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RIBBLE VALLEY BOROUGH COUNCIL

Planning Applications decided week ending: 13 May 2011

3/2010/0882

Decision Date: 11/05/2011

Whalley
Applications for full consent

Development Address:
70 Mitton Road Whalley Lancashire BB7 9RY

Development Description:
Two-storey side extension, single storey rear extension and alterations.

Grid Reference	
372630	436784

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 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(s) 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".

3 This roof of the rear single storey extension shall be implemented in accordance with the proposal as amended by the plan received on the 03 May 2011 (Drawing No. Haworth 02) so that the northern end of the extension has a hipped roof.

Reason: In the interest of residential amenity, and for the avoidance of doubt since the proposal was the subject of agreed amendments.

4 The permission shall relate to the development as shown on Drawing Numbers: Haworth 01 and Haworth 02.

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

5 Unless otherwise agreed in writing with the Local Planning Authority the development shall be carried out in strict accordance with the recommendations and mitigation methods within the bat survey and report submitted with the application dated 24 February 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.

3/2011/0078

Decision Date: 09/05/2011

Billington and Langho
Applications for full consent

Development Address:
28 Pasturelands Drive Billington Lancashire BB7 9LW

Development Description:
Front dormer.

Grid Reference	
372192	435388

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 Reference JM/3/2011/0078P.

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 and roofing 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".

3/2011/0105

Decision Date: 09/05/2011

Whalley

Conservation Area Consent (demol

Development Address:

former toilet block to the rear of King Street Whalley Lancashire

Development Description:

Proposed demolition of a redundant toilet block. Re-submission.

Grid Reference	
373370	436079

Officer: John Macholc

Decision Type: APPROVED WITH CONDITIONS

1 The building(s) shall not be demolished before a contract for the carrying out of works of redevelopment of the site has been made, and planning permission has been granted for the redevelopment for which the contract provides.

Reasons: To comply with Policies G1 and ENV16 of the Ribble Valley Districtwide Local Plan as the demolition of the building should only occur as and when development is imminent in the interests of visual amenity.

2 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.

1 The proposed demolition of the building without sufficient justification would lead to the detriment of the visual amenity of the Conservation Area and as such be contrary to advice contained in PPS5 and Policies G1, ENV16 and ENV18 of the Districtwide Local Plan.

3/2011/0120

Decision Date: 06/05/2011

Salesbury

Applications for full consent

Development Address:

Blue Trees Copster Green Blackburn Lancashire BB1 9EP

Development Description:

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

Grid Reference	
367531	433909

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.

3/2011/0144

Decision Date:
09/05/2011

Simonstone
Applications for full consent

Development Address:
Tithe Barn House Whins Lane
Simonstone Lancashire BB12 7QR

Development Description:
Detached stable block including 3no. stables, tack room, covered horse box and mechanical tractor store. Also animal food storage.

Grid Reference
377553 435426

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 A/033.P and A/034.P

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

3 No development approved by this permission shall be commenced until a scheme for the containment and storage of manure has been approved by the Local Planning Authority. Such a scheme shall be constructed and completed in accordance with approved plans.

Reason: To prevent pollution of the water environment in accordance with Policy G1 of the Ribble Valley Districtwide Local Plan.

4 The stables/storage building hereby permitted shall be for private use only and shall not be used in connection with any commercial enterprise such as livery stables or riding school.

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

3/2011/0150

Decision Date:
09/05/2011

Read
Applications for full consent

Development Address:
30 Straits Lane Read Lancashire
BB12 7PQ

Development Description:
Extension to front elevation, lift the overall roof height by 450mm and alterations to the first floor layout. Juliet balcony to front elevation.

Grid Reference
376784 434748

Officer: Colin Sharpe
Decision Type: APPROVED WITH CONDITIONS

1 The permission shall relate to the development as shown on Drawing Number CS/11/0150/1

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.

3/2011/0171

Decision Date: 12/05/2011

Simonstone

Applications for full consent

Development Address:
Rosedale School Lane Simonstone
Lancashire BB12 7HR

Grid Reference 377535 434529

Development Description:
Proposed construction of first floor bedroom and bathroom extension and alterations to garage to provide study and home office space. Continuation of lean-to roof to create a covered sitting area to the front elevation linked to the side single storey lean-to extension (which is currently being built under general permitted development).

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 recommendations of the bat survey and report submitted with the application dated 17 February 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.

3 The permission shall relate to the development as shown on Drawing Nos. 4118 - 02B and 4118 - 03A.

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

3/2011/0175

Decision Date: 06/05/2011

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.

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.

3/2011/0183

Decision Date: 12/05/2011

Clitheroe

Applications for full consent

Development Address:
26 Mearley Syke Highmoor Park
Clitheroe Lancs BB7 1JG

Grid Reference 374829 441688

Development Description:
Double extension to the side of the property.
Re-submission of application 3/2010/0619P.

Officer: Rachel Horton
Decision Type: REFUSED

1 The proposed two storey side extension by virtue of its scale and massing would appear as a prominent addition to the street scene resulting in the loss of an element of open space which characterises this estate and is considered to be of visual merit. As such the development would be materially harmful to the character and appearance of the estate and the street scene contrary to Policies G1 and H10 of the Ribble Valley Districtwide Local Plan and the Councils SPG 'Extensions and Alterations to Dwellings'.

3/2011/0186

Decision Date: 06/05/2011

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.

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

3/2011/0195

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.

3/2011/0214

Decision Date: 12/05/2011

Chipping

Applications for full consent

Development Address:
Chipping & District Memorial Hall
Garstang Road Chipping Lancs

Development Description:
Provision of two externally accessed W.C.s.

Grid Reference	
362059	443214

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 Numbers 2543-01 and 2543-02.

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

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.

3/2011/0218

Decision Date: 11/05/2011

Clitheroe

Applications for full consent

Development Address:
Steadplan Ltd/Deli-Solutions Ltd
Salthill Industrial Estate Lincoln
Way Clitheroe Lancashire BB7 1QL

Development Description:
Proposed installation of photovoltaic solar panels to existing roof on south facing elevation.

Grid Reference	
375551	442563

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 plan no. 4078-03 in relation to the existing elevations and roof plan and plan no. 4078-04 in relation to the proposed elevations and roof plan.

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

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

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

Development Address:
Stoneygate Holiday Centre
Stonygate Lane Ribchester
Lancashire

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

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

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

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.