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RIBBLE VALLEY BOROUGH COUNCIL

Planning Applications decided week ending: 10 June 2011

3/2011/0181

Decision Date:
09/06/2011

Clitheroe
Applications for full consent

Development Address:
3 Roman Way Clitheroe Lancashire
BB7 1JF

Development Description:
Extend above existing garage to create an additional bedroom at first floor level with windows to front and rear.

Grid Reference	
374996	441807

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 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 Unless otherwise agreed in writing with the Local Planning Authority the development shall be carried out in strict accordance with the recommendations and mitigation measures of the bat survey and report submitted with the application dated 08 April 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 Numbers:
BANKS 01;
BANKS 02;
BANKS 03;
BANKS 04; and
BANKS 05.

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

3/2011/0240

Decision Date:
07/06/2011

Clayton-le-Dale
Applications for full consent

Development Address:
43 St. Peter's Close Salesbury
Blackburn Lancashire BB1 9HH

Development Description:
Proposed erection of first floor extension over existing garage/utility room.

Grid Reference	
367940	432795

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 proposed/ exiting 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 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 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 08 April 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 This permission shall be implemented in accordance with the proposal as amended by parking provision plan received on the 25 May 2011 (Plan Ref: RV/11/06/3).

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

5 The permission shall relate to the development as shown on:
RV/11/06/1 - Existing and Proposed Floor Plans and Elevations
RV/11/06/2 - Roof Plan only
RV/11/06/3 - Parking Layout Plan

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

3/2011/0245

Decision Date: 08/06/2011

Longridge
Applications for full consent

Development Address:
18 - 20 Berry Lane Longridge
Lancashire PR3 3JA

Development Description:
Proposed conversion of existing offices above a shop into 2no. flats. (Change of use from class A2 to class C3).

Grid Reference	
360495	437366

Officer: Claire Booth
Decision Type: REFUSED

1 The proposal would lead to the loss of an employment generating site within the borough without overiding considerations to prove otherwise. This is considered contrary to Policy EMP11 of the Ribble Valley Districtwide Local Plan

2 The proposal would be contrary to Polices G1 and ENV16 of the Ribble Valley Districtwide Local Plan by resulting in the unnecessary loss of important historic fabric and appearing as an incongruous feature within the street scene, thus harming the character appearance and significance of Longridge Conservation Area

3 The proposed development would create a precedent for similar developments which would be difficult to resist to the cumulative detriment of the street scene and the Conservation Area.

3/2011/0261

Decision Date: 09/06/2011

West Bradford
Applications for full consent

Development Address:
Whittakers Farm Bowland Gate
Lane West Bradford Lancashire

Development Description:
Proposed engineering operations to form earth banked slurry lagoon.

Grid Reference	
374709	445870

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: ML/AB/5031.

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

3/2011/0262

Mellor

Applications for full consent

Development Address:
Higher Brundhurst Farm Preston New Road Mellor Lancashire

Grid Reference
364550 430757

Development Description:
Proposed new agricultural storage building for storage of midden and covered feed yard for cattle.

Decision Date:
09/06/2011

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 Plan Reference: ML/PE/5004.

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

3/2011/0273

Newsholme and Paythorne

Applications for full consent

Development Address:
Nettlebed Settle Road Newsholme Lancashire BB7 4JF

Grid Reference
384133 451653

Development Description:
Proposed demolition of the existing conservatory and replacement with a garden room and two new Velux rooflights.

Decision Date:
08/06/2011

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 dwg. no. MB/NBED/01 in relation to existing elevations and floor plan, dwg. no. MB/NBED/02 in relation to proposed elevations and floor plan, dwg. no. MB/NBED/03 in relation to the proposed roof plan, existing location and site plan and dwg. no. MB/NBED/04 in relation to proposed sections.

Reason: For the avoidance of doubt and to ensure that the development is carried out in accordance with the submitted plans in compliance with G1, ENV3, H10, H17 of the Districtwide Local Plan and the Councils SPG 'Extensions and Alterations to Dwellings'

3/2011/0278

Newsholme and Paythorne

Applications for full consent

Development Address:
Clough Farm Carters Lane Paythorne Lancashire BB7 4HZ

Grid Reference
381132 451285

Development Description:
Proposed conversion of a barn to a dwelling, repositioning of the vehicle access and the creation of a garden.

Decision Date:
08/06/2011

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 No's 4103-01A and 4103-04C.

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 08 June 2011.

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

4 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.

5 This permission shall relate to the proposed conversion in accordance with the structural survey submitted as part of the application and dated 23 January 2011. 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.

6 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.

7 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.

8 Precise specifications and samples of walling and roofing materials and details of any window and door surrounds including materials 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 ENV1 of the Ribble Valley Districtwide Local Plan.

9 Notwithstanding the provisions of the Town and Country Planning General Permitted Development Order 1995 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 2.5m measured along the centre line of the proposed road from the continuation of the nearer edge of the carriageway of Carters Lane to points measured 60m in each direction from the centre line of the access, and shall be constructed and maintained at verge level.

Reason: To comply with Policy G1 of the Ribble Valley Districtwide Local Plan and to ensure adequate visibility at the street junction or site access.

10 Any gates erected at the access shall be positioned a minimum 5m behind the nearside edge of the carriageway, and the gates shall open away from the highway.

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.

11 All new and replacement 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.

12 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 January 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.

13 In event that any bats are found or disturbed, all work shall cease until further advice has been sought from a licensed ecologist.

Reason: In order to minimise the impact of harmful development on a protected species, and in order 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.

14 Prior to the commencement of development, a site investigation and assessment shall be carried out in order to assess the potential for any contamination on site. The content of the findings shall be subject to the approval in writing by the Local Planning Authority. The development itself will thereafter incorporate any remedial measures shown, or subsequently found, during the development of the site, to be necessary.

REASON: To ensure a safe form of development that poses no unacceptable risk of pollution to water resources or to human health in accordance with Policy G1 of the Ribble Valley Districtwide Local Plan.

15 The car parking and manoeuvring area indicated on the submitted plans shall be completed and made available in accordance with the approved plan, before the use of the new dwelling hereby permitted becomes operative.

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

16 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, and any future additional structures, hard standing, fences or gates 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 and in the interests of highway safety, in accordance with Policies G1, H2, H16 and H17 of the Ribble Valley Districtwide Local Plan.

17 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 preserve the character of the building and safeguard nearby residential amenity in accordance with Policies G1, ENV1 and H17 of the Ribble Valley Districtwide Local Plan.

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

Reason: To ensure and safeguard the recording and inspection of matters of archaeological/historical importance associated with the building, in accordance with Policies G1 and ENV1 of the Ribble Valley Districtwide Local Plan, and PPS5.

3/2011/0283

Grindleton

Applications for full consent

Development Address:

Cotton Wood Smalden Lane Lane Ends Grindleton Lancashire

Grid Reference

375089 450211

Development Description:

Proposed demolition of the existing carport and storage sheds and rebuild them in stone (random rubble) and a blue slate roof to be more in keeping with the area.

Decision Date:

07/06/2011

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 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 Policies G1 and ENV1 of the Ribble Valley Districtwide Local Plan ensuring a satisfactory standard of appearance given the location of the property in an Area of Outstanding Natural Beauty.

3 This permission shall relate to drawing no. 346/1/2 in relation to the proposed floor plan, roof plan and elevations.

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

3/2011/0286

Decision Date:
08/06/2011

Clitheroe
Applications for full consent

Development Address:
former Stalwart Lodge Primrose Works Primrose Road Clitheroe Lancashire

Grid Reference
373945 440682

Development Description:
Minor amendments and house type substitution to the approved scheme (3/2010/0288P).

Officer: Sarah Westwood
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 detailed on drawings BD/SL/001B Planning Layout ; BD/SL/002a Floor Plans Plot 1; BD/SL/003a Elevations 1 Plot 1; BD/SL/004 Elevations 2 Plot 1; BD/SL/005a Floor Plans Plots 2 and 5; BD/SL/006a Elevations 1 Plots 2 and 5; BD/SL/007a Elevations 2 Plots 2 and 5; BD/SL/008a Floor Plans Plot 3, 6 and 8; BD/SL/009a Elevations 1 Plots 3, 6 & 8; BD/SL/010a Elevations 2 Plot 3, 6 & 8 BD/SL/011a Floor Plans Plots 4 & 7; BD/SL/012a Elevations 1 Plot 4 & 7; BD/SL/013a Elevations 2 Plots 4 & 7; BD/SL/400 Floor Plans and Elevations Double Garage Plot 1; and BD/SL/401 Floor Plans and Elevations Double Plots 3,6 & 8.

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

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 in writing by the Local Planning Authority before their use in the proposed works.

REASON: In order that the Local Planning Authority may ensure that the materials to be used are appropriate to the locality in accordance with Policy G1 of the Ribble Valley Districtwide Local Plan.

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 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 plant

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

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

6 No development approved by this permission shall be commenced until a scheme for the provision of surface water drainage works has been submitted to and approved in writing by the Local Planning Authority. The scheme shall be completed in accordance with the approved plans.

REASON: To reduce the increased risk of flooding by showing the provision of a satisfactory means of surface water disposal in accordance with Policy G1 of the Ribble Valley Districtwide Local Plan.

7 No development shall take place until a scheme for the provision and management of compensatory habitat creation has been submitted to and approved in writing by the Local Planning Authority and implemented as approved. The scheme shall include the details of timing and thereafter the development shall be implemented in accordance with the approved scheme.

REASON: To ensure that there is no net loss to bio diversity as a result of the proposed development in accordance with Policies ENV7 and ENV13 of the Ribble Valley Districtwide Local Plan.

8 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 satisfied that i

9 Prior to commencement of development a detailed mitigation plan shall be submitted to and approved in writing by the Local Planning Authority to detail how the recommendations of the Thomson Ecology Report, Sections 4.5 and 5.4 will be implemented. The plan shall include details of timing of works and thereafter the development shall be implemented in accordance with the approved scheme.

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.

10 Prior to commencement of development precise details of the method of construction of the re-routed footway leading from Whalley Road to Primrose Road and the works involved in the removal of the existing footway to Primrose Road and subsequent road widening shall be submitted to and approved, in writing, by the Local Planning Authority. The scheme shall detail appropriate tree protection measures, any excavation works necessary and proposed surfacing materials to be used and shall be implemented in accordance with the details so approved.

REASON: In order to ensure that the trees affected by the development considered to be of visual amenity value are afforded maximum protection in accordance with Policies G1 and ENV13 of the Ribble Valley Districtwide Local Plan.

11 No trees shall be removed or pruned without the formal written approval of the Local Planning Authority. Only those trees that are proven to propose a danger to life and property will be considered for removal or pruning.

REASON: In order to ensure that the collective bio diversity and visual amenity value/integrity of the tree cover identified A2/T1 - T35 inclusive in the survey details for trees at Stalwart Lodge is maintained in the interests of the visual amenities of the area in accordance with Policy G1 of the Ribble Valley Districtwide Local Plan.

12 Prior to commencement of development details of the rear fencing/screening/boundary treatment to the garden areas shall be submitted to and approved in writing by the Local Planning Authority. The boundary treatment shall thereafter be provided in accordance with the details so approved.

REASON: In the interests of the amenity of the area and to comply with Policy G1 of the Ribble Valley Districtwide Local Plan.

13 Unless otherwise agreed in writing with the Local Planning Authority, all construction traffic involved in the infilling of the reservoir basin shall enter the site via the existing gated access to the west of the site. they shall not access directly off Primrose Road whilst those works are being undertaken.

REASON: In the interests of highway safety in accordance with Policy G1 of the Ribble Valley Districtwide Local Plan.

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

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

3/2011/0287

Bolton-by-Bowland, Gisburn Forest and Sawley

Applications for full consent

Development Address:
Stephen Moor Lodge Tosside
Skipton Yorkshire BD23 4SY

Development Description:
Replacement of conservatory with porch and sun room. Removal of utility room and re-building to rear.

Grid Reference
375322 454178

Decision Date:
07/06/2011

Officer: Rachel Horton
Decision Type: REFUSED

1 The proposed sun room extension is considered contrary to Policies G1, ENV1 and H17 of the Ribble Valley Districtwide Local Plan. The addition of built form to the original barn conversion would have a detrimental impact upon the visual apperance and character of this traditional farm building and upon the visual amenities of this Area of Outstanding Natural Beauty.

3/2011/0298

Whalley

Applications for full consent

Development Address:
11 The Old Stables Mitton Road
Whalley Lancashire BB7 9PA

Development Description:
Proposed single storey extension at rear to form garden lounge.

Grid Reference
372816 437921

Decision Date:
09/06/2011

Officer: Rachel Horton
Decision Type: REFUSED

1 The proposed extension by virtue of its design, scale and massing is considered contrary to Policies G1, H10, ENV3 and H17 of the Ribble Valley Districtwide Local Plan and the Councils SPG 'Extensions and Alterations to Dwellings'. The proposed flat roofed extension would have a harmful visual impact upon the character and appearance of this traditional farm building and the visual amenities of this are of designated Open Countryside.

2 If allowed the development would set a dangerous precedent for the acceptance of similar unsympathetic proposals destroying the character and appearance of other farm building conversions within The Old Stables residential complex contrary to policy H17 of the Ribble Valley Districtwide Local Plan and to the detriment of the visual amenities of the open countryside contrary to Policy ENV3.

3/2011/0338

Billington and Langho

Discharge of Conditions

Development Address:
Plot 1A The Drive Brockhall Village
Old Langho Blackburn Lancashire

Development Description:
Application for the discharge of condition no.2 (materals) and condition no.4 (boundary treatment) of planning consent 3/2009/0414P.

Grid Reference
370165 436507

Decision Date:
08/06/2011

Officer: Sarah Westwood
Decision Type: APPROVED WITH CONDITIONS

1 Condition 2 is discharged insofar as it relates to the use of Hanson Red Tumbled Brick 'South Down Multi' with plinth stretcher course in Hanson Red Smooth Brick 'Country Red Smooth' (both laid with terracotta mortar), K Rend textured finish in ivory and brazillian grey green slate. Driveway areas will be formed using Marshalls 'Tegula' concrete paving coloured red/charcoal multi. There remains the need to carry out the works using the materials so approved.

2 Condition 4 is discharged insofar as it relates to the use of Hanson Red Tumbled Brick 'South Down Multi' with plinth stretcher course in Hanson Red Smooth Brick 'Country Red Smooth' (both laid with terracotta mortar) and railings above as per the submitted drawing. There remains the need to carry out the works using the materials so approved.