

Planning Permission



Agent:
Gary Hoerty Associates
13 Fells View
Billington
Clitheroe
BB7 9LR

Applicant:
Mr & Mrs H Eccles C/O Agent

Part 1 Particulars of Application: APP/2005/0112 received 8 February 2005

Proposal: Proposed erection of stable block for six horses and tack room/feed store together with access track

Location: Land off Walverden Road Lane Bottom Briercliffe

Plans: Drawing Nos: Ecc/054/240/1, Ecc/054/240/2, Ecc/054/240/3 and Ecc/054/240/4 received 8 Feb 05

Part 2 Particulars of Decision:

The Council gives notice under the Town and Country Planning Act 1990 (as amended) that Planning Permission has been **Granted** for the carrying out of the development in accordance with the application and plans submitted, referred to in Part 1 above, and subject to the following conditions:

Conditions:

1. The development must be begun within five years of the date of this decision.
2. No development approved by this permission shall be commenced until a scheme for the containment, storage and removal of manure has been approved by the Local Planning Authority. Such a scheme shall be constructed and completed in accordance with approved plans.

Reasons:

1. Required to be imposed by Section 91 of the Town and Country Planning Act 1990.
2. To prevent pollution of the water environment.

Summary of Reason for Decision:

The development is generally in accordance with the Development Plan, in particular the policies listed below, and there are no other material considerations to indicate that planning permission should not be granted:

NOTES RELATING TO ALL TYPES OF DECISION NOTICES

A. APPEALS

If you are aggrieved by the decision to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State for the Environment within six months of the date of this Notice under the Town & Country Planning (General Development Procedure) (England) (Amendment) Order 2004 Section 78, (in the case of applications for planning permission or approval of Reserved Matters) or under the Planning (Listed Buildings and Conservation Areas) Act 1990, Section 20 (in the case of applications for Listed Buildings or Conservation Area Consent).

Appeals must be made within eight weeks from the date of receipt of this Notice under Regulation 15 of the Town and Country Planning (Control of Advertisement) Regulations 1992 (in the case of applications for express consent to display an advertisement).

If you want to appeal, then you must do so within the period specified, using a form which you can get from: Planning Inspectorate, Customer Support Unit, Temple Quay House, 2 The Square, Temple Quay, BRISTOL. BS1 6PN. (tel. 0117 372 6372). The Secretary of State can allow a longer period for giving notice of an appeal, but he will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal. The Secretary of State need not consider an appeal if it seems to him that the Local Planning Authority could not have granted planning permission for the proposed development or could not have granted it without the conditions it imposed, having regard to the statutory requirements, to the provisions of the Development Order and to any directions given under the Order. In practice, the Secretary of State does not refuse to consider appeals solely because the Local Planning Authority based its decision on a direction given by him.

B. PURCHASE NOTICE OR LISTED BUILDING PURCHASE NOTICE

If either the Local Planning Authority or Secretary of State for the Environment refuses permission to develop land or Listed Building Consent or grants it subject to conditions, the owner may claim that he can neither put the land to a reasonably beneficial use in its existing state, nor can he render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.

In these circumstances, the owner may serve a Purchase Notice on the Local Planning Authority. This Notice will require the Council to purchase his interest in the land in accordance with the provisions of the Town and Country Planning Act 1990, Part V (planning permission) or the Planning (Listed Buildings and Conservation Areas) Act 1990, Section 32 (Listed Building or Conservation Area Consent).

C. COMPENSATION

In certain circumstances, compensation may be claimed from the Local Planning Authority if planning permission or Listed Building Consent is refused or granted subject to conditions by the Secretary of State on appeal or on reference of the application to him. The circumstances in which such compensation is payable are set out in the Town and Country Planning Act 1990, Section 108 (in the case of permission to develop land) or the Planning (Listed Buildings and Conservation Areas) Act 1990, Section 27 (in the case of Listed Building Consent).

D. ADVERTISEMENTS

A person who displays an advertisement in contravention of the Town and Country Planning (Control of Advertisement) Regulations 1992 shall be liable, on summary conviction, to an offence under Section 224(3) of the Act, to a fine not exceeding Level 3 on the standard scale and, in the case of a continuing offence, a tenth of Level 3 for each day during which the offence continues after conviction.

E. OTHER PERMISSIONS

This Notice relates only to the application as described overleaf. It does not convey a decision under any other enactment, byelaw, order or regulation. Separate applications may be needed for such other approval as may be required, e.g. planning permission, approval of Reserved Matters, Listed Building Consent, Conservation Area Consent, express consent to display an advertisement, Building Regulations approval etc. - if in doubt, you are advised to enquire.

All references to the Local Planning Authority in this case mean Burnley Borough Council.

Susan Graham
Head of Planning Services, Burnley Borough Council
P.O. Box 29, Parker Lane Offices
BURNLEY BB11 2DT

Tel. (01282) 425011
Fax. (01282) 477272

Sep 2003

Burnley District Local Plan

D1 - Criteria for all development proposals

EN18 - Rural landscapes, Areas of Special Landscape, Countryside Areas

EN4 - Rural Areas

R6 - Recreational facilities in rural areas

Second Stage Deposit Local Plan

GP2 - Development in the Rural Area

GP3 - Design and Quality

CF8 - Outdoor Recreation and Rural Areas

CF9 - Equestrian Development

E28 - Landscape Character and Local Distinctiveness in Rural areas and Green Belt

E12 - Protection of agricultural land

PPG7 - The Countryside - Environmental Quality and Economic and Social Development

Notes:

- 1 The Burnley District Local Plan may be inspected free of charge during normal office hours at this office. A copy can be purchased on request, price £15.00 plus £1.00 postage. Also available is a copy of the First Stage Deposit of the Burnley Local Plan price £30.00 plus £4.00 postage.
- 2 Your attention is drawn to the informatory notes on the back of this notice.
- 3 Please take careful note of the conditions attached to this permission. It is in your own interests to make sure that you satisfy the conditions at an early stage, as it can save unnecessary delay when development starts. The Council can serve a notice, if the conditions are not complied with, which could result in the development having to stop until a particular condition is fulfilled. If you are in any doubt about what you need to do, please contact this office for advice.
- 4 This development should not be carried out otherwise than in strict accordance with the application and plans approved. You are advised to contact the local planning authority if there is any variation from the approved application, as a further planning permission may be required.
- 5 Please remember to remove all site notices which have been displayed in connection with this application.



For Head of Planning & Environment Services Decision Date: 25 April 2005

Planning Application

Town and Country Planning Act 1990

Please read the accompanying notes, form P1B, before answering each question. Please complete in BLOCK LETTERS.

P1

Application No.

Date received

APP/2005/0112

Fee paid £

Receipt No.

Question 1

Name and Address of Applicant

MR H AND MRS F ECCLES

C/O AGENT

Postcode

Tel. No.



Question 1a

Name and Address of Agent (if any)

GARY HOERTY ASSOCIATES

13 FEUS VIEW, BILLINGTON,

CLITHEROE, LANCASHIRE

Postcode BB7 9LR

Tel. No. 01254 824453

(Contact's name GARY HOERTY)

Question 2

Address or Location of Application

Site - indicate on the plan any adjoining land in the applicants control

LAND OFF WALVERDEN ROAD

LANE BOTTOM

DECISION APPROVED

DATE 25 APR 2005

Question 3

Accurate description of the proposed development (including site area if known)

ERECTION OF STABLE BLOCK

FOR SIX HORSES AND TACK ROOM

FEED STORE TOGETHER WITH AN ACCESS TRACK

Question 4

Type of application APP/20 05 / 0112

- a. Full application for a change of use not involving any building works No
- b. Full application for a change of use and/or new building/engineering work or alterations YES
- c. Outline application for the erection of building(s) No

Please state yes in the appropriate box

(i) Please state yes/no which matters, if any, are being applied for

Siting Design Means of Access External Appearance Landscaping

(ii) For residential development give number and type of dwellings (attach a site plan or floor plan sheet if necessary).

d. Reserved Matters application

(i) Please give reference number of outline permission

(ii) Please state yes/no which reserved matters are being dealt with in this application

Siting Design Means of Access External Appearance Landscaping

e. Continuation of Temporary Permission

Please give reference number of previous permission No

f. Modification or Removal of a Condition

Please give the number of the planning permission and the relevant condition No



Question 5 Access

Does the proposal involve a new vehicular access? YES

a new pedestrian access? YES

Does there exist any public right of way within the application site? No

Please state Yes or No

an altered vehicular access? No

an altered pedestrian access? No

Please state Yes or No

Question 6 Trees

Do you intend to prune or fell any trees as part of the proposed development? If yes, please show the tree(s) on the plan and describe the works proposed. No

Please state Yes or No

Question 7 Existing Uses

Describe the existing or, if vacant, the last use(s) of the site

AGRICULTURAL LAND

Question 8 Additional Information

- a. Is the application for shopping, office, industrial, or other commercial use? If so, please complete a Planning Application (Part 2), form P1A No
- b. Is the application for or associated with the winning and working of minerals or waste disposal? If so, please complete a Planning Application (Part 3), form P1M. No

Please state Yes or No

Question 9 Drainage/Water Supply

- a. How will surface water be dealt with? TO LAND DRAINAGE
- b. How will sewage be dealt with? N/A
- c. How will water be supplied? MAINS

Question 10 Materials

If building works are proposed please describe all external materials, including roof materials (e.g. brick walls, colour, make and type and show them on your plan)

ROOF - BLACK METAL FELT
WALLS - TONGUE + GROOVE TIMBER CLADDING
PAVING/SLAB GOODS - BLACK PAVING

Question 11 Plans

Please list the drawings and plans submitted with this application form (4 sets are required):

ECC/054/240/1 - 4 x 5

Question 12

Please read and then sign the following statement Declaration

I wish to apply for planning permission for the development described in this application and accompanying plans and enclose the fee of £ 240.00

Signed G Hoerty (Applicant/Agent) Date 2.2.05

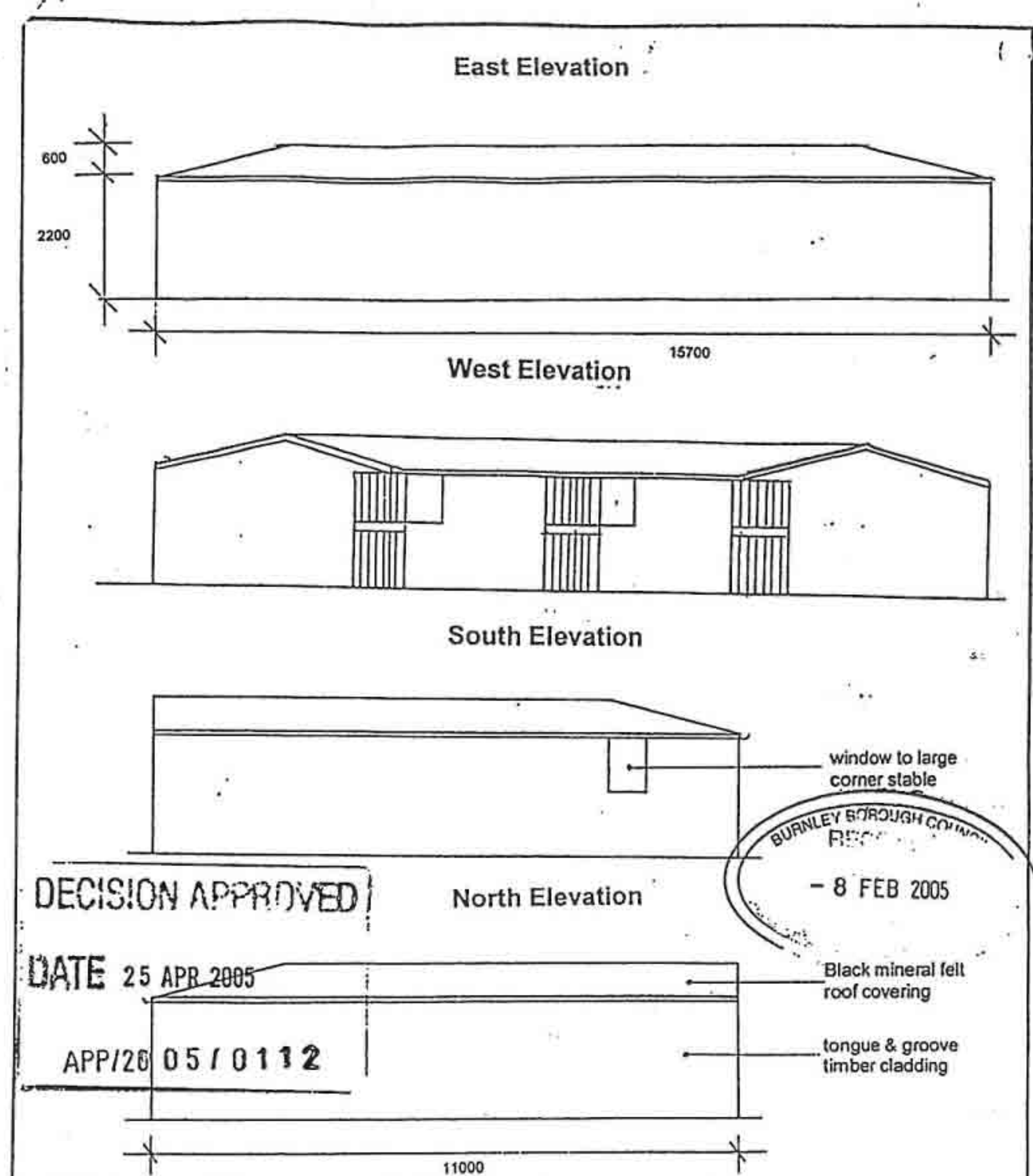
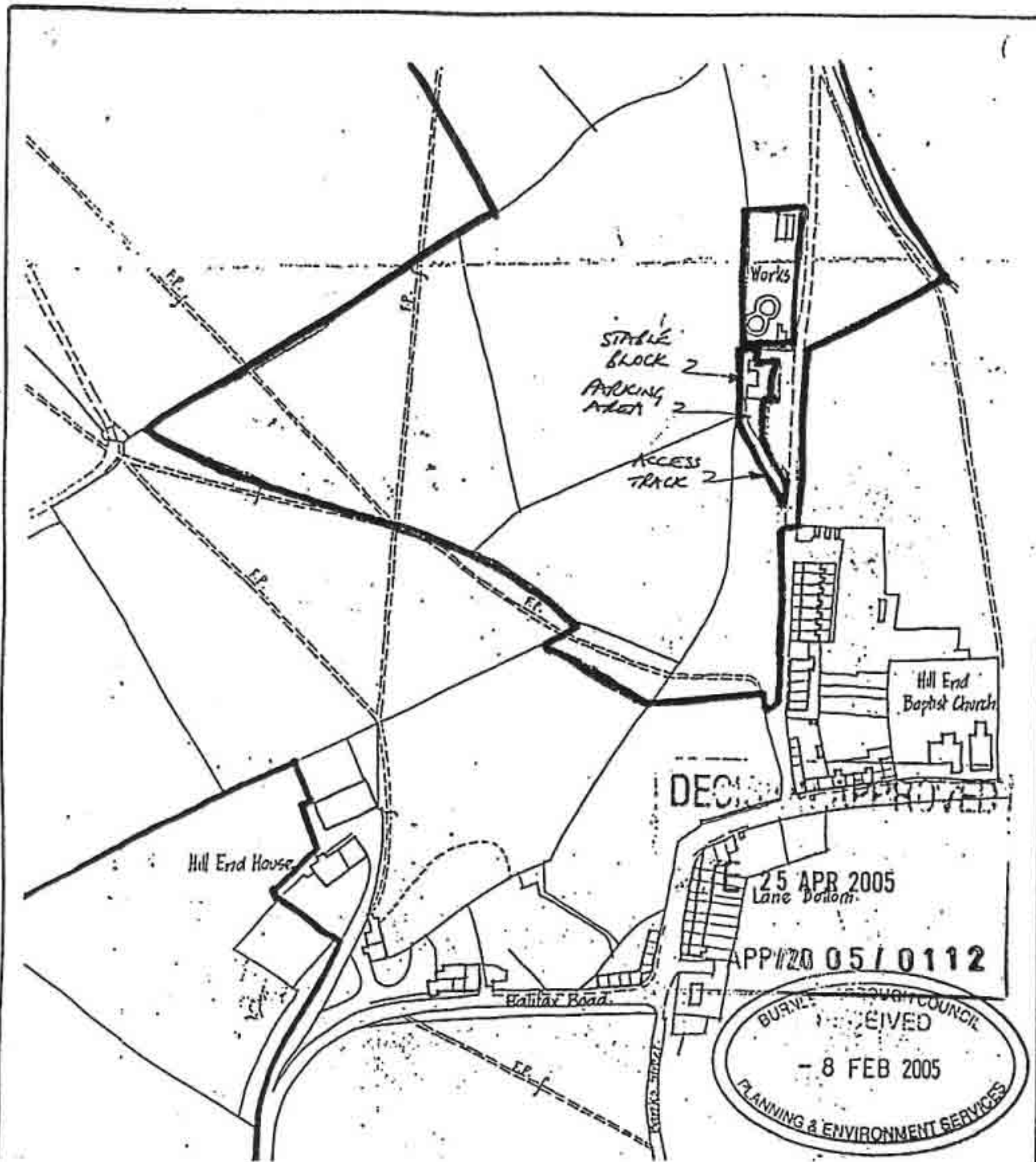
Question 13

Certificate under Article 12A Town and Country Planning General Development Order 1988 Certificate A

I certify that on the day 21 days before the date of the accompanying application nobody, except the applicant, was the owner of any part of the land to which the application relates.

None of the land to which the application relates is, or is part of, an agricultural holding.

Signed G Hoerty (Applicant/Agent) Date 2.2.05



Gary Hoerty Associates
Chartered Surveyors

13 Fells View
Billington
Clitheroe
Lancashire
BB7 9LR

Telephone 01254 824453
Facsimile 01254 824453
email info@ghaonline.co.uk

TITLE SITE PLAN
PROPOSED STABLE BLOCK ON LAND
OFF WALVERDEN ROAD, LANE BOTTOM
MR H + MRS F ECCLES.

DATE	SCALE	DRAWING No
JAN '2005	1:2,500	ECC/054/240/2

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LICENCE No: 31528078

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BB7 9LR

Telephone 01254 824453
Facsimile 01254 824453
email info@ghaonline.co.uk

TITLE Elevations of Proposed Stable Block -
Land at Walverden Road, Lane Bottom
Mr H & Mrs F Eccles

DATE	SCALE	DRAWING No
January 2005	1:100	Ecc/054/240/4

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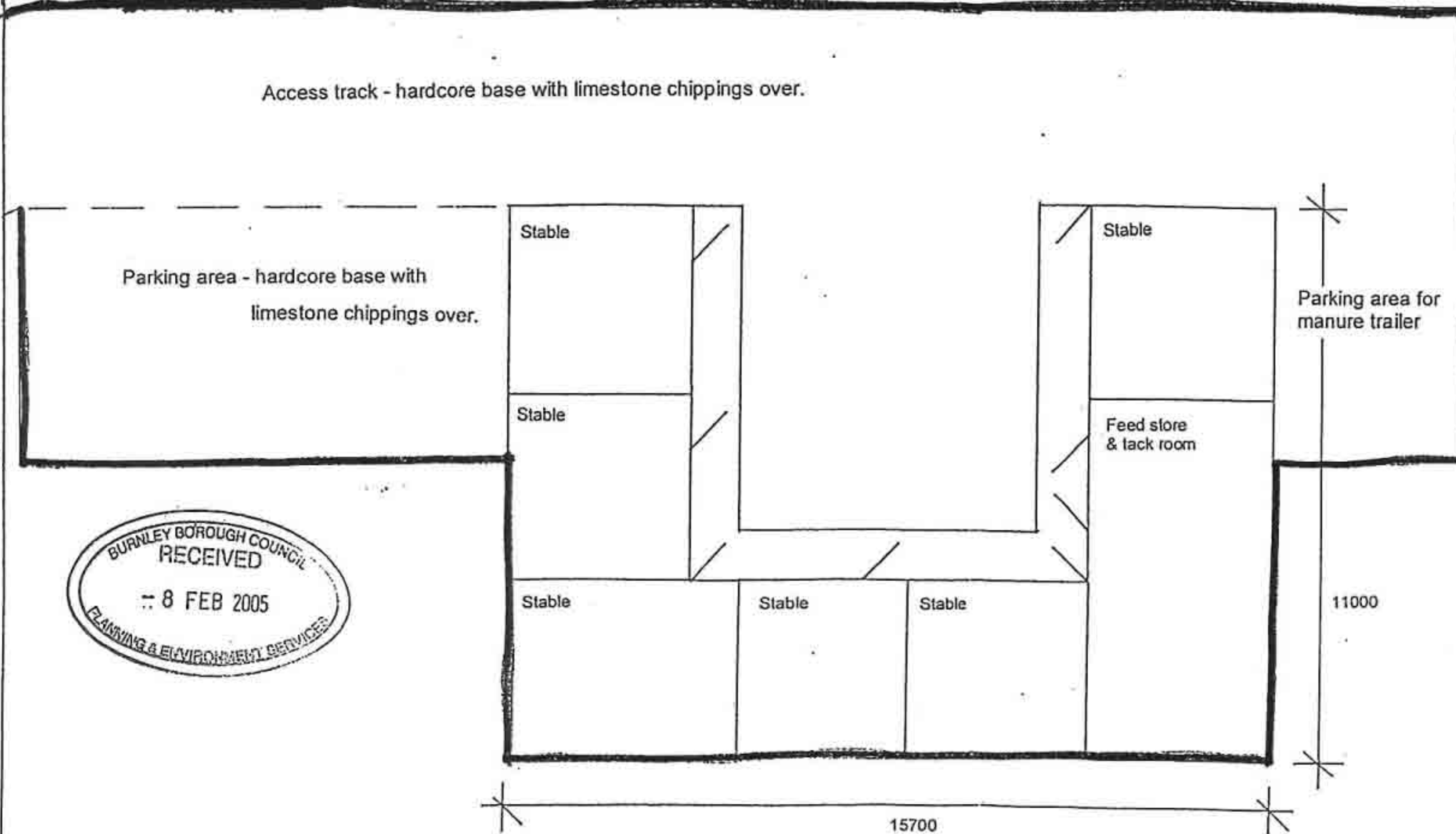
Plan View - Proposed Stables at Walverden Road

DEC 11 APPROVED

DATE 25 APR 2005

APP/20 05 / 0112

Access track - hardcore base with limestone chippings over.



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Title

Proposed Stable Block
Land at Walverden Road,
Lane Bottom

Mr H & Mrs F Eccles

Drawing No	Revision
Ecc/054/240/3	

Scale 1:100

Date January 2005

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