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RIBBLE VALLEY BOROUGH COUNCIL

Planning Applications decided week ending: 21 April 2011

3/2010/0001

Decision Date:
18/04/2011

Sabden
Outline

Development Address:
former Cobden Mill Watt Street
Sabden Lancashire BB7 9DZ

Grid Reference
377734 437286

Development Description:
Regeneration site to provide 44 dwellings (6 of which would be affordable), with access from Watt St. and associated parking. Retention and re-furbishment of Falcon House to provide 557.4 sq.m. of class B1 business space.

Officer: Graeme Thorpe
Decision Type: APPROVED SUBJECT TO LEGAL AGREEMENT

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 read in accordance with the Section 106 Agreement dated 03 March 2011.

REASON: For the avoidance of doubt as the permission is subject to an agreement in relation to the low cost/affordable housing approved and the requested contribution towards the maintenance of Public Open Space within Sabden by Ribble Valley Borough Council.

3 The permission shall relate to the development as shown on Plan Drawing No's 3906 - 35 Rev. C and 3906 - 36 Rev A.

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

4 This permission shall be implemented in accordance with the proposal as amended by letter and plan received on the 20 October 2010.

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

5 Detailed plans indicating the design and external appearance of the buildings, facing materials, landscaping and boundary treatment, including a contoured site plan showing existing features, the proposed slab floor level and road level (called the reserved matters) shall be submitted to and approved by the Local Planning Authority before development commences.

REASON: To comply with Policy G1 of the Ribble Valley Districtwide Local Plan and in order that the Local Planning Authority should be satisfied as to the details and because the application was made for outline permission.

6 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 4 October 2010, including the carrying out of an additional dawn survey prior to the commencement of the demolition of the buildings on site.

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.

7 Prior to commencement of any site works including delivery of building materials and excavations for foundations or services details of root protection areas and protective fencing shall be submitted and agreed in writing. The details shall also include a tree protection-monitoring schedule.

The root protection zone shall be 12 x the DBH and shall remain in place until all building work has been completed and all excess materials have been removed from site including soil/spoil and rubble.

During the building works no excavations or changes in ground levels shall take place and no building materials/spoil/soil/rubble shall be stored or redistributed within the protection zone, in addition no impermeable surfacing shall be constructed within the protection zone.

No tree surgery or pruning shall be implemented with out prior written consent, which will only be granted when the local authority is satisfied that it is necessary, will be in accordance with BS3998 for tree work and carried out by an a

8 No development approved by this permission shall be commenced until a scheme for the provision and implementation of a surface water regulation system has been approved by the Local Planning Authority. The scheme shall be completed in accordance with the approved plans.

REASON: To reduce the increased risk of flooding associated with increasing the impermeable surface area of the site.

9 Prior to the commencement of development approved by this planning permission (or such other date or stage in development as may be agreed in writing with the Local Planning Authority), the following components of a scheme to deal with the risks associated with contamination of the site shall each be submitted to and approved, in writing, by the Local Planning Authority:

1. A site investigation scheme, based on the Preliminary Risk Assessment (Phase 1 Desk Study) for Land at Cobden Mill, Sabden, by LK Consult Ltd (referenced CL1574, dated December 2009), to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off site.

2. The site investigation results and detailed risk assessment (i) and, based on these, an options appraisal an remediation strategy giving full details of the remediation measures required and how they are to be undertaken.

3. A verification plan providing details of the data that will be collected in order to demonstra

10 Surface water run off from this site should be restricted to existing rates in order that the proposed development does not contribute to an increased risk of flooding.

REASON: To reduce the increased risk of flooding in accordance with Policy G1 of the Ribble Valley Districtwide Local Plan.

11 No development approved by this permission shall be commenced until a scheme for the disposal of foul and surface waters has been approved by the Local Planning Authority. Such a scheme shall be constructed and completed in accordance with the approved plans.

REASON: To ensure a satisfactory means of drainage in accordance with Policy G1 of the Ribble Valley Districtwide Local Plan. In accordance with PPS25 surface water should not be allowed to discharge to foul/combined sewer. This prevents foul flooding and pollution of the environment.

12 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 archaeological work. 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 inspecting of matters of archaeological/historical importance associated with the site.

13 Prior to the commencement of built development, further details of the proposed bin storage areas and the access arrangements for such areas shall be submitted to the Local Planning Authority and approved in writing and thereafter maintained in perpetuity.

REASON: To ensure adequate bin storage and to comply with Policy G1 of the Districtwide Local Plan.

14 The car park shall be surfaced or paved in accordance with a scheme to be approved in writing by the local planning authority and the car parking spaces and manoeuvring areas marked out in accordance with the approved plan, before the use of the development.

REASON: To comply with Policy G1 of the Ribble Valley Districtwide Local Plan and to allow for the effective use of the parking areas.

15 All fixed plant and equipment shall be installed in accordance with the manufacturer's instructions, and be acoustically mounted and or screened to minimise noise generation.

REASON: In accordance with Policy G1 of the Ribble Valley Districtwide Local Plan, and in the interests of the general amenity of the area, and to safeguard residential amenity.

16 HGV deliveries to and from Falcon House should be restricted to the following working daytime hours,
- between 0700 and 2100 hours from Monday to Friday,
- between 0900 and 1700 hours on Saturdays, and
- between 1000 and 1600 hours on Sundays and Bank Holidays.

REASON: In accordance with Policy G1 of the Ribble Valley Districtwide Local Plan, and in the interests of the general amenity of the area, and to safeguard residential amenity.

17 Prior to commencement of development a scheme identifying how a minimum of 10% of the energy requirements generated by the development will be achieved by renewable energy production methods shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall then be provided in accordance with the approved details prior to occupation of development and thereafter retained.

REASON: In order to encourage renewable energy and comply with Policy G1 of the Ribble Valley Districtwide Local Plan.

3/2010/0564

Decision Date:
18/04/2011

Simonstone
Applications for full consent

Development Address:
Calder Vale Park Simonstone Lane
Simonstone Lancashire

Development Description:
Erection of new Investment Casting Foundry at rear of operational site, including parking and service areas.

Grid Reference	
377228	433482

Officer: John Macholc
Decision Type: APPROVED WITH CONDITIONS

1 The development must be begun no later than the expiration of three years beginning with the date of this permission.REASON: Required to be imposed in pursuance to Section 91 of the Town and Country Planning Act 1990.

2 This permission relates to the plans submitted within this application - drawing numbers AL(2-)11, AL(2-)10, AL(2-)01 and AL(2-)02.

REASON: For the avoidance of doubt

3 The development hereby permitted shall not be commenced until details of the landscaping of the site, including wherever possible the retention of existing trees, have been submitted to, and approved in writing by, the Local Planning Authority. The scheme shall indicate, as appropriate, the types and numbers of trees and shrubs, their distribution on site, those areas to be seeded, turfed, paved or hard landscaped, including details of any changes of level or landform and the types and details of all fencing and screening. The approved landscaping scheme shall be implemented in the first planting season following occupation or use 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.

4 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 in writing 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 Policy G1 of the Ribble Valley Districtwide Local Plan.

5 No development approved by this permission shall be commenced until a scheme for the provision of surface water drainage has been approved by the Local Planning Authority. Such a scheme shall be constructed and completed in accordance with the approved plans.

REASON: To ensure a satisfactory means of drainage in accordance with Policy G1 of the Ribble Valley Districtwide Local Plan.

6 No development approved by this planning permission shall be commenced until: 1) A site investigation scheme, based on the Phase 1 Geo-Environmental Appraisal to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off site.2) The site investigation results and the detailed risk assessment (1) and, based on these, an options appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken. 3) A verification plan providing details of the data that will be collected in order to demonstrate that the works set out in (2) are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action.The development shall then proceed in strict accordance with the measures approved. Work shall be carried and completed in accordance with the approved method statement and remediation strategy referred to in (d) above, and to a

7 Prior to commencement of details further details of acoustic measures in accordance with the submitted noise report received by the Local Planning Authority on 9 December 2010 shall be submitted to the Council. The measures shall be implemented and thereafter retained before commencement of use of the buildings. These measures shall include acoustic barriers and additional sound insulation to the building and any plant or machinery.

REASON: In the interest of safeguarding residential amenity and to comply with Policy G1 of the Districtwide Local Plan.

8 The roller shutter doors on the building, the subject of this application, shall be fitted with automatic closing devices and acoustic curtains and shall not be open between 1930 hours and 0700 hours.REASON: In the interest of safeguarding residential amenity and to comply with Policy G1 of the Districtwide Local Plan.

9 The roller shutter doors on the building, the subject of this application, shall be fitted with automatic closing devices and acoustic curtains and shall not be open between 1930 hours and 0700 hours.

REASON: In the interest of safeguarding residential amenity and to comply with Policy G1 of the Districtwide Local Plan.

10 Prior to commencement Prior to commencement of development, a mitigation plan shall be produced to compensate for the loss of habitat as a result of the works. This plan should be submitted to the Local Authority for approval. The mitigation plan shall identify the location of compensatory habitat, the species to be included and a long-term habitat management plan and the development shall proceed in accordance with the approved plan. Removal of vegetation should be undertaken outside of the bird breeding season (March - August inclusive). If this is not possible, the area will need to be assessed for signs of breeding activity by a suitably qualified ecologist immediately prior to removal. All wild birds, their eggs and their nests are protected while breeding under the Wildlife & Countryside Act 1981 (as amended). REASON: To compensate for the loss of marshy grassland as a result of the development.

3/2010/0752

Decision Date:
18/04/2011

Billington and Langho
Applications for full consent

Development Address:
153 Pasturelands Drive Billington
Lancashire BB7 9LW

Development Description:
Proposed erection of a new garage and stores at basement level and a new conservatory over.

Grid Reference	
372113	435450

Officer: Colin Sharpe
Decision Type: APPROVED WITH CONDITIONS

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 Drawing Number 1321/02/A (with the exception of the referrence to a "new raised deck/ patio" - see Note 3 below.)

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 walling 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 Policy G1 of the Ribble Valley Districtwide Local Plan and the adopted Supplementary Planning Guidance - "Extensions and Alterations to Dwellings".

3/2010/0899

Clitheroe

Applications for full consent

Development Address:
52 Hawthorne Place Clitheroe
Lancashire BB7 2HU

Development Description:
Proposed two-storey side extension and a rear garden room.

Grid Reference	
374296	442507

Decision Date:
18/04/2011

Officer: Rachel Horton
Decision Type: APPROVED WITH CONDITIONS

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 relate to drawing no. 4072-01A in relation to existing floor plans and elevations and drawing no. 4072-02A in relation to proposed floor plans and elevations.

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

3/2010/1002

Bolton-by-Bowland, Gisburn Forest and Sawley

Applications for full consent

Development Address:
Huckle Ing Barn Gisburn Road
Gisburn Lancashire BB7 4LH

Development Description:
Conversion of redundant agricultural barn for holiday let.

Grid Reference	
379770	447699

Decision Date:
18/04/2011

Officer: Claire Booth
Decision Type: REFUSED

1 The proposal is considered contrary to the provisions of Policies G1, ENV1, and H17 of the Districtwide Local Plan by virtue of a design which is unsympathetic to the original form and character of the building in terms of the alterations comprising of new window, velux and door openings on the north, south and west elevations of the building. Approval would thus be detrimental to the building's historic fabric and the visual amenities of the Area of Outstanding Natural Beauty.

3/2011/0035

Rimington and Middop

Applications for full consent

Development Address:
Laneside Farm Stocks Lane Middop
Gisburn Lancs BB7 4JR

Development Description:
Removal of lean-to roof and formation of new balcony with stainless steel and glass balustrade. Alterations to existing first floor window opening to form new french doors.

Grid Reference	
384679	445669

Decision Date:
18/04/2011

Officer: Claire Booth
Decision Type: APPROVED WITH CONDITIONS

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 only to the proposed window alterations and balcony and not to the the red edge shown on the submitted Location Plan.

Reason: For the avoidance of doubt and to allow the Local Planning Authority to investigate the potential extension of curtilage.

3 The permission shall relate to only the development as shown on Drawing Number: 10/130/1a.

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

3/2011/0055

Billington and Langho

Applications for full consent

Development Address:
Yorkfield York Lane Langho
Lancashire BB6 8DT

Grid Reference
370827 433643

Development Description:
Retrospective application for a proposed stable block and access track to regularise differences between development approved under planning consent 3/2008/0868P and as built development.

Decision Date:
18/04/2011

Officer: Colin Sharpe

Decision Type: APPROVED WITH CONDITIONS

1 This retrospective permission shall relate to the retention of the development as shown on drawing number Ken/288/721/01 REVA.

REASON: For the avoidance of doubt and to clearly define the development for which retrospective permission has been granted.

2 Other than the one halogen light and two fluorescent lights detailed in the application, no additional external lighting shall be installed or erected at the site unless precise details thereof have first been submitted to and approved in writing by the Local Planning Authority.

REASON: In the interests of visual amenity and the amenities of nearby residents and to comply with Policies G1 and ENV3 of the Ribble Valley Districtwide Local Plan.

3 Manure shall be stored in a covered trailer that shall be parked only ion the area annotated 'manure store' on drawing number Ken/288/721/01REVA. The manure shall then be taken off site for appropriate disposal.

REASON: In the interests of the amenities of nearby residents and to avoid contamination of ground or surface waters; and to comply with Policy G1 of the Ribble Valley Districtwide Local Plan.

3/2011/0060

Ribchester

Applications for full consent

Development Address:
Rose Cottage Blackburn Road
Ribchester Preston PR3 3ZQ

Grid Reference
366083 435461

Development Description:
Demolition of existing flat roof, two storey rear extension. Erection of replacement two storey rear extension, height and depth to match existing extension at rear of adjoining property. Conversion of attached garage/store to provide one bedroom annex. Addition of pitch roof to replace existing flat roof. New roof to have one Velux rooflight and one Velux 'Cabrio' style balcony window to rear South facing slope.

Decision Date:
18/04/2011

Officer: Rachel Horton

Decision Type: REFUSED

1 The proposed extensions by virtue of their scale, size and design will result in dominant and incongruous development resulting in visual harm to the character of the property and the wider locality contrary to Policies G1, ENV3 and H10 of Ribble Valley Districtwide Local Plan and the Councils SPG 'Extensions and Alterations to Dwellings'.

3/2011/0154

Agricultural determination

Development Address:
Manor House Farm Easington Road
Slaidburn Lancashire F

Grid Reference
371123 450695

Development Description:
Steel portal frame building to store agricultural tools and equipment.

Decision Date:
18/04/2011

Officer: Rachel Horton

Decision Type: PERMISSION NOT REQUIRED

3/2011/0194

Decision Date:
18/04/2011

Slaidburn & Easington
Agricultural determination

Development Address:
Higher Highfield Farm Tinklers Lane
Slaidburn Lancashire

Development Description:
Open-fronted dry manure and straw storage area, approx. 23m x 13.5m

Grid Reference	
372745	452646

Officer: Rachel Horton
Decision Type: PERMISSION NOT REQUIRED

3/2011/0290

Decision Date:
21/04/2011

Waddington
Application for tree works

Development Address:
Brooklyn Clitheroe Road
Waddington BB7 3HW

Development Description:
Crown reduce beech tree lightly at the sides and re-shape to improve balance. Overall reduction at sides by 1-2m but some longer or crossing limbs may be removed.

Grid Reference	
374170	441987

Officer: David Hewitt
Decision Type: APPROVED WITH CONDITIONS

1 All tree work hereby granted consent shall be in accordance with BS3998 for tree work

2 There shall be no deviation from the tree work hereby granted consent

3 Consent is hereby granted for Crown Reduction in accordance with the details of the application as submitted.

3/2011/0291

Decision Date:
20/04/2011

Bolton-by-Bowland, Gisburn Forest and Sawley
Application for tree works

Development Address:
Owldene Sawley BB7 4LE

Development Description:
Removal of crossing limbs, major dead wood and broken stumps of ash tree in rear garden.

Grid Reference	
374170	441987

Officer: David Hewitt
Decision Type: APPROVED WITH CONDITIONS

1 All tree work hereby granted consent shall be in accordance with BS3998 for tree work

2 There shall be no deviation from the tree work hereby granted consent

3 Consent is hereby granted for dead wood pruning

3/2011/0292

Decision Date:
21/04/2011

Bolton-by-Bowland, Gisburn Forest and Sawley
Application for tree works

Development Address:
Yew Tree Cottage Hellifield Road
Bolton by Bowland BB7 4NS

Development Description:
Crown raise yew tree to 4m and trim back branch tips lightly to maintain clearance from the house.

Grid Reference	
378626	449455

Officer: David Hewitt
Decision Type: APPROVED WITH CONDITIONS

1 All tree work hereby granted consent shall be in accordance with BS3998 for tree work

2 There shall be no deviation from the tree work hereby granted consent

3 Consent is hereby granted for Crown Lifting in accordance with the details included in the application as submitted.