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RIBBLE VALLEY BOROUGH COUNCIL

Planning Applications decided week ending: 6 May 2011

3/2010/0591

Decision Date:
03/05/2011

Clitheroe
Applications for full consent
Development Address:
20 Primrose Street Clitheroe
Lancashire BB7 1BZ

Grid Reference
373866 441098

Development Description:
Retrospective application for a rear single storey kitchen extension.

Officer: Colin Sharpe
Decision Type: APPROVED WITH CONDITIONS

3/2010/0600

Decision Date:
03/05/2011

Mellor
Applications for full consent
Development Address:
The Finches Primrose Hill Mellor
Blackburn Lancashire

Grid Reference
366180 431216

Development Description:
Proposed change of use of agricultural land to domestic land to form improved highway access and off-road parking and turning area for numbers 1-4 The Finches.

Officer: Colin Sharpe
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 shall relate to the proposal as shown on the amended plan received by the Local Planning Authority on 13 April 2011 (drawing number ML/DF/4719).

REASON: For the avoidance of doubt and to ensure compliance with the submitted amended plan.

3 The development hereby permitted shall not be commenced until details of a replacement Lancashire hedgerow planting mix 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 and their distribution on site.

The approved scheme shall be implemented in the first planting season following the completion of the development or the first use of the car parking area hereby permitted, whichever is the sooner, and shall be maintained thereafter for a period of not less than five years to the satisfaction of the Local Planning Authority. This maintenance shall include the replacement of any tree or shrub or hedge plant 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 visual amenity and to comply with Policies G1 and ENV3 of the Ribble Valley Districtwide Local Plan.

4 Prior to the first use of the new parking area hereby permitted, a visibility splay of 20m in both directions measured 2.4m back from the carriageway edge shall be provided in accordance with the submitted amended plans. Thereafter, the ground level within the splay shall be maintained at a height not exceeding 1m above road level. Additionally, nothing that is in excess of 1m above road level shall be allowed to grow or be placed within the visibility splay.

REASON: To ensure compliance with the submitted amended plan and in the interests of highway safety and to comply with Policy G1 of the Ribble Valley Districtwide Local Plan.

5 Prior to the first use of the parking area hereby permitted, the first 5m of the access track from the adopted highway shall be given a tarmacadam surface. Thereafter, this 5m length of the access track shall be permanently maintained with this specified surface.

REASON: To prevent loose materials from spreading on to the adjoining highway in a manner that could be detrimental to highway safety and contrary to Policy G1 of the Ribble Valley Districtwide Local Plan.

6 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order Amending, Revoking or Re-enacting that Order) any future additional structures hard standing or fences as defined in Schedule 2, Part 1 Classes E, F and G and Part 2 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 Policy G1 and ENV3.

3/2010/0786

Longridge

Renewal of Planning Permission

Development Address:
Time House Lower Road Knowle Green Lancashire PR3 2YN

Grid Reference
374170 441987

Development Description:
Application for the renewal of planning consent 3/2007/0425, for the demolition of part of bakery and extension of flat into rest of building, construction of car park and deck.

Decision Date:
03/05/2011

Officer: Sarah Westwood
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 shall be implemented in accordance with the proposal as detailed on drawings TRI-0188 sheet 3 REV0 proposed plans; TRI-0188 sheet 4 REV0 proposed elevations; TRI-0188 sheet 5 REVA proposed site layout and TRI-0188 sheet 6 REV0 location map as previously submitted and approved under 3/2007/0425/P.

REASON: For the avoidance of doubt to clarify which plans are relevant.

3 In the event that any bats are found or disturbed, all work shall cease until advice has been sought from a Licensed Ecologist.

REASON: To comply with Policies G1 and ENV7 of the Ribble Valley Districtwide Local Plan in order to ensure that a protected species (bats) is protected against the harmful effects of development.

3/2011/0022

Balderstone

Applications for full consent

Development Address:
Land opposite St Leonards School Commons Lane Balderstone BB2 7LL

Grid Reference
363222 432303

Development Description:
Change of use of agricultural land to form new car park in association with St Leonards School and St Leonards Church, Balderstone.

Decision Date:
03/05/2011

Officer: Graeme Thorpe
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 be implemented in accordance with the proposal as amended by letter and plan received on the 6 April 2010.

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

3 The development hereby permitted shall not be commenced until full ls 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 prior to the 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.

REA

4 All planting and construction within the frontage of this development and in advance of the new hedge line shall be maintained at below 0.9m above the height of the carriageway.

REASON: In order to maintain adequate visibility.

5 Any gateposts erected at the access shall be positioned 5m behind the nearside edge of the carriageway and visibility splay fences or walls shall be erected from the gateposts to the existing highway boundary, such splays to be not less than 45o to the centre line of the access. The gates shall open away from the highway. Should the access remain ungated 45o splays shall be provided between the highway boundary and points on either side of the access measured 5m back from the nearside edge of the carriageway.

REASON: To comply with Policy G1 of the Ribble Valley Districtwide Local Plan and to permit vehicles to pull clear of the carriageway when entering the site and to assist visibility.

6 The surface of the car park must be made up to a suitable, specified standard to ensure that no debris is brought onto the highway and that the parking spaces can be clearly and permanently marked out on site. This definition can be achieved through materials other than thermoplastic paint but the appropriate means must be identified. These and other details, namely the materials to be used, shall be submitted to and approved in writing by the Local Planning Authority in correspondence with the County Highways Officer.

REASON: To comply with Policies G1, G5 and ENV3 of the Local Plan and to allow for the effective use of parking areas without being to the detriment of the visual amenity of the area.

7 Notwithstanding the provisions of the Town and Country Planning General Permitted Development Order 1995 (or any order amending, revoking or re-enacting that Order) 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.

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 road from the continuation of the nearer edge of the carriageway of Commons Lane to points measured 70m in each direction along the nearer edge of the carriageway of Commons Lane, from the centre line of the access, and shall be constructed and maintained at verge level in accordance with a scheme to be agreed by the Local Planning Authority in conjunction with the Highway Authority.

8 The car park shall be drained in accordance with the details submitted within the document 'Surface Water Disposal and Drainage System Details' submitted with the application.

REASON: In order to prevent conditions to the detriment of the locality, and to ensure the satisfactory drainage of the site.

9 Other than the location of the vehicular and pedestrian accesses onto the site, the hedgerow fronting the site shall be protected in accordance with the BS5837 [Trees in Relation to Construction]. A protection zone shall be agreed in writing with the LPA, and shall remain in place until all construction work has been completed and all excess materials have been removed from site including soil/spoil and rubble.

REASON: In order to ensure that the hedgerow affected by development, and considered to be of visual value, is afforded maximum physical protection from the adverse affects of development.

10 The access design and subsequent visibility calculations are based on the average speed of vehicles on Commons Lane being consistent with a 30mph Speed Limit. Lancashire County Council is pursuing such a limit and no development shall take place until this reduced Speed Limit has been progressed beyond the formal consultation stage.

REASON: In the interest of highway safety as the access design and subsequent visibility calculations are based on the average speed of vehicles on Commons Lane being consistent with a 30mph Speed Limit.

11 This permission shall relate to the development as shown on plan drawing No JP/CB/3320/B.

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

3/2011/0042

Ribchester

Applications for full consent

Development Address:
31 Water Street Ribchester
Lancashire PR3 3YJ

Development Description:
Proposed attic conversion including dormer window to rear and conservation roof lights to front.

Grid Reference
365045 435274

Decision Date:
28/04/2011

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 the development as shown on Drawing No. 210/ (01) p.

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

3 Notwithstanding the information given on the application form, the rear dormer window extension shall be faced in lead and roofed in natural blue slate unless alternative materials have first been agreed in writing with the Local Planning Authority.

Reason: For the avoidance of doubt and in accordance with Policies G1 and ENV16 of the Ribble Valley Districtwide Local Plan and the adopted Supplementary Planning Guidance - "Extensions and Alterations to Dwellings" ensuring a satisfactory standard of external appearance given the location of the property in Ribchester Conservation Area.

3/2011/0087

Billington and Langho

Applications for full consent

Development Address:
former maintenance depot Franklin Hill Brockhall Village Blackburn
Lancashire

Development Description:
Erection of detached house with attached garage. Creation of a garden area and modification of the vehicle access. (Plot 2).

Grid Reference
370056 436696

Decision Date:
03/05/2011

Officer: Graeme Thorpe
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 Plan Drawing Reference No's A20 - NW 01, A20 - NW 02 and A20 - NW 03.

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

3 Notwithstanding the provisions of the Town and Country Planning General Permitted Development Order 2008 (or any order amending, revoking or re-enacting that Order) any future extensions or external alterations to the dwelling, including any development within the curtilage, hard standing or fences, 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 Policy G1 of the Ribble Valley Districtwide Local Plan.

4 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order amending, revoking or re-enacting that Order) the main dwelling shall not be altered by the insertion of any window or doorway without the formal written permission of the Local Planning Authority.

REASON: In order to safeguard nearby residential amenity in accordance with Policies G1 and H10 of the Ribble Valley Districtwide Local Plan and the adopted Supplementary Planning Guidance - "Extensions and Alterations to Dwellings".

5 The dwelling hereby approved shall be constructed with the window in the north facing side elevation obscurely glazed, details of which shall be submitted to, and agreed in writing, by the Local Planning Authority before development commences; and also fitted with restrictors limiting the degree of opening of each opening light to not more than 45°. Thereafter it shall be maintained in that condition in perpetuity to the satisfaction of the Local Planning Authority.

REASON: In order to protect nearby residential amenity in accordance with Policy G1 of the Ribble Valley Districtwide Local Plan.

6 The proposed garage shall not be used for any purpose (including any purpose ordinarily incidental to the enjoyment of the dwelling house as such) which would preclude its use for the parking of a private motor vehicle.

REASON: In the interests of visual amenity and to facilitate adequate vehicle parking and/or turning facilities to serve the dwelling in accordance with Policy G1 of the Ribble Valley Districtwide Local Plan and the adopted Supplementary Planning Guidance "Extensions and Alterations to Dwellings".

7 The proposed garage shall not be used for any purpose (including any purpose ordinarily incidental to the enjoyment of the dwelling house as such) which would preclude its use for the parking of a private motor vehicle.

REASON: In the interests of visual amenity and to facilitate adequate vehicle parking and/or turning facilities to serve the dwelling in accordance with Policy G1 of the Ribble Valley Districtwide Local Plan and the adopted Supplementary Planning Guidance "Extensions and Alterations to Dwellings".

8 The bund and planting belt on the north western and eastern boundaries of the site shall be retained as existing on site in perpetuity, unless otherwise agreed in writing by the Local Planning Authority.

REASON: In order to retain the existing levels of privacy afforded to both the site and the adjacent properties in compliance with Policy G1 of the Local Plan.

9 Prior to commencement of any site works including delivery of building materials and excavations for foundations or services the multi stemmed Sycamore [Acer pseudoplatanus] shall be protected in accordance with the BS5837 [Trees in Relation to Construction] the details of which shall, including a tree protection monitoring schedule, shall be submitted as a discharge of planning condition.

The root protection zone shall be 10 x the DBH [10.80m + 20% = 12.96m] 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 th

3/2011/0088

Decision Date:
03/05/2011

Billington and Langho
Applications for full consent

Development Address:
former maintenance depot Franklin Hill Brockhall Village Blackburn Lancashire

Grid Reference
370064 436679

Development Description:
Erection of a detached house with an attached garage. Creation of a garden area and modification of the vehicle access. (Plot 1).

Officer: Graeme Thorpe
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 Plan Drawing Reference No's A20 - DPL 01, A20 - DPL 02 and A20 - DPL 03.

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

3 Notwithstanding the provisions of the Town and Country Planning General Permitted Development Order 2008 (or any order amending, revoking or re-enacting that Order) any future extensions or external alterations to the dwelling, including any development within the curtilage, hard standing or fences, 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 Policy G1 of the Ribble Valley Districtwide Local Plan.

4 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order amending, revoking or re-enacting that Order) the main dwelling shall not be altered by the insertion of any window or doorway without the formal written permission of the Local Planning Authority.

REASON: In order to safeguard nearby residential amenity in accordance with Policies G1 and H10 of the Ribble Valley Districtwide Local Plan and the adopted Supplementary Planning Guidance - "Extensions and Alterations to Dwellings".

5 The dwelling hereby approved shall be constructed with the window in the south facing side elevation obscurely glazed, details of which shall be submitted to, and agreed in writing, by the Local Planning Authority before development commences; and also fitted with restrictors limiting the degree of opening of each opening light to not more than 45°. Thereafter it shall be maintained in that condition in perpetuity to the satisfaction of the Local Planning Authority.

REASON: In order to protect nearby residential amenity in accordance with Policy G1 of the Ribble Valley Districtwide Local Plan.

6 The proposed garage shall not be used for any purpose (including any purpose ordinarily incidental to the enjoyment of the dwelling house as such) which would preclude its use for the parking of a private motor vehicle.

REASON: In the interests of visual amenity and to facilitate adequate vehicle parking and/or turning facilities to serve the dwelling in accordance with Policy G1 of the Ribble Valley Districtwide Local Plan and the adopted Supplementary Planning Guidance "Extensions and Alterations to Dwellings".

7 The bund and planting belt on the eastern, southern and western boundaries of the site shall be retained and maintained on site in perpetuity, unless otherwise agreed in writing by the Local Planning Authority.

REASON: In order to retain the existing levels of privacy afforded to both the site and the adjacent properties in compliance with Policy G1 of the Local Plan.

8 Prior to commencement of any site works including delivery of building materials and excavations for foundations or services the multi stemmed Sycamore [Acer pseudoplatanus] shall be protected in accordance with the BS5837 [Trees in Relation to Construction] the details of which shall, including a tree protection monitoring schedule, shall be submitted as a discharge of planning condition.

The root protection zone shall be 10 x the DBH [10.80m + 20% = 12.96m] 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

3/2011/0115

Longridge

Applications for full consent

Development Address:
Head Over Heels 9 Market Place
Longridge Lancashire PR3 3RS

Grid Reference
360692 437245

Development Description:
Proposed extension of existing beauty salon to afford three treatment rooms and an office in place of the existing office. The extension will be two storey replacing the existing single storey office.

Decision Date:
28/04/2011

Officer: Rachel Horton
Decision Type: REFUSED

1 The proposed extension by virtue of its design and the materials used in its construction is considered contrary to Policies G1 and ENV16 of the Ribble Valley Districtwide Local Plan. It would result in a prominent and incongruous addition that is wholly modern in appearance which would be harmful to the visual appearance of the property when viewed in the public realm to the rear, and subsequenrly the character and appearance of Longridge Conservation Area.

3/2011/0120

Salesbury

Applications for full consent

Development Address:
Blue Trees Copster Green
Blackburn Lancashire BB1 9EP

Grid Reference
367531 433909

Development Description:
Two-storey extension with balcony to form bedroom and dining room.

Decision Date:
06/05/2011

Officer: Colin Sharpe
Decision Type: REFUSED

1 The proposed extension to the existing relatively small two bedroom dwelling to form a dwelling with four bedrooms (or three bedrooms and a nursery) would substantiate the existing group of buildings at the rear of Hill Top Bungalow that is considered to represent an inappropriate form of backland development. As such, the proposal would not be sympathetic to existing land use in terms of intensity and would be detrimental to the existing appearance and character of the locality contrary to Policy G1 of the Ribble Valley Districtwide Local Plan.

2 It is considered that a dwelling with four bedrooms (or three bedrooms and a nursery) would result in a level of vehicular traffic and general activity in excess of the levels that result from the existing relatively small dwelling, which, in this backland location, would have detrimental effects upon the amenities of existing neighbouring dwellings. In particular, the properties that would be most affected are Hill Top Bungalow and Oaksmead as the driveway giving access to Blue Trees passes between and relatively close to these two dwellings. For this reason, the proposal would be contrary to the requirements of Policy G1 of the Ribble Valley Districtwide Local Plan.

3/2011/0124

Rimington and Middop

Applications for full consent

Development Address:
Denisfield House Rimington Lane
Rimington Lancashire BB7 4DP

Grid Reference
379453 445541

Development Description:
Domestic outbuilding.

Decision Date:
04/05/2011

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 This permission shall be implemented in accordance with the proposal as amended by plan received by the Local Planning Authority on 21 March 2011 (Drawing Number 1291/01/REV.U).

Reason: For the avoidance of doubt and to ensure compliance with the submitted amended plans, as they shw a more appropriate siting for the building than was shown on the origanally submitted plans.

3/2011/0126

Clitheroe

Discharge of Conditions

Development Address:
Clitheroe Royal Grammar School
Chatburn Road Clitheroe Lancs

Grid Reference
375164 442615

Development Description:
Application to discharge condition no.2 (tree protection) and condition no.4 (lighting column colours) of planning consent 3/2010/0801P.

Decision Date:
04/05/2011

Officer: Claire Booth
Decision Type: APPROVED WITH CONDITIONS

3/2011/0138

Aighton, Bailey & Chaigley

Applications for full consent

Development Address:
The Warren off Avenue Road Hurst Green Lancashire BB7 9QH

Grid Reference
368568 438107

Development Description:
Substitution of house type for applications 3/2009/1014P and 3/2010/0765P.

Decision Date:
03/05/2011

Officer: Graeme Thorpe
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 18 of the Planning (Listed Building and Conservation Areas) Act 1990.

2 The permission shall relate to the development as shown on Plan Drawing No's 2547-10, 2547-11, 2547-12, 2547-13 and 2547-14.

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

3 Prior to the occupation of the development hereby approved, details of the landscaping of the site, including wherever possible the retention of existing trees, shall 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 pla

4 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 and/or alterations to the dwelling including any development within the curtilage as defined in Schedule 2 Part 1 Classes A to H shall not be carried out without the formal written consent of the Local Planning Authority.

REASON: In the interests of the amenity of the area in accordance with Policies G1.

5 Prior to the occupation of the development hereby approved, the condition of the privately maintained access track leading from Warren Close shall be improved with the use of appropriate surfacing materials, details of which shall have been submitted to and approved in writing by the Local Planning Authority.

REASON: In the interests of highway safety and to ensure that stone, mud and other loose debris is not brought onto the highway as a result of the increased vehicular activity to the development.

3/2011/0145

Decision Date:
28/04/2011

Longridge
Applications for full consent

Development Address:
Lane Side Farm Alston Lane
Longridge Lancashire PR3 3BN

Development Description:
Conversion of rural building (former shippons) to form a single residential dwelling.

Grid Reference	
360065	434919

Officer: Graeme Thorpe
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 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.

3 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 historical importance associated with the building, in accordance with Policy G1 of the Ribble Valley Districtwide Local Plan, and PPS5.

4 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.

5 The permission shall relate to the development as shown on Plan Reference No's 2533-01 Rev. A, 2533-02 Rev. A, 2533-03 Rev. A, 2533-04 Rev. A, 2533-05 Rev. A, 2533-06 Rev. A, 2533-07 and 2533-08.

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

6 This permission shall relate to the proposed conversion in accordance with the structural survey submitted as part of the application. 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.

7 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.

8 All new door and window head and sills shall be natural stone to match existing.

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 Precise specifications and samples of walling and roofing materials, details of any window and door surrounds (including materials to be used) and details of the doors and windows 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 and H17 of the Ribble Valley Districtwide Local Plan.

11 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 20 July 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.

12 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2010 (or any Order revoking or re-enacting that Order) any future extensions and/or alterations to the dwelling, and 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 written consent of the Local Planning Authority.

Reason: In the interests of the amenity of the area in accordance with Policies G1, H2, H16 and H17 of the Ribble Valley Districtwide Local Plan.

13 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking, amending or re-enacting that Order) the building shall not be altered by the insertion of any window or doorway without the formal written permission of the Local Planning Authority.

Reason: In order to safeguard nearby residential amenity and in the interests of protecting the visual amenity of the non-designated heritage asset, in accordance with Policy G1 of the Ribble Valley Districtwide Local Plan and PPS5.

3/2011/0148

Read
Applications for full consent

Development Address:
11 Berkeley Drive Read Lancashire
BB12 7QG

Decision Date:
28/04/2011

Development Description:
Proposed two-storey extension to the rear of the dwelling.

Grid Reference	
377040	434865

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 windows on the northern elevation of the building shall be obscure glazed to the satisfaction of the Local Planning Authority and remain in that manner in perpetuity.

Reason: In order to protect nearby residential amenity as required by with Policies G1 and H10 of the Ribble Valley Districtwide Local Plan and the adopted Supplementary Planning Guidance - "Extensions and Alterations to Dwellings".

3 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 09 March 2011.

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.

4 The permission shall relate to the development as shown on Drawing Number: BL/01 Dwg 02.

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

3/2011/0151

Decision Date: 04/05/2011

Billington and Langho

Applications for full consent

Development Address:
101A Pasturelands Drive Billington
Lancashire BB7 9LJ

Development Description:
Extension to the side of the dwelling. Re-submission of 3/2010/0945P

Grid Reference	
372024	435262

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 Unless otherwise agreed in writing with the Local Planning Authority the development shall be carried out in strict accordance with the timing and mitigation measures identified in the bat survey and report submitted with the application dated the 24 November 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.

3 The permission shall relate to the development as shown on Drawing Number: 10034.02 Rev. E.

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

3/2011/0164

Decision Date: 06/05/2011

Slaidburn & Easington

Removal of Condition

Development Address:
Marl Barn Tosside Skipton
Yorkshire BD23 4SX

Development Description:
Application for the modification of condition no. 13 of planning consent 3/2005/0245P, to allow the eastern, four bedroom holiday cottage to be used as a permanent residential dwelling.

Grid Reference	
375825	454685

Officer: Graeme Thorpe
Decision Type: REFUSED

1 The proposal is considered contrary to Policies ENV1, G5, H2, H15, H16 and H17 of the Districtwide Local Plan and PPS3, in that approval would be tantamount to the creation of a new dwelling in the open countryside without sufficient justification, to the detriment of the visual amenities of the area.

2 The proposal is considered contrary to Policies H15, H17, H23 and ENV1 of the Ribble Valley Districtwide Local Plan by virtue of the intensification of the use of the building, as unrestricted residential accommodation would have a harmful effect on the character and appearance of the area as well as the setting of the building due to the likely impact of associated domestic paraphernalia.

3/2011/0172

Decision Date: 03/05/2011

Longridge

Renewal of Planning Permission

Development Address:
1 Chapel Brow Longridge
Lancashire PR3 2YD

Development Description:
Application for the renewal of planning consent 3/2008/0014P, for the erection of American Barn style stables and associated yard, composting areas including adjustment to field gate.

Grid Reference	
360627	436484

Officer: Graeme Thorpe
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 Plan Drawing No's 01 Rev. A and 02.

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

3 The proposed stable and store building shall be for private and domestic purposes only and no trade or business whatsoever shall be carried out from within the building.

REASON: In order to safeguard nearby residential amenities as provided for within Policy G1 of the Ribble Valley Districtwide Local Plan.

4 The proposed development shall inure for the benefit of the owners of No. 1 Chapel Brow and accompanied friends/family only and not for the benefit of the land nor any other person or persons, whether or not having an interest in the land, and it shall not be used as a separate unit.

REASON: In order to comply with Policy G1 of the Ribble Valley Districtwide Local Plan. The division of the dwelling curtilage and this adjoining land into separately occupied units could be injurious to the amenities of the neighbouring occupiers and to the character of the area and would require further consideration by the Local Planning Authority.

5 No external lighting, including security lighting shall be installed or used at the site other than in accordance with a scheme that shall previously have been submitted to and approved in writing by the local planning authority. Development shall only be carried out in accordance with the approved details.

REASON: In order that the Local Planning Authority may ensure that there is minimal visual impact in accordance with Policies G1 and ENV3 of the Ribble Valley Districtwide Local Plan given the location of the site within open countryside.

6 Precise specifications or samples of the materials to be used for the walls and roof of the approved stable, 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 ensuring a satisfactory standard of appearance given the location of the site within open countryside.

7 Notwithstanding the approved plans, the proposed screen planting shown on plan drawing no. 01 Rev. A, shall be planted within the first planting season following the completion of the stable building and shall be maintained and retained in perpetuity.

REASON: In order to provide permanent and effective boundary screening for the site, in accordance in with Policy G1 of the Ribble Valley Districtwide Local Plan.

8 No part of the built development hereby approved shall be commenced until the field access and access road works have been completed in accordance with the scheme and construction method indicated on plan drawing no's 01 Rev. A and 02 hereby approved.

REASON: To comply with Policy G1 of the Local Plan and to enable all vehicles to enter and leave the site in a safe manner without causing a hazard to other road users.

9 Prior to commencement of any site works, including delivery of building materials and excavations for foundations or services all trees identified shall be protected in accordance with the BS5837 [Trees in Relation to Construction] and tree details attached to this decision notice.

The protection zone must cover the entire branch spread of the trees, [the area of the root soil environment from the trunk to the edge of the branch spread] 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 sat

3/2011/0174

Aighton, Bailey & Chaigley

Certificate of Lawfulness - Existing

Development Address:
Turner Fold Birdy Brow Chaigley
Lancashire BB7 3LR

Grid Reference
368963 440770

Development Description:
Application for a Lawful Development Certificate for retention of a conservatory on the property.

Decision Date:
03/05/2011

Officer: Claire Booth
Decision Type: APPROVED NO CONDITIONS

1 The applicant has provided sufficient information and evidence to prove that the conservatory at the property has been in situ in excess of four years.

3/2011/0175

Aighton, Bailey & Chaigley

Certificate of Lawfulness - Existing

Development Address:
Turner Fold Birdy Brow Chaigley
Lancashire BB7 3LR

Grid Reference
368963 440770

Development Description:
Application for a Lawful Development Certificate for the retention of a chimney at the property.

Decision Date:
06/05/2011

Officer: Claire Booth
Decision Type: APPROVED NO CONDITIONS

1 The applicant has provded sufficient information and evidence to establish that the chimney has been in situ in excess of 4 years.

3/2011/0186

Ribchester

Applications for full consent

Development Address:
White Carr Lodge and White Carr Lodge Barn Dilworth Bottoms
Ribchester Lancashire

Grid Reference
363267 437177

Development Description:
Re-profiling of garden levels: construction of a retaining wall and hard standing areas at White Carr Lodge and White Carr Lodge Barn. Hard surfacing and steps to rear of White Carr Lodge Barn.

Decision Date:
06/05/2011

Officer: Graeme Thorpe
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 Plan Reference Number's 1275-05 Rev. C, 1275-06 Rev. A, 1275-07 Rev. B, 1275-08 Rev. D and 1275-09 Rev. A.

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 Policies G1 and ENV3 of the Ribble Valley Districtwide Local Plan.

4 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 completion of the retaining wall hereby approved, 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

3/2011/0190

Clitheroe

Applications for full consent

Development Address:
Piccolino Moor Lane Clitheroe
Lancashire BB7 1BE

Grid Reference
374297 441585

Development Description:
Retention of decking, seating and planting to create outdoor dining area which was previously approved under application 3/2010/0134P.

Decision Date:
04/05/2011

Officer: John Macholc
Decision Type: APPROVED WITH CONDITIONS

1 The permission shall relate to the development as shown on Plan Reference PCL 9101B.

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

3/2011/0195

Longridge

Applications for full consent

Development Address:
Cottage No.1 Chapel Hill Farm
Lower Lane Longridge Lancashire

Grid Reference
360563 436777

Development Description:
Proposed single storey, pitched roof side extension to form an extra utility room and storage area.

Decision Date:
06/05/2011

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 Numbers 03/152/WD10F,11E,12C and 13.

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

3/2011/0196

Ribchester

Discharge of Conditions

Development Address:
18 Water Street Ribchester
Lancashire PR3 3YJ

Grid Reference
365072 435307

Development Description:
Application to discharge condition no.1 (time), condition no.2 (amended drawings) and condition no.3 (archaeological report) of planning consent 3/2010/0654P.

Decision Date:
06/05/2011

Officer: Rachel Horton
Decision Type: APPROVED NO CONDITIONS

1 Condition 1- Commencement of Development, Condition 2- Amended plan and Condition 3- Archaelogical work are discharged.

3/2011/0211

Balderstone

Discharge of Conditions

Development Address:
Samlesbury Aerodrome
Myerscough Road Balderstone
Lancashire

Grid Reference
362784 431511

Development Description:
Application for the discharge of condition no.3 (landscaping) of planning consent 3/2010/0470P.

Decision Date:
03/05/2011

Officer: Graeme Thorpe
Decision Type: APPROVED WITH CONDITIONS

1 Condition no.3 (landscaping)

2 The approved landscaping scheme shall relate to the proposal as shown on Plan Drawing Number 322.01 Rev. E, received 26 April 2011.

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

3/2011/0212

Decision Date: 28/04/2011

Clitheroe

Discharge of Conditions

Development Address:
Old Wesleyan School Union Street Clitheroe Lancashire BB7 2NH

Development Description:
Application for the discharge of condition no.3 (materials), of planning consent 3/2009/0661P.

Grid Reference
372971 441861

Officer: Claire Booth
Decision Type: APPROVED WITH CONDITIONS

1 Condition 3 is discharged insofar as it relates to the use of a Stirling White coloured K Rend and natural blue slate.

3/2011/0215

Decision Date: 06/05/2011

Longridge

Discharge of Conditions

Development Address:
The Barn (no.2) High House Farm Dilworth Longridge Lancashire

Development Description:
Application for the discharge of condition no. 10 (rooflight) and condition no. 12 (materials) of planning consent 3/2010/0529P

Grid Reference
363050 438925

Officer: Rachel Horton
Decision Type: APPROVED NO CONDITIONS

1 Condition 10- Rooflight details be fully discharged.

3/2011/0219

Decision Date: 04/05/2011

Longridge

Discharge of Conditions

Development Address:
Land adjacent to 3 Fleet Street Longridge Preston Lancashire PR3 3ED

Development Description:
Application to discharge condition no.4 (materials) of planning consent 3/2010/0955P.

Grid Reference
360166 437341

Officer: Graeme Thorpe
Decision Type: APPROVED WITH CONDITIONS

1 Condition No. 4 (Materials)

3/2011/0220

Decision Date: 03/05/2011

Waddington

Discharge of Conditions

Development Address:
The Roost Belle Vue Lane Waddington Lancs BB7 3HY

Development Description:
Application to discharge condition no.3 (tree plan) of planning consent 3/2011/0046P.

Grid Reference
372648 443895

Officer: Graeme Thorpe
Decision Type: APPROVED WITH CONDITIONS

1 Condition No. 3 (Tree Plan)

3/2011/0221

Decision Date: 06/05/2011

Longridge

Applications for full consent

Development Address:
Oaktree Farm Preston Road Alston Preston PR3 3BL

Development Description:
Erection of entrance porch.

Grid Reference
359521 435226

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 the development as shown on Plan References 2544 No 12 and 2544 No 09.

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

3/2011/0226

Ribchester

Discharge of Conditions

Development Address:
Stoneygate Holiday Centre
Stonygate Lane Ribchester
Lancashire

Grid Reference
364450 437880

Development Description:
Application to discharge condition no. 3 (materials) and condition no. 7 (tree planting scheme) of planning consent 3/2011/0037P.

Decision Date:
06/05/2011

Officer: Graeme Thorpe
Decision Type: APPROVED WITH CONDITIONS

1 Condition no. 3 (materials)

2 Condition no. 7 (tree planting scheme)

3/2011/0236

Chatburn

Certificate of Lawfulness - Proposed

Development Address:
14 Crow Trees Brow Chatburn
Lancashire BB7 4AA

Grid Reference
376687 443991

Development Description:
Application for a Certificate of Lawfulnes for the proposed installation of Solar Panels to the roof of the dwelling.

Decision Date:
06/05/2011

Officer: Rachel Horton
Decision Type: APPROVED NO CONDITIONS

1 The proposed works constitute permitted development as per drawing no. RH/320110236/01 in relation to the dimensions and method of installing the solar panels and drawing no. RH/320110236/02 in relation to the siting of the solar panels. In accordance with the Schedule to Part 40 Class A of the Town and Country Planning (General Permitted Development) (Amendment) (England) Order 2008.