

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: 3/2020/0634
DECISION DATE: 21 September 2020
DATE RECEIVED: 05/08/2020

APPLICANT:

Mr and Mrs Robinson
Greengates Barn
Skipton Road
Gisburn
Clitheroe
BB7 4HP

AGENT:

Mr P Cottier
Sunderland Peacock and Assoc
Hazelmere
Pimlico Road
Clitheroe
BB7 2AG

DEVELOPMENT Variation of condition 2 (time limit for completion of external works) from
PROPOSED: permission to vary condition 3/2017/0241, which extended the time limit from planning
permission 3/2015/0620 for external works to now be completed by 1st December
2022.

AT: Greengates Farm Skipton Road Gisburn BB7 4HP

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. All the external works of the development hereby permitted shall be completed on or before 1
December 2022.

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 DMG1 and DMH4 of the Ribble Valley Core Strategy.

2. The permission shall relate to the development as shown on drawing no:

4402-1 (Existing Plans) received 2nd September 2015
4402-2D (Existing Elevation and Plans) received 13th November 2015
4402-3D (Proposed Plans) received 13th November 2015
4402-4E (Proposed Elevations) received 13th November 2015

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

3. Precise specifications or samples of all external surfaces of the development hereby permitted shall have been submitted to and approved by the Local Planning Authority before their use in the proposed development.

Reason: To ensure that the materials to be used are appropriate to the locality in accordance with Key Statements EN2 and Policies DMG1 and DMH5 of the Ribble Valley Core Strategy.

4. This permission shall relate to the proposed conversion in accordance with the Structural Condition Survey by SPA submitted as part of application 3/2015/0620 (dated 13th November 2013) and dated 3rd August 2020. Any deviation from the surveys may need to be the subject of a further planning application.

Reason: To comply with Policies DMG1 and DMH4 of the Ribble Core Strategy (Adopted Version) since the application is for the conversion of the building only.

5. The development shall be carried out in accordance with the boundary treatment details agreed under discharge of conditions application 3/2017/0754. The development shall be completed in strict accordance with the approved details prior to first occupation.

Reason: To ensure a satisfactory form of development in the interest of visual and residential amenities and in accordance with Key Statements EN2 and Policies DMG1 and DMH4 of the Ribble Valley Core Strategy.

6. The development shall be completed in strict accordance with the landscaping details agreed under discharge of conditions application 3/2017/0754.

Reason: To ensure a satisfactory form of development in the interest of visual and residential amenities and in accordance with Key Statements EN2 and Policies DMG1 and DMH4 of the Ribble Valley Core Strategy.

7. The development shall be carried out in strict accordance with the door framing and glazing details agreed under discharge of conditions application 3/2017/0754.

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 DMG1, EN2 and DME2 of the Ribble Valley Core Strategy.

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

Reason: To comply with Key Statement EN2 and Policies DMG1 and DMH4 of the Ribble Valley Core Strategy (Adopted Version) to ensure a satisfactory standard of appearance in the interests of visual amenity.

9. All new and replacement door and window surrounds shall be natural stone to match existing.

Reason: To comply with Key Statement EN2 and Policies DMG1 and DMH4 of the Ribble Valley Core Strategy (Adopted Version) to ensure a satisfactory standard of appearance in the interests of visual amenity.

10. All new and replacement gutters shall be cast iron or aluminium supported on 'drive in' galvanised gutter brackets.

Reason: To comply with Key Statement EN2 and Policies DMG1 and DMH4 of the Ribble Valley Core Strategy (Adopted Version) to ensure a satisfactory standard of appearance in the interests of visual amenity.

11. The proposed Velux roof lights shall be of the Conservation Type, recessed with a flush fitting.

Reason: In the interests of visual amenity in order to retain the character of the barn and to comply with Key Statement EN2 and Policies DMG1 and DMH4 of the Ribble Valley Core Strategy (Adopted Version).

12. The development shall be carried out in strict accordance with the recommendations of the Bat, Barn Owl & Nesting Bird Survey submitted with the application dated 1st November 2014.

Reason: To ensuring that no species/habitat protected by the Wildlife and Countryside Act 1981 are destroyed in accordance with Key Statement EN4 and Policies DMG1 and DME3 of the Ribble Valley Core Strategy (Adopted Version).

13. The bird nesting features agreed under discharge of conditions application 3/2017/0754 shall be carried out in accordance with the approved details prior to first occupation of the dwellings hereby approved and retained and maintained thereafter.

Reason: To secure replacement bird nesting habitat in accordance with Policies DMG1, DME3 and Key Statement EN4 of the Ribble Valley Core Strategy.

14. Notwithstanding the provisions of Classes A to H of Part 1 of the Town and Country Planning (General Permitted Development) (England) Order 2015, or any Order revoking and reenacting that Order, the dwellings hereby permitted shall not be altered or extended, no new windows shall be inserted, and no buildings or structures shall be erected within the curtilage of the new dwellings unless planning permission has first been granted by the Local Planning Authority.

Reason: To enable the Local Planning Authority to exercise control over development which could materially harm the character and visual amenities of the development and locality and the

amenities of nearby residents in accordance with Key Statement EN2 and Policies DMG1, DME2 and DMH4 of the Ribble Valley Core Strategy (Adopted Version).

15. Notwithstanding the provisions of Class A Schedule 2 Part 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015, or any Order revoking and reenacting that Order, no gates, walls, fences or other means of enclosure (except for those approved by this consent) shall be erected within the curtilage of the dwellings unless planning permission has first been granted by the Local Planning Authority.

Reason: To enable the Local Planning Authority to exercise control over development which could materially harm the character and visual amenities of the development and locality and the amenities of nearby residents in accordance with Key Statement EN2 and Policies DMG1, DME2 and DMH4 of the Ribble Valley Core Strategy (Adopted Version).

16. Notwithstanding the provisions of Classes A-I of Schedule 2 Part 40 of the Town and Country Planning (General Permitted Development) (England) Order 2015, or any Order revoking and re-enacting that Order, no renewable energy sources shall be attached to the new dwellings or placed within the curtilage of the dwellings unless planning permission has first been granted by the Local Planning Authority.

Reason: To enable the Local Planning Authority to exercise control over development which could materially harm the character and visual amenities of the development and locality and the amenities of nearby residents in accordance with Key Statement EN2 and Policies DMG1, DME2 and DMH4 of the Ribble Valley Core Strategy (Adopted Version).

17. Prior to first occupation of the dwellings hereby approved, details of the bin store shall be submitted to, and approved in writing by, the Local Planning Authority. No part of the development shall be occupied until the agreed provision is completed and made available for use.

Reason: In order that the Council may be satisfied with the details of the proposal and to ensure that the materials to be used are appropriate to the locality.

18. Prior to the extraction flues being first brought into use all external parts of the flue and cowl and associated fitments shall be coloured black/ a dark matt finish and retained as such at all times in the future unless otherwise agreed in writing with the Local Planning Authority.

Reason: To ensure a satisfactory appearance and to comply with Key Statement EN2, and Policies DMG1 and DME2 of the Ribble Valley Core Strategy.

19. No further works shall take place on the site until the applicant, or their agent or successors in title, has secured the implementation of a programme of building recording and analysis. This must

be carried out 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 archaeological/historical importance associated with the buildings.

20. The car parking and manoeuvring scheme to be marked out in accordance with the approved plan, before the use of the premises hereby permitted becomes operative and permanently maintained thereafter.

Reason: To allow for the effective use of the parking areas.

21. The layout of the development shall include provisions to enable vehicles to enter and leave the highway in forward gear and such provisions shall be laid out in accordance with the approved plan and the vehicular turning space shall be laid out and be available for use before the development is brought into use and maintained thereafter.

Reason: Vehicles reversing to and from the highway are a hazard to other road users.

22. Once works commence on the site, should site operatives discover any adverse ground conditions and suspect it to be contaminated, they should report this to the Site Manager and the Contaminated Land Officer at Ribble Valley Borough Council. Works in that location should cease and the problem area roped off. A Competent Person shall be employed to undertake sampling and analysis of the suspected contaminated materials. A Report which contains details of sampling methodologies and analysis results, together with remedial methodologies shall be submitted to the Local Planning Authority for approval in writing. The approved remediation scheme shall be implemented prior to further development works taking place and prior to occupation of the development.

Should no adverse ground conditions be encountered during site works and/or development, a Verification Statement shall be forwarded in writing to the Local Planning Authority prior to occupation of the building(s), which confirms that no adverse ground conditions were found.

Reason: To ensure that the site investigation and remediation strategy will not cause pollution of ground and surface waters both on and off site.

23. The scheme for the conveyance of foul drainage to a private treatment plant agreed under discharge of conditions application 3/2017/0754 shall be completed in strict accordance with the approved details.

Reason: To prevent pollution of the water environment in accordance with Core Strategy Policy DMG1.

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. The Local Planning Authority operates a pre-planning application advice service which applicants are encouraged to use. Whether or not this was used, the Local Planning Authority has endeavoured to work proactively and positively to resolve issues and considered the imposition of appropriate conditions and amendments to the application to deliver a sustainable form of development.

NICOLA HOPKINS DIRECTOR ECONOMIC DEVELOPMENT & PLANNING

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

DISCHARGE OF CONDITION ATTACHED TO A PLANNING PERMISSION

APPLICATION NO: 3/2017/0754

DECISION DATE: 21 September 2017

DATE RECEIVED: 16 August 2017

APPLICANT:

Mr and Mrs A Robinson
Greengates Farm
Skipton Road
Gisburn
BB7 4HP

AGENT:

Mr D Isherwood
Sunderland Peacock and Associates
Hazelmere
Pimlico Road
Clitheroe
BB7 2AG

DEVELOPMENT PROPOSED: Discharge of conditions 6 (boundary treatment), 7 (landscaping), 8 (frame and glazing details), 14 (bird nesting details), and 24 (treatment plant details) from planning permission 3/2015/0620.

AT: Barn at Greengates Farm Skipton Road Gisburn BB7 4HP

The following Condition(s) have been discharged from the above planning application.

Conditions 06, 07, 08, 14 and 24 are partially discharged insofar that the submitted details are agreed by the Local Planning Authority. The conditions require that the approved details be implemented within the development. Upon the development having been completed in strict accordance with the approved plans/details these conditions shall be considered fully discharged.

JOHN HEAP
DIRECTOR OF COMMUNITY SERVICES



John Macholc
Building and Development Control Manager
Ribble Valley Borough Council
Council Offices
Church Walk
CLITHEROE
BB7 2RA

Phone: (01772) 531550

Email: Peter.iles@lancashire.gov.uk

Your ref: 3/2015/0620

Our ref: ASM/ASP/PDI

Date: 27th October 2015

FAO A Dowd

Dear Mr Macholc,

**Planning Application 3/2015/0620: Conversion of barn into three dwellings;
Greengates Farm, Skipton Road, Gisburn BB7 4HP**

Thank you for your consultation on the above application. This proposal follows from the refusal of application 3/2013/1053 which was also for the conversion of the same barn to residential uses.

We noted at the time of the older application that a building of a similar size and in a similar location as that proposed for conversion can be seen on the 1st edition Ordnance Survey, 1:10560 map, surveyed in 1849-50 (Yorkshire Sheet 166) when it is recorded as Sullside. A will of 1744, held by the Yorkshire Archaeological Society mentions a William Holgate of Sullside, Gisburn, which could suggest an earlier 18th century date for the buildings. The buildings should therefore be considered to be of some historical interest, having undergone a number of alterations in response to changes in agricultural practices and economics. The period 1750-1880 has been recognised as the most important period of farm building development in England.

The proposed conversion will have a significant impact on the historic character and appearance of the building, and may result in the loss of some historic fabric. The CBAs '*An Archaeological Research Framework for North West England: Volume 2, Research Agenda and Strategy*' has indicated that "there is an urgent need for all local authorities to ensure that farm buildings undergoing adaptation are at least considered for recording" (p. 140) so that "a regional database of farm buildings can be derived and variations across the region examined." (ibid.).

Consequently should the Local Planning Authority be minded to grant planning permission to this or any other scheme, the Lancashire Archaeology Service would recommend that the recording of the building prior to conversion be secured by means of the following condition:

Condition: No works shall take place on the site until the applicant, or their agent or successors in title, has secured the implementation of a programme of building recording and analysis. This must be carried out 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 archaeological/historical importance associated with the buildings.

Such a recommendation is in accordance with National Planning Policy Framework, para. 141 – *"Local planning authorities should ... require developers to record and advance understanding of the significance of any heritage assets to be lost (wholly or in part) in a manner proportionate to their importance and the impact, and to make this evidence (and any archive generated) publicly accessible"*.

Please note that these comments have been made without the benefit of a site visit. If you have any questions or require any further information please do not hesitate to contact me.

Yours sincerely

Peter Iles

Peter Iles
Specialist Advisory Services

From: Gillian Moxham

Gillian.Moxham@ribblevalley.gov.uk

Subject: ~Is9D92

Date: 11 Jun 2020 at 15:06:41

To: greengates2006@tiscali.co.uk

Good afternoon

With regard to your recent enquiry regarding Greengates Skipton Road Gisburn, I'm sorry I'm unable to locate the file, but haven't attached the acknowledgement letter that would have been sent following submission of the application. The date that our Building Inspector visited site was 23/11/2017 which is down as a commencement date for the work.

Regards

Gillian Moxham

Building Control

Ribble Valley Borough Council

Tops for resident satisfaction – 79% of residents are satisfied with Ribble Valley as a place to live

(Perception Survey 2018)

This transmission is intended for the named addressee(s) only and may contain sensitive, protectively marked or restricted material, and should be handled accordingly. Unless you are the named addressee (or authorised to receive it for the addressee) you may not copy, use, or disclose it to anyone else. If you have received this transmission in error, notify the sender immediately. All GCSX traffic may be subject to recording and/or monitoring in accordance with relevant legislation. This e-mail is issued subject to Ribble Valley Borough Council's e-mail [disclaimer](#) which you are taken to have read and accepted.

Although the Council virus scans incoming and outgoing emails (including file attachments) it cannot guarantee that the content of an email communication or any file attachment is virus free or has not been intercepted or amended as it passes over the internet. The onus is on the recipient to check the communication is virus-free. The Council accepts no responsibility for any damage caused by receiving emails from our email systems and/or hosted domains.

please ask for Geoff Lawson Area Building Surveyor
direct line 01200 414508
date 13TH October 2017

Dear Sir/Madam,

BUILDING REGULATIONS 2010

Application No: 3/2017/0653/B

Proposal: Conversion of barn to form 3 no. dwellings staged application for treatment plant installation.

Address: GREENGATES FARM, Skipton Road, Gisburn, Lancashire, BB7 4HP

Thank you for the submission of a Building Regulation application that was received on 12 October 2017. The surveyor dealing with your building regulation application is Geoff Lawson, who can be contacted on 01200 414508. (direct line)

Although you are now entitled to commence work you are advised to wait until the application has been approved. Should you wish to make an early start it is essential that the above named surveyor be contacted within 48 hours of work commencing.

A fee of £120.00 (incl. vat) has been received as a plan charge for the submitted scheme. Please note that as applicant/owner you are also responsible for the payment of site inspection charges.

The inspection charge(s) of £0.00 (incl. vat) will be invoiced. The surveyor normally sends this shortly after work commences, following the first visit. (note - more than one invoice may be sent if your project is subdivided under the Building (Local Authority Charges) Regulations).

Please note that if you intend to carry out work on a wall shared with another property, or build adjacent to the boundary with a neighbouring property, or excavate near a neighbouring building you must find out whether that work falls within the scope of the Party Wall Act 1996. If it does, you must serve the statutory notice on all affected owners. (The Local Authority are not responsible for this matter).

Should you require any additional clarification or assistance, please contact the above named surveyor.

Yours faithfully

Geoff Lawson

Principal Building Control Surveyor, Building Control Services

Mr and Mrs A Robinson
GREENGATES FARM
Skipton Road
Gisburn
Lancashire
BB7 4HP