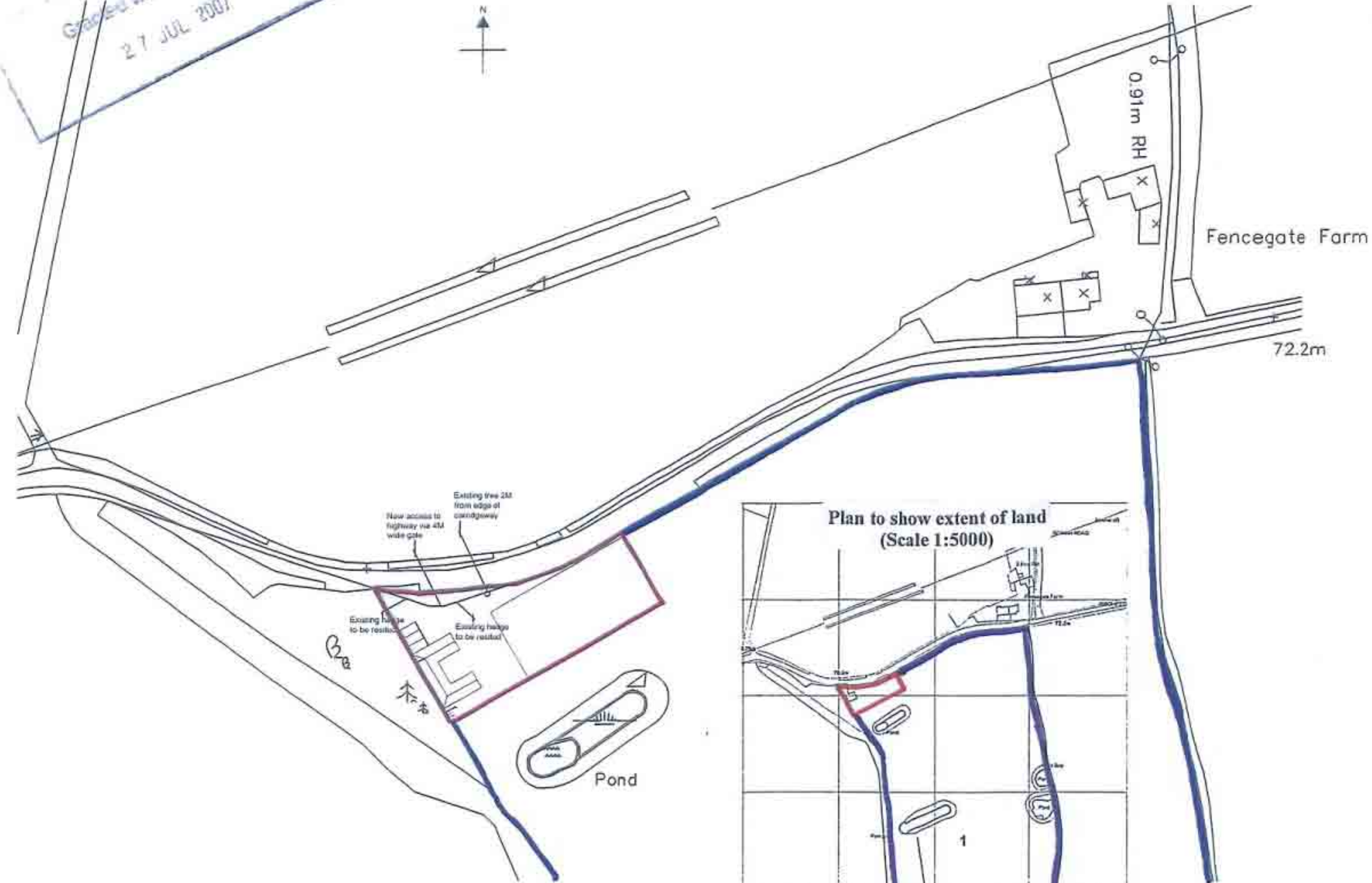
The contractor should check and certify all dimensions as work proceeds and notify the architect of any discrepancies.

Do not scale off the drawings, if in doubt ask.

IMPORTANT
 ANY PROPOSAL TO CONNECT TO A PUBLIC UTILITY OR TO A PUBLIC HIGHWAY MUST BE APPROVED BY THE COUNCIL BEFORE WORK BEGINS. CONTACT OUR PUBLIC SERVICES DEPARTMENT FOR MORE INFORMATION.

G H A
 Gully Healey Associates
 Chartered Surveyors
 34 Wellgate
 Clitheroe
 Lancashire BB7 2DP
 T: 01200 442301
 F: 01200 442302
 Email: info@ghaonline.co.uk

Local Council
 Planning Act 1990
 Graded with Conditions
 27 JUL 2007



Location Plan 1:1250~

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Title: Land off Ribchester Road Dinckley Blackburn Lancashire Location Plan	
Project No: Tur/151/421/04	Drawn: AJM
Client: Mr J Turner	
Date: 17.12.07	Scale: 1:1250
Amendments:	