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RIBBLE VALLEY BOROUGH COUNCIL

Planning Applications decided week ending: 20 May 2011

3/2010/1019

Decision Date:
18/05/2011

Slaidburn & Easington
Applications for full consent

Development Address:
Merrybent Hill Farm Catlow Road
Slaidburn Lancashire

Grid Reference
374165 441802

Development Description:
Proposed change of use of conjoining barn and associated buildings from agricultural to residential use to form an extension to the existing farmhouse. Minor internal and external alterations.

Officer: Adrian Dowd
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 15 March 2011.

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

3 No development shall take place until the applicant, or their agent or successors in title, has secured the implementation of a programme of building recording and analysis. This must be carried out in accordance with a written scheme of investigation, which shall first have been submitted to and agreed in writing by the Local Planning Authority.

Reason: To ensure and safeguard the recording and inspection of matters of archaeological/historical importance associated with the building as required by Policies G1, ENV14 and ENV15 of the Ribble Valley Districtwide Local Plan.

4 No development including demolition or building works shall be carried out before a further bat survey has been carried out during the optimum bat activity period in 2011and survey details, findings and recommendations have been submitted to and commented upon in writing by the local planning authority. Should it be confirmed that a Natural England licence is required an application must be submitted to the appropriate licensing authority and development work should not commence until all protection and mitigation measures have been implemented.

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.

5 Precise specifications and 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 by the Local Planning Authority before their use in the proposed works.

Reason : In order to safeguard the character, setting and significance of the listed building.

6 Precise specifications, including cross-section drawings of typical frame members, of proposed fenestration and cart door entrance shall have been submitted to and approved by the Local Planning Authority before their use in the proposed works.

Reason : In order to safeguard the character, setting and significance of the listed building.

7 Precise specifications of repair works (including any wall rebuilding and foundation works) affecting the character of the listed building shall have been submitted to and approved by the Local Planning Authority before their use in the proposed works.

Reason : The submitted information suggests an intention to undertake repair works likely to affect the character of the listed building and to require listed building consent.

8 Precise specifications of any proposed work to existing roof trusses and the first floor of the lean-to contiguous with the north wall of the main barn shall have been submitted to and approved by the Local Planning Authority before their use in the proposed works.

Reason : In order to safeguard the character, setting and significance of the listed building.

9 Notwithstanding the proposed removal of the historic wide-plank internal door between utility and study this important element of historic planform shall be retained within the development.

Reason : In order to safeguard the character and significance of the listed building.

10 All new external timberwork shall be painted within one month of its insertion in accordance with details which shall first have been submitted to and approved by the Local Planning Authority.

Reason : In order to safeguard the character, setting and significance of the listed building.

3/2010/1020

Decision Date:
18/05/2011

Slaidburn & Easington
Alter or Extend a Listed Building

Development Address:
Merrybent Hill Farm Catlow Road
Slaidburn Lancashire BB7 3AQ

Development Description:
Proposed change of use of conjoining barn and associated buildings from agricultural to residential use to form an extension to existing farmhouse. Minor internal and external alterations (Listed Building Consent).

Grid Reference	
374165	441802

Officer: Adrian Dowd
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 This permission shall be implemented in accordance with the proposal as amended by letter and plan received on the 15 March 2011.

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

3 No development shall take place until the applicant, or their agent or successors in title, has secured the implementation of a programme of building recording and analysis. This must be carried out in accordance with a written scheme of investigation, which shall first have been submitted to and agreed in writing by the Local Planning Authority.

Reason: To ensure and safeguard the recording and inspection of matters of archaeological/historical importance associated with the building as required by Policies G1, ENV14 and ENV15 of the Ribble Valley Districtwide Local Plan.

4 No development including demolition or building works shall be carried out before a further bat survey has been carried out during the optimum bat activity period in 2011and survey details, findings and recommendations have been submitted to and commented upon in writing by the local planning authority. Should it be confirmed that a Natural England licence is required an application must be submitted to the appropriate licensing authority and development work should not commence until all protection and mitigation measures have been implemented.

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.

5 Precise specifications and 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 by the Local Planning Authority before their use in the proposed works.

Reason : In order to safeguard the character, setting and significance of the listed building.

6 Precise specifications, including cross-section drawings of typical frame members, of proposed fenestration and cart door entrance shall have been submitted to and approved by the Local Planning Authority before their use in the proposed works.

Reason : In order to safeguard the character, setting and significance of the listed building.

7 Precise specifications of repair works (including any wall rebuilding and foundation works) affecting the character of the listed building shall have been submitted to and approved by the Local Planning Authority before their use in the proposed works.

Reason : The submitted information suggests an intention to undertake repair works likely to affect the character of the listed building and to require listed building consent.

8 Precise specifications of any proposed work to existing roof trusses and the first floor of the lean-to contiguous with the north wall of the main barn shall have been submitted to and approved by the Local Planning Authority before their use in the proposed works.

Reason : In order to safeguard the character, setting and significance of the listed building.

9 Notwithstanding the proposed removal of the historic wide-plank internal door between utility and study this important element of historic planform shall be retained within the development.

Reason : In order to safeguard the character and significance of the listed building.

10 All new external timberwork shall be painted within one month of its insertion in accordance with details which shall first have been submitted to and approved by the Local Planning Authority.

Reason : In order to safeguard the character, setting and significance of the listed building

3/2011/0081

Clitheroe

Discharge of Conditions

Development Address:

land adjacent to rear of Primrose Mill Woone Lane Clitheroe Lancs

Grid Reference

373624 440918

Development Description:

Application for the discharge of condition no.1 (timescale), condition no.2 (approved drawings), condition no.3 (materials), condition no.4 (landscaping), condition no.5 (s.106 agreement), condition no.6 (renewable energy), condition no.7 (window glazing), condition no.8 (vehicular access), condition no.9 (contaminated land assessment), condition no.10 (surface water regulation), condition no.11 (estate road) and condition no.12 (proposed slab levels), of planning consent 3/2010/0054P.

Decision Date:

18/05/2011

Officer: Sarah Westwood

Decision Type: APPROVED WITH CONDITIONS

1 Conditions 2, 5, 7, 8 & 11 are not discharged.

2 Condition 1 is discharged as works commenced within the prescribed time.

3 Condition 3 is discharged in so far as it relates to the use of darlstone reconstituted stone buff brown colour split faced walling under a marley modern interlocking concrete tile roof coloured smooth grey.

4 Condition 4 is discharged in so far as it relates to details shown on dwg L2882/34. There still remains the need to implement the landscaping scheme in accordance with the details so approved and maintain the scheme in accordance with the requirements of the condition.

5 Condition 6 is discharged in so far as it relates to details shown on dwgs L2882/PL01 - PL04. There still remains the need to provide the scheme in accordance with the details so approved and retain thereafter in perpetuity.

6 Conditions 9 & 10 are discharged in so far as they relate to the details agreed between GEA Ltd, the Environment Agency and United Utilities. In respect of condition 10 there still remains the need to carry out the works in accordance with the approved drawings.

7 Condition 12 is discharged.

3/2011/0089

Bolton-by-Bowland, Gisburn Forest and Sawley

Applications for full consent

Development Address:

Pinfold Cottage Tosside Skipton Yorkshire BD23 4SQ

Grid Reference

376892 456041

Development Description:

Proposed demolition of the existing building and erection of a holiday cottage.

Decision Date:

19/05/2011

Officer: Claire Booth

Decision Type: REFUSED

1 The proposed development, including the demolition of the existing building, is considered contrary to Policies G1, ENV1 and RT1 of the adopted Ribble Valley Districtwide Local Plan by reason of its scale, design, massing and setting. It would result in a cramped and visually incongruous development, which would have a detrimental impact on the visual amenities of the street scene, the locality and the Area of Outstanding Natural Beauty.

3/2011/0094

Decision Date:
16/05/2011

Chipping
Applications for full consent

Development Address:
Fairclough House Loud Bridge Road Chipping Lancashire

Development Description:
Proposed demolition of the existing two-storey extension including single garage and bedroom and the erection of a detached double garage with a hobby room.

Grid Reference	
359073	441118

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 2405-01, 2405-02 Rev. B, 2405-03 and 2405-04 Rev. A.

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

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 15 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 proposed garage/car port 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 Policies G1 and H10 of the Ribble Valley Districtwide Local Plan and the adopted Supplementary Planning Guidance "Extensions and Alterations to Dwellings".

5. 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".

3/2011/0113

Decision Date:
19/05/2011

Clitheroe
Applications for full consent

Development Address:
7 Woone Lane Clitheroe Lancashire BB7 1BG

Development Description:
Change of use of the existing business (retail) to one dwelling.

Grid Reference	
374086	441338

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: Wynn 01 and Wynn 02.

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

3/2011/0133

Chatburn

Applications for full consent

Development Address:

Pendle Hotel Clitheroe Road
Chatburn Lancashire BB7 4JY

Grid Reference

374170 441987

Development Description:

Change of use from Public House (class A4) to a beauty salon/hairdresser (class A1) at ground floor level and residential accommodation on the remaining floors. Two extensions to the rear of the accommodation - one to provide an access stair to the first floor level and a second only extending from the basement to first floor level providing additional accommodation for the beauty salon at ground floor level and stores below. The existing single storey timber framed area to the right hand side of the building is to be rebuilt in stone.

Decision Date:

20/05/2011

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 P.602/03, 04 and 05

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 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.

4 Prior to the first use of the building for any of the purposes hereby permitted, sixteen parking spaces (including one designated disabled space) shall be marked out within the existing parking area in accordance with the layout shown on submitted Drawing Number P.602/05 (or, in accordance with any alternative layout that has first been submitted to and approved in writing by the Local Planning Authority). Thereafter the parking spaces and their associated manoeuvring area and access shall all be retained permanently clear of any obstruction to their designated use.

Reason: In the interests of highway safety and to comply with Policy G1 of the Ribble Valley Districtwide Local Plan

3/2011/0180

Longridge

Applications for full consent

Development Address:

45 Mardale Road Longridge Preston
Lancs PR3 3EU

Grid Reference

359814 436216

Development Description:

Proposed two-storey extension to the side after demolition of garage/utility. Extension to existing dormers to front and rear. Single storey extension to the rear.

Decision Date:

20/05/2011

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 Number's JE-01 Rev. 2, JE-02 Rev. 8 and JE-03 Rev. 6.

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

3 This permission shall be implemented in accordance with the proposal as amended by letters and plans received on the 18th and 19th of May 2011.

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

4 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 14 March 2011.In the event that any bats are disturbed or found, works shall cease until further advice has been sought from a qualified/licensed ecologist.

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.

3/2011/0184

Sabden

Applications for full consent

Development Address:
24 Stubbins Lane Sabden
Lancashire BB7 9EP

Development Description:
Demolition of the existing garage and build a two-storey side extension, with Juliette balcony to the front. Re-submission of application 3/2010/0698P.

Grid Reference	
378018	437610

Decision Date:
18/05/2011

Officer: Rachel Horton
Decision Type: APPROVED WITH CONDITIONS

1 This permission shall relate to drawing no. 2747/101 in relation to the existing floor plans, drawing no. 2747/102 in relation to the existing elevations, drawing no. 2747/201 in relation to the proposed floor plans and drawing no. 2747/202 in relation to the proposed elevations.

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

2 No works can begin until the minimum of a scoping survey has been carried out to investigate whether the building is utilised by bats or other protected species. The results of the survey shall be submitted to the Local Planning Authority Countryside Officer. If such a use is established, a mitigation scheme for the protection of the species/habitat shall be submitted to and agreed in writing by the Local Planning Authority Countryside Officer before any work commences on the approved Development.

Reason: To ensure that no species/habitat protected by the Wildlife and Countryside Act 1981/European Directive for Protected Species are harmed/destroyed/ in accordance with Policies G1, ENV7 and ENV8 of the Ribble Valley Districtwide Local Plan.

3/2011/0197

Clitheroe

Applications for full consent

Development Address:
152 Chatburn Road Clitheroe
Lancashire BB7 2AZ

Development Description:
Demolition of existing detached garage and erection of a new detached single garage plus single storey rear extension to dwelling to form dining area.

Grid Reference	
374997	442631

Decision Date:
13/05/2011

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 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 rear extension and detached garage 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 The permission shall relate to the development as shown on Drawing No: 1176-1C and 1176-2A.

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

3/2011/0200

Bowland with Leagram

Applications for full consent

Development Address:
The Barn Higher Greystonely
Whitewell Lancachire PR3 2QT

Grid Reference
364508 445700

Development Description:
Erection of garage and carport - revised design to approval 3/2005/0488P.

Decision Date:
19/05/2011

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 AL/03 Dwg 01A.

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

3 This permission shall be implemented in accordance with the proposal as amended by letter and plan received on the 20 April 2011.

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

4 The building shall be faced in natural stone and roofed in natural blue slate unless alternative materials have first been agreed in writing with the Local Planning Authority. Precise specifications and samples, including details of any window and door surrounds, to be used shall have been submitted to and approved by the Local Planning Authority before their use in the proposed works.

Reason: In accordance with Policies G1 and ENV1 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 the Forest of Bowland Area of Outstanding Natural Beauty.

5 The proposed garage/car port 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 Policies G1 and H10 of the Ribble Valley Districtwide Local Plan and the adopted Supplementary Planning Guidance "Extensions and Alterations to Dwellings".

6 The proposed garage and carport building 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".

3/2011/0204

Waddington

Applications for full consent

Development Address:
Waddow House Clitheroe Road
Waddington Clitheroe Lancashire

Grid Reference
373063 443445

Development Description:
Proposed demolition of the existing house and garage. Proposed new house and garage.

Decision Date:
18/05/2011

Officer: Rachel Horton
Decision Type: REFUSED

1 The scheme is considered contrary to Policies G1 and H14 of the Ribble Valley Districtwide Local Plan in that the proposed replacement dwelling by virtue of its design, size and massing would be an over-dominant feature in the street scene to the detriment of the visual amenities of the area.

3/2011/0209

Bowland with Leagram

Applications for full consent

Development Address:
South Barn Higher Greystoneley Farm Leagram Lancashire

Grid Reference
364480 445723

Development Description:
Solar PV panels to first floor roof of a shippon. The installation will be less than 4Kw and have a surface area of 27sq.m.

Decision Date:
16/05/2011

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 referenced END ELEVATION - Rev. A and ROOF PLAN.

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

3/2011/0210

Clitheroe

Applications for full consent

Development Address:
Nearfield Eastham Street Clitheroe Lancashire BB7 2HY

Grid Reference
374216 442445

Development Description:
Proposed extension to the existing house replacing the existing flat roofed garage and remodelling.

Decision Date:
16/05/2011

Officer: Rachel Horton
Decision Type: APPROVED WITH CONDITIONS

1 This permission shall relate to drawing no. 4107-01 in relation to existing floor plans and elevations and drawing no. 4107-02A 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.

3/2011/0223

Twiston

Alter or Extend a Listed Building

Development Address:
Hill Top Farmhouse Twiston Clitheroe BB7 4DB

Grid Reference
381180 444017

Development Description:
Reinstatement of lime roughcast to south gable and part west elevations (Listed Building Consent).

Decision Date:
19/05/2011

Officer: Adrian Dowd
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 This permission shall be implemented in accordance with the proposal as amended by letter received on the 18 May 2011.

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

3/2011/0227

Aighton, Bailey & Chaigley

Applications for full consent

Development Address:
Smithy Cottage Barn Walker Fold Chaigley Lancashire BB7 3LU

Grid Reference
367237 441875

Development Description:
Proposed erection of a single storey rear utility room extension.

Decision Date:
19/05/2011

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. 4122-01 in relation to existing floor plans and elevations and drawing no. 4122-02A 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.

3/2011/0228

Decision Date: 19/05/2011

Balderstone

Applications for full consent

Development Address: Samlesbury Aerodrome Balderstone Lancashire BB2 7LF

Development Description: Erection of 2no. chimney stacks to be sited at the Advanced Forming and Assembly Facility.

Grid Reference	
362013	431439

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 3882-1001 and P4840L(00)26.

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

3/2011/0248

Decision Date: 16/05/2011

Longridge

Applications for full consent

Development Address: 8 Crumpax Meadows Longridge Lancashire

Development Description: Proposed conservatory extension.

Grid Reference	
360259	437798

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 GR/CM/01.

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

3/2011/0251

Decision Date: 18/05/2011

Bowland with Leagram

Applications for full consent

Development Address: Knott Barn Leagram Preston Lancashire PR3 2QT

Development Description: Proposed detached garage. Re-submission.

Grid Reference	
364121	444789

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 193/201 Amend-B.

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 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: Reason: To comply with Policies G1, ENV1 and H17 of the Ribble Valley Districtwide Local Plan to ensure a satisfactory standard of appearance in the interests of visual amenity.

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

Reason: To comply with Policies G1, ENV1 and H17 of the Ribble Valley Districtwide Local Plan to ensure a satisfactory standard of appearance in the interests of visual amenity.

5 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".

6 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] the details of which shall be agreed in writing.

A protection zone 12 x the DBH covering at least the entire branch spread of the trees, [the area of the root soil environment measured from the centre of the trunk to the edge of the branch spread] shall be physically protected and 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 consen

7 The proposed new hedgerow indicated on the approved plan, reference 193/201 Amend-B, shall be implemented in the first planting season following work starting on the approved development and shall be maintained to the satisfaction of the Local Planning Authority. This maintenance shall include the replacement of any part of the hedgerow 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 the amenity of the area and to comply with Policies G1 and ENV1 of the Ribble Valley Districtwide Local Plan.

3/2011/0270

Decision Date:
19/05/2011

Sabden
Non-Material amendment

Development Address:
9 Homeacre Avenue Sabden
Lancashire BB7 9HG

Development Description:
Application for a non-material amendment to planning consent 3/2010/0724P to allow a window for the bathroom on the first floor and removal of tile verges from the dormer sides.

Grid Reference	
377913	437745

Officer: Claire Booth
Decision Type: APPROVED WITH CONDITIONS

1 The permission shall relate to the development as shown on Plan Reference: 2745/204/Rev.B, received on 16 May 2011.

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

3/2011/0280

Aighton, Bailey & Chaigley

Discharge of Conditions

Development Address:

Dene House 8 Longridge Road
Hurst Green Lancashire BB7 9QP

Grid Reference
368403 437871

Development Description:

Application for the discharge of condition no.4 (material for the glazed screen) of planning consent 3/2010/0876P.

Decision Date:
20/05/2011

Officer: Rachel Horton
Decision Type: APPROVED NO CONDITIONS

1 Condition no. 2 of application 3/2010/0876 is fully discharged, insofar as it relates to the submitted material used in the construction of the glazed screen to the northern edge of the bakcony

3/2011/0303

Wilpshire

Applications for full consent

Development Address:

70 Knowsley Road Wilpshire
Lancashire BB1 9PN

Grid Reference
368592 432339

Development Description:

Proposed single storey rear extension.

Decision Date:
20/05/2011

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. WB/11/01 in relation to existing and 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.

3/2011/0319

Clitheroe

Non-Material amendment

Development Address:

Abbeyfield House Union Street
Clitheroe Lancashire BB7 2NH

Grid Reference
373099 441745

Development Description:

Application for non-material amendment for 2no. windows in lounge/dining room to be changed to doors to give access to garden area and re-introduction of PV panels previously omitted from original planning consent 3/2008/0808P.

Decision Date:
19/05/2011

Officer: Claire Booth
Decision Type: APPROVED WITH CONDITIONS

1 The permission shall relate to the development as shown on Drawing Number: 3903-P03.

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

3/2011/0357

Grindleton

Agricultural determination

Development Address:

Fellview Barn Baygate
Bolton-by-Bowland Lancashire BB7 4PQ

Grid Reference
375791 449768

Development Description:

Broiler/chicken housing, approx. 18.2m x 9.1m x 5.4m.

Decision Date:
18/05/2011

Officer: Rachel Horton
Decision Type: PERMISSION REQUIRED