Council Offices
Church Walk
Clitheroe BB7 2RA
Tel: 01200 414518

Fax: 01200 414487

Directors Stewart Bailey John Heap Jane Pearsor
Chief Executive - Marshal Scot

DX Clitheroe 15157

RIBBLE VALLEY BOROUGH COUNCIL

Planning Applications decided week ending: 22 July 2011

3/2010/0851

Decision Date:
20/07/2011

Bashall Eaves and Mitton
Agricultural determination

Development Address:
land at Backridge Farm Twitter Lane Bashall Eaves Lancashire

Grid Reference
372134 442424

Development Description:
Agricultural building to store silage and straw.

Officer: Claire Booth
Decision Type: PERMISSION REQUIRED

3/2010/0881

Decision Date:
15/07/2011

Ribchester
Applications for full consent

Development Address:
Moor House Farm Clitheroe Road Knowle Green Lancashire

Grid Reference
364664 437851

Development Description:
Retrospective application for engineering operation to form pond with inlet and outfall and platform landing, including change in land levels.

Officer: Colin Sharpe
Decision Type: APPROVED WITH CONDITIONS

1 This permission shall relate to the development as shown on drawing numbers 0382/93/01B, 05A, 10A, 20A, 30, 35, 40 and 45.

REASON: For the avoidance of doubt and to confirm that the development for which retrospective permission is granted is as shown on the submitted drawings.

2 The pond and the land surrounding it shall be treated in accordance with the recommendations at paragraph 4.11 to 4.14 of the Ecological Appraisal Report dated November 2010 by Bowland Ecology that was submitted with the application.

REASON: In the interests of ecology and bio diversity and to comply with Policies G1, ENV1, ENV2 and ENV10 of the Ribble Valley Districtwide Local Plan.

3 Within 2 months of the date of this permission, details of a scheme of landscaping for the site shall be submitted to and approved in writing by the Local Planning Authority. Specifically, this scheme shall include the retention of existing trees and details of measures to ensure their long-term health and stability; it shall show a reduction in the angle of slope of the embankment and the planting of appropriate native species upon it; and shall include a number of new trees in mitigation for the potentially harmful effects on existing trees by earthworks that have already been carried out. In more general terms, this 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 landscape, including details of any proposed changes of level or landform.

The landscaping scheme shall be carried out in the first planting season following its approval and shall be maintained thereafter for a period of not less

3/2011/0177

Salesbury

Certificate of Lawfulness - Proposed

Grid Reference
367530 433910

Development Description:
Application for a Lawful Development Certificate for a proposed detached building containing gym, store, two games rooms and bathroom within the curtilage of Blue Trees. New drainage to connect into the existing and in materials to match the existing style.

Decision Date:
18/07/2011

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

Officer: Colin Sharpe
Decision Type: REFUSED

1 Following careful examination of the history of the application site; the details of the application as originally submitted and as amended; and relevant case law in relation to applications for Lawful Development Certificates in relation to detached curtilage buildings, the Council's opinion is that the proposed development does not constitute permitted development as defined by Class E of Part 1 of the Town and Country Planning (General Permitted Development) (Amendment) (No 2) (England) Order 2008. The Council has paid regard to the following matters:

· The dwelling, Blue Trees was itself originally constructed as a swimming pool, gymnasium etc as an incidental building to the dwelling Hill Top Bungalow, it then became annex living accommodation and then (through the grant of planning permission) an independent dwelling.
· Blue Trees already has a detached garage measuring 12m x 9m (some of the floor space of which could be used for incidental storage/recreational purposes).
· An application for

3/2011/0187

Aighton, Bailey & Chaigley

Applications for full consent

Grid Reference
368342 437933

Development Description:
Demolition of the existing detached garage and replacement garage to be built and driveway with turning area.

Decision Date:
15/07/2011

Development Address:
10 The Dene Hurst Green
Lancashire BB7 9QF

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. PA - 0078.

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

3 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".

4 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".

5 This permission shall inure for the benefit of the owner of the property known as "No 10 The Dene" only, and not for the benefit of the land nor any other person or persons, whether or not having an interest in the land.

REASON: For the avoidance of doubt, and in the interests of highway safety. The separation of the garage from the dwelling creating the situation of two separately owned parcels of land with two separate vehicular access points to and from The Dene could prove injurious to highway safety and potentially to the amenities of neighbouring properties on The Dene. In this instance, the Local Planning Authority considers that this would require further consideration.

3/2011/0230

Bolton-by-Bowland, Gisburn Forest and Sawley

Alter or Extend a Listed Building

Development Address:
Primrose Cottage 4 Main Street
Bolton By Bowland Lancashire

Development Description:
Structural improvements relating to the conversion of external stone building and alterations to rear elevation wall (Listed Building Consent).

Grid Reference
378441 449347

Decision Date:
15/07/2011

Officer: Adrian Dowd
Decision Type: REFUSED

1 The proposed remodelling of the rear elevation would result in the loss of important historic fabric and introduce an incongruous and conspicuous window pattern to part of the listed building's rear facade. This would be harmful to the character, setting and significance of the listed building.

3/2011/0231

Bolton-by-Bowland, Gisburn Forest and Sawley

Applications for full consent

Development Address:
Primrose Cottage 4 Main Street
Bolton By Bowland Lancashire

Development Description:
Structural improvements relating to the conversion of external stone building and alterations to rear elevation wall.

Grid Reference
378441 449347

Decision Date:
15/07/2011

Officer: Adrian Dowd
Decision Type: REFUSED

1 The proposed remodelling of the rear elevation would result in the loss of important historic fabric and introduce an incongruous and conspicuous window pattern to part of the listed building's rear facade. This would be harmful to the character, setting and significance of the listed building and contrary to Policies ENV20 and ENV19 of the Ribble Valley Districtwide Local Plan.

3/2011/0239

Billington and Langho

Applications for full consent

Development Address:
land opposite 3 Elker Mews
Billington Lancashire BB7 9NF

Development Description:
Proposed demolition of the existing sheet metal storage shed. Proposed new build block and stone building, for garden storage, potting and seeding.

Grid Reference
371839 435384

Decision Date:
15/07/2011

Officer: Claire Booth
Decision Type: APPROVED WITH CONDITIONS

1 1. The development must be begun no later than the expiration of three years beginning with the date of this permission.

REASON: Required to be imposed in pursuance to Section 91 of the Town and Country Planning Act 1990.

2 2. This permission shall be implemented in accordance with the proposal as amended by the plan received on the 17 June 2011, Drawing number Clarke 01. A-B.

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

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

REASON: In order to safeguard nearby residential amenities as provided for within Policies G1 and H10 of the Ribble Valley Districtwide Local Plan and the adopted Supplementary Planning Guidance "Extensions and Alterations to Dwellings".

3/2011/0246

Pendleton

Applications for full consent

Development Address:
Pendle Ski Club Clitheroe Road
SabdenLancashire BB7 9HN

Development Description:
Proposed extension to the nursery slope and nursery slope tow, erection of three new floodlights and formation of new counter slope at the end of the main slope.

Grid Reference
377170 438976

Decision Date:
15/07/2011

Officer: Colin Sharpe
Decision Type: APPROVED WITH CONDITIONS

1 The development must be begun no later than the expiration of three years beginning with the date of this permission.

REASON: Required to be imposed in pursuance to Section 91 of the Town and Country Planning Act 1990.

2 This permission shall relate to the proposal as shown on the amended plan received by the Local Planning Authority on 29 June 2011 (drawing number 11/003/1C).

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

3 Prior to the commencement of development (including any ground clearance/preparation works) a Method Statement shall be submitted to and approved in writing by the Local Planning Authority in relation to the proposed translocation of the grassland from the area of the proposed nursery slope extension to the identified receiving area as shown on drawing number 11/003/1C. The Method Statement shall include the following:

· Confirmation/amplification of the details of the method of translocation as stated on Drawing No 11/003/1C.
· Details of a maintenance regime for the area of translocated grassland over a period to be specified/agreed with the Local Planning Authority.
· A timetable/order for the carrying out the required mitigation measures and the approved operational development (ie the formation of the nursery slope extension, the counter-slope and the erection of the three lighting columns).

The development shall be carried out strictly in accordance with the approved Method Statement.

R

3/2011/0359

Longridge

Applications for full consent

Development Address:
53 Higher Road Longridge
Lancashire PR3 3SX

Development Description:
Proposed gable end single storey extension to be used as storage for goods.

Grid Reference
360947 437554

Decision Date:
15/07/2011

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 be implemented in accordance with the proposal as amended by plans received on the 29th of June 2011. Drawing No. 2562 01 B in relation to existing floor plans/elevations and the existing and proposed roof plan. Drawing No. 2562 02 B in relation to the proposed floor plan and elevations.

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

3 The proposed storage area shall not be used for any other purpose (including use as a shop floor area) without the formal consent of the Local Planning Authority.

REASON: To comply with Policy G1 of the Ribble Valley Districtwide Local Plan. The expansion of the shop floor area may have an impact upon the amenity of neighbouring residents.

3/2011/0360

Bolton-by-Bowland, Gisburn Forest and Sawley

Applications for full consent

Development Address:
Hartleys Farm Tosside Skipton
Yorkshire BD23 4SQ

Development Description:
Extension of existing caravan site to provide an additional 10 caravan pitches.

Grid Reference
376845 455530

Decision Date:
19/07/2011

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 HF01 and HF02.

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

3 The approved Lancashire hedgerow species mix, detailed on drawing no HF02 scheme shall be implemented in the first planting season following occupation or 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 plant which is removed, or dies, or is seriously damaged, or becomes seriously diseased, by a species of similar size to those originally planted.

REASON: In the interests of the amenity of the area and to comply with Policies G1 and ENV1 of the Ribble Valley Districtwide Local Plan.

4 The caravan pitches/hardstandings hereby approved shall be used for the siting of touring caravans for holiday accommodation only and under no circumstances whatsoever shall they be used for the occupation of a caravan for a person's primary residence.

REASON: In accordance with Policies G5, RT1 and RT5 of the Ribble Valley Districtwide Local Plan, in order to limit occupation of the site ensuring it remains for touring caravans for holiday accommodation only.

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

The root protection zone shall be 12 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 contr

6 The caravan pitches, car parking and access road approved by virtue of this permission shall be surfaced or paved and laid out with a one way system in operation, in accordance with a scheme to be submitted to and approved in writing by the Local Planning Authority. The proposed access road, caravan pitches and a clearly marked a one-way system, shall all be constructed in accordance with the approved plan prior to extension to the caravan park hereby permitted becomes operative.

Reason: To comply with Policies G1 and RT1 of the Ribble Valley Districtwide Local Plan, and to allow for the effective use of the parking areas and the safe flow of vehicular traffic around the site.

7 Prior to the extension to the existing caravan site hereby approved being brought into use, the condition of the farm access should be improved for a distance of 15m back from the edge of carriageway, and shall be appropriately paved in tarmacadam or concrete.

Reason: To comply with Policy G1 of the Ribble Valley Districtwide Local Plan and to prevent loose surface material from being carried on to the public highway thus causing a potential source of danger to other road users, and to provide emerging vehicles with a surface that allows for consistent vehicle control on entering the highway,

3/2011/0385

Decision Date:
19/07/2011

Officer: Rachel Horton
Decision Type: APPROVED WITH CONDITIONS

Longridge
Applications for full consent

Development Address:
The Barn No.2 High House Farm
Dilworth Longridge Lancashire

Development Description:
Substitution of house type to include three additional rear Velux Conservation roof light windows. Relocate two of the three front Velux Conservation roof light windows (as per previous planning consent). West (rear) elevation - change window to glass door. South (side) elevation - change double doors to full height window. (Resubmission of application 3/2010/0529).

Grid Reference	
363050	438925

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

Reason: Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990

2 All the external works of the development hereby permitted shall be completed before the expiration of two 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 This permission shall relate to Drawing Nos. 1205_001 in relation to the existing elevations, 1205_200 in relation to proposed elevations, 1205_100 in relation to the proposed ground floor plan, 1205_101 in relation to the proposed first floor plan and Drawing No. 1205_003 in relation to the proposed roof plan.

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

4 Notwithstanding the provisions of the Town and Country Planning General Permitted Development Order 2008 (or any order revoking or re-enacting that Order) any future extensions, 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 H17 of the Ribble Valley Districtwide Local Plan.

5 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 H18 of the Ribble Valley Districtwide Local Plan.

6 This permission shall relate to the proposed conversion in accordance with the structural appraisal submitted as part of previously approved application 3/2010/0529 dated 2 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.

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

Reason: To comply with Policies G1, H16 and H17 of the Ribble Valley Districtwide Local Plan to ensure a satisfactory standard of appearance in the interests of visual amenity.

8 All new 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.

9 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.

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

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

11 The garage 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.

Reason: In accordance with Policies G1 and ENV1 of the Ribble Valley Districtwide Local Plan ensuring a satisfactory standard of external appearance given the location of the property in the Forest of Bowland Area of Outstanding Natural Beauty.

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 application 3/2010/0529 dated 12 August 2010. In particular any work to the roof shall be undertaken between March and November and pointing of walls shall not be carried out between mid November to early March. Should bats be found all work shall cease until further advice has been sought from a 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.

13 The access track to the conversion shall remain ungated at all times.

Reason: To comply with Policy G1 of the Ribble Valley Districtwide Local Plan in order to ensure the full and effective use of the access track.

3/2011/0390

Wilpshire

Applications for full consent

Development Address:
4 Knowsley Road Wilpshire
Blackburn Lancashire BB1 9PX

Grid Reference
368657 431859

Development Description:
Proposed single storey rear extension to extend kitchen and two-storey rear/side extension to form utility room with en-suite bathroom over.

Decision Date:
20/07/2011

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 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 The permission shall relate to the development as shown on Drawing Number: 11/1986/1 and 11/1986/2.

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

3/2011/0392

Ribchester

Applications for full consent

Development Address:
30 Blackburn Road Ribchester
Lancs PR3 3ZP

Grid Reference
365135 435384

Development Description:
Proposed utility room/shower room to rear of property.

Decision Date:
20/07/2011

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 18 of the Planning (Listed Building and Conservation Areas) Act 1990.

2 The building shall be faced in red brick and roofed in natural blue slate unless alternative materials have first been agreed in writing with the Local Planning Authority.

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

3 The permission shall relate to the development as shown on Drawing Numbers:

179/02 and 179/03

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

3/2011/0423

Downham

Applications for full consent

Development Address:
Smithfield Farm Twiston Lane
Downham Lancashire BB7 4DF

Development Description:
Proposed roof over existing yard to provide weather protection to stored timber in connection with existing use.

Grid Reference	
378917	444419

Decision Date:
20/07/2011

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's 2272:10 Rev. A and 2272:11.

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

3 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, before any site works are begun.

The root protection zone 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 a

4 Precise specifications or samples of roofing materials 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. .

3/2011/0469

Longridge

Discharge of Conditions

Development Address:
34 Dilworth Lane Longridge
Lancashire PR3 3ST

Development Description:
Application for the discharge of condition no.4 (materials), condition no.5 (floor levels), condition no.7 (foul and surface water disposal) and condition no. 8 (foul drainage conveyance) of planning consent 3/2010/0895P.

Grid Reference	
361004	437298

Decision Date:
20/07/2011

Officer: Graeme Thorpe
Decision Type: APPROVED WITH CONDITIONS

1 Condition no.4 (materials),
Condition no.5 (floor levels),
Condition no.7 (foul and surface water disposal), and
Condition no. 8 (foul drainage conveyance).

3/2011/0491

Bashall Eaves and Mitton

Agricultural determination

Development Address:

Thirty Acres Farm Edisford Bridge Clitheroe Lancashire BB7 3LJ

Grid Reference

371836 441175

Development Description:

Steel Portal Framed building to provide covering to yard to prevent dirty water.

Decision Date:

22/07/2011

Officer: Claire Booth

Decision Type: PERMISSION NOT REQUIRED

3/2011/0554

Ribchester

Application for tree works

Development Address:

The Churchyard St Wilfreds Parish Church Ribchester PR3 3XS

Grid Reference

374170 441987

Development Description:

Fell two oak trees, one cherry tree and one horse chestnut tree.

Decision Date:

20/07/2011

Officer: David Hewitt

Decision Type: APPROVED NO CONDITIONS