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# RIBBLE VALLEY BOROUGH COUNCIL

**Planning Applications decided week ending: 1 July 2011**

**3/2011/0168**

**Slaidburn & Easington**

Applications for full consent

**Grid Reference**
374492 455875

**Decision Date:**
27/06/2011

**Development Address:**
land off Dugdale Lane adjacent to Stephen Park

**Development Description:**
Development of a visitor hub to support existing day visits to Gisburn Forest. Proposed works include: improvements to existing access track at its interface with public highway, construction of passing places on said track, construction of 100 vehicle capacity car park, construction of all ability trail, construction of cycle trails to link with existing network, construction of cycle training trails, erection of circular drystone wall to create elevated view platform and trailhead, use of agricultural land as recreation space, adaptation of agricultural land as wetland habitat, siting of temporary trailer toilets. Signage and interpretation to facilitate all of the above.

**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 The permission shall relate to the development as shown on Plan Reference FCLA/GH/11C ,FCLA/GH/13 and FCLA/GH/14 and not convey approval for the proposed catering facilty shown on the plans.

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

3 Precise specifications of samples of walling and roofing materials in relation to the proposed toilets 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.

4 The proposed passing bays shall be implemented prior to commencement of use of the car park and thereafter retained in perpetuity.

Reason : In the interest of highway safety and to comply with Policy G1 of the District wide local plan.

**3/2011/0301**

**Ribchester**

Discharge of Conditions

**Grid Reference**
364486 438178

**Decision Date:**
24/06/2011

**Development Address:**
Halls Arms Clitheroe Road Knowle Green Lancashire PR3 2YQ

**Development Description:**
Application for the discharge of conditions 1 -10, of planning consent 3/2010/0778P.

**Officer:** Rachel Horton
**Decision Type:** APPROVED WITH CONDITIONS

1 The following Conditions have been discharged from the above planning application:

Condition 1: Commencement of development
Condition 6: Visibility Splay (west of the site access)
Condition 7: Visibility Splay (east of the site access)
Condition 8: Business Travel Plan
Condition 10: Position and Treatment of Bus Stop

2 The re-located bus stop shall be erected in accordance with the agreed location,as identified in submitted Drawing No. BS.10/53-02 Rev -B.

Reason: To ensure that the works are in compliance with Condiiton 10. of approved application 3/2010/0778 and in the interests of Highway Safety in accordance with Policy G1 of the Ribble Valley Districtwide Local Plan.

**3/2011/0308**

**Clitheroe**

Observations to Another Local Aut

**Development Address:**

Clitheroe Royal Grammar School
Chatburn Road Clitheroe
Lancashire BB7 2BA

**Development Description:**

Extension of existing playground by 437 sq.m.

| Grid Reference | |
|---|---|
| 375163 | 442749 |

**Decision Date:**
28/06/2011

**Officer:** Claire Booth

**Decision Type:** NO OBJECTIONS

**3/2011/0309**

**Bolton-by-Bowland, Gisburn Forest and Sawley**

Applications for full consent

**Development Address:**

Huckle Ing/ Huggan Ing Barn
Gisburn Road Gisburn Lancashire
BB7 4LH

**Development Description:**

Conversion of a redundant barn for self-catering accommodation as farm diversification. Re-submission of 3/2010/1002P

| Grid Reference | |
|---|---|
| 374170 | 441987 |

**Decision Date:**
27/06/2011

**Officer:** Claire Booth

**Decision Type:** APPROVED WITH CONDITIONS

1 The development must be begun not later than the expiration of two years beginning with the date of this permission.

REASON: In accordance with the requirements of Policies G1 and H16 of the Ribble Valley Districtwide Local Plan in order that the Local Planning Authority shall retain effective control of the development and to ensure the continued structural integrity of the building.

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 work shall take place on the site until the applicant, or their agent or successors in title, has secured the making of a detailed record of the building. This must be carried out by a professionally qualified archaeological/building recording consultant or organisation 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, ENV14 and ENV15 of the Ribble Valley Districtwide Local Plan.

4 Precise specifications or samples of walling and roofing materials and details of any surface materials to be used including their colour and texture shall have been submitted to and approved 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 and ENV1 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 June 2010. 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 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.

8 All new and replacement gutters shall be cast iron or aluminium supported on 'drive in' galvanised gutter brackets.

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 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, external 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 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 Policies G1 and H18 of the Ribble Valley Districtwide Local Plan.

11 Notwithstanding the provisions of the Town and Country Planning General Permitted Development Order 1995 (or any Order revoking, amending or re-enacting that Order) any future additional structures, hard standing or fences as defined in Schedule 2 Part I Classes E, F and G, 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 Policies G1 and H17 of the Ribble Valley Districtwide Local Plan.

12 The unit of accommodation shall not be let to or occupied by any one person or group of persons for a continuous period of longer than 3 months in any one year and in any event shall not be used as a permanent accommodation. A register of such lettings shall be kept and made available to the Local Planning Authority to inspect on an annual basis.

Reason: In order to comply with Policies G1, G5, ENV1 and RT3 of the Ribble Valley Districtwide Local Plan. The building is located in an area where the Local Planning Authority would not normally be minded to grant the use of building for a permanent residential accommodation.

13 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.

14 Notwithstanding that shown on the submitted site plan this consent does not include the proposed introduction of a cycle store to the west of the southern elevation.

Reason: In order to safeguard the character and appearance of the barn conversion and the Area of Outstanding Natural Beauty in accordance with Policies G1, ENV1 and H17 of the Districtwide Local Plan

15 The permission shall relate to the development as shown on the amended plan received on the 24 June 2011, Drawing Number: A1323/PL02 Rev.G.

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

**3/2011/0324**

**Decision Date:**
27/06/2011

**Hothersall**
Applications for full consent

**Development Address:**
Hothersall Hall Farm Hothersall Lane Ribchester Lancashire

**Development Description:**
Proposed barn conversion at Hothersall Hall Farm to provide a single dwelling together with the demolition of a red brick building and the erection of a single storey extension and creation of a garden area.

| Grid Reference | |
|---|---|
| 363140 | 434670 |

**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 development must be begun not later than the expiration of two years beginning with the date of this permission.

REASON: In accordance with the requirements of Policies G1 and H16 of the Ribble Valley Districtwide Local Plan in order that the Local Planning Authority shall retain effective control of the development and to ensure the continued structural integrity of the building.

3 The permission shall relate to the development as shown on Plan Reference no's BLE/189/1117/01, BLE/189/1117/02-A and BLE/189/1117/03-A.

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

4 This permission shall be implemented in accordance with the proposal as amended by letter and plan received on the 22 of June 2011.

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

5 All new and replacement doors and windows shall be 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.

6 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.

7 This permission shall relate to the proposed conversion in accordance with the structural survey submitted as part of the application and dated April 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.

8 Unless otherwise agreed in writing with the Local Planning Authority the development shall be carried out in strict accordance with the recommendations, actions and methods detailed in the mitigation plan for bats attached to the bat survey and report submitted with the application dated 18 November 2010. Specifically, roofing work should avoid the critical months of May, JUne, July and August.

In the event that any bats are disturbed or harmed during any part of the development, all work shall cease until further advice has been sought from a qualified and 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.

9 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.

10 Precise specifications and samples of walling, roofing, door and window 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, ENV3 and H17 of the Ribble Valley Districtwide Local Plan.

11 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2008 (or any Order revoking, amending 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, and Part 2, 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.

12 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2008 (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 to safeguard the original character of the building, in accordance with Policies G1, H15, H16 and H17 of the Ribble Valley Districtwide Local Plan, and PPS5.

13 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.

**3/2011/0328**

**Decision Date:**
27/06/2011

**Clitheroe**
Advertisements

**Development Address:**
Perry's Car Sales Waterloo Road
Clitheroe Lancashire BB7 1NS

**Development Description:**
Four internally illuminated fascia signs and one internally illuminated totem sign.

| Grid Reference | |
|---|---|
| 374628 | 442046 |

**Officer:** Rachel Horton
**Decision Type:** APPROVED WITH CONDITIONS

1 This permission shall relate to Drg. No. MAJ0314 in relation to the illuminated fascia signs and Drg. No. MAJ0315 in relation to the illuminated totem sign.

Reason: For the avoidance of doubt and to ensure that the development is carried out in accordance with the submitted plans in order to comply with Policy G1 of the Ribble Valley Districtwide Local Plan.

2 Notwithstanding the approved drawings (MAJ0314 & MAJ0315) the signs shall not be illuminated outside of the agreed hours of use of the premises they relate to (09.00 to 21.00 Monday to Saturday and 10.00 to 18.00 Sundays and Bank Holidays) as per approved application no. 3/2010/0916.

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

3 Any advertisement displayed, and any site used for the display of advertisements, shall be maintained in a clean and tidy condition to the reasonable satisfaction of the Local Planning Authority.

Reason: In the interests of visual amenity and in accordance with Policies G1of the Ribble Valley Districtwide Local Plan.

4 Any structure or hoarding erected or used principally for the purpose of displaying advertisements shall be maintained in a safe condition.

Reason: Required by the Town and Country Planning (Control of Advertisements) Regulations 2007.

5 Where an advertisement is required under these Regulations to be removed, the removal shall be carried out to the reasonable satisfaction of the Local Planning Authority.

Reason: Required by the Town and Country Planning (Control of Advertisements) Regulations 2007.

6 No advertisement shall be sited or displayed so as to obscure, or hinder the ready interpretation of, any road traffic sign, railway signal or aids to navigation by water or air, or so as otherwise to render hazardous the use of any highway, railway, waterway or aerodrome (civil or military).

Reason: Required by the Town and Country Planning (Control of Advertisements) Regulations 2007.

**3/2011/0335**

**Grindleton**

Applications for full consent

**Development Address:**

Recreation Ground Sawley Road
Grindleton Lancashire

**Grid Reference**

376119 445715

**Development Description:**

Groundsman's store to house grass cutters and general maintenance equipment.

**Decision Date:**

27/06/2011

**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 Drawing No. 70/6/2 Rev. A.

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 23rd of June 2011.

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

4 Prior to commencement of any site works including delivery of building materials and excavations for foundations or services all trees identified on the scheme drawing shall be protected in accordance with the BS5837 [Trees in Relation to Construction].

The root protection zone shall be 10 x the DBH and shall remain in place until all building work has been completed and all excess materials have been removed from site including soil/spoil and rubble.

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

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

Reas

5 The landscaping scheme proposed shall be implemented in the first planting season following use of the development 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: In the interests of the amenity of the area and to comply with Policies G1, ENV1 and ENV13 of the Ribble Valley Districtwide Local Plan.