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RIBBLE VALLEY BOROUGH COUNCIL

Planning Applications decided week ending: 9 September 2011

3/2011/0122

Decision Date: 09/09/2011

Clitheroe

Discharge of Conditions

Development Address:
Pimlico Farm Barn Pimlico Road
Clitheroe Lancashire BB7 4PZ

Grid Reference 374798 443198

Development Description:
Application for the discharge of condition no.2 (building record), condition no.3 (painting), condition no.4 (wall treatment), condition no.5 (windows and doors), condition no.6 (glazed screen/door), condition no.7 (various specifications) and condition no.8 (roof covering), of planning consent 3/2010/0466P.

Officer: Adrian Dowd
Decision Type: APPROVED NO CONDITIONS

3/2011/0342

Decision Date: 05/09/2011

Clitheroe

Applications for full consent

Development Address:
7 Hawthorne Place Clitheroe
Lancashire BB7 2HU

Grid Reference 374260 442352

Development Description:
Proposed single storey rear extension (Part Retrospective).

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 This permission shall be implemented in accordance with the proposal as amended by the plan received on the 12 August 2011.

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

1 The proposed single storey rear extension by virtue of the increase in height, width and change in roof type would have an overbearing impact on the adjacent residential property to the detriment of residential amenity and as such be contrary to policies G1 and H10 of the Ribble Valley Districtwide Local Plan and the Council's adopted Suplemenatry Planning Guidance on Extensions and Alterations to Dwellings.

4 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".

3/2011/0345

Decision Date: 08/09/2011

Simonstone

Applications for full consent

Development Address:
Sunnyside Dean Top Whalley Road
Simonstone Lancashire

Grid Reference 377907 434268

Development Description:
Two storey extension to the side (East) elevation with balcony at first floor level, new porch to rear (North) elevation with balcony at first floor level. Demolition of outhouse to rear and alterations to hard standing.

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 17th of August which include Drawing Nos: SIA/01 Dwg 05 in relation to the existing landscaping details and SIA/01 Dwg 04 in relation to the proposed landscaping details as well as Drawing Nos: SIA/01 Dwg 02 in relation to the existing floor plans and elevations and SIA/01 Dwg 03 in relation to the 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 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 and the adopted Supplementary Planning Guidance - "Extensions and Alterations to Dwellings".

4 The development shall be carried out in strict accordance with the actions and methods identified in the mitgation plan on page 5. of the bat survey and report submitted with the application dated the 30th of May 2011 and in the event that any bats are found or disturbed during any part of the development 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.

5 A tree protection monitoring procedure including a time scale for site visits and remedial tree works shall be agreed in writing with the local planning authority.

Prior to commencement of any site works, including delivery of building materials and excavations for foundations or services all trees identified on drawing number 04 [SIA/01] dated 20/06/2011, 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 [the area of the root soil environment measured from the centre of the trunk] 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 sha

6 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

3/2011/0393

Decision Date:
06/09/2011

Sabden
Applications for full consent

Development Address:
129 Whalley Road Sabden
Clitheroe Lancashire BB7 9EA

Development Description:
Single storey extension to rear of property and demolition of existing lean-to to rear of property.

Grid Reference	
377525	437327

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 This permission shall be implemented in accordance with the proposal as amended by the plan received on the 15 July 2011.

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

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(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".

4 The permission shall relate to the development as shown on Drawing Nos. 2788/104 and 2788/203.

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

3/2011/0465

Longridge

Applications for full consent

Development Address:

Stonebridge Mill Preston Road
Longridge Lancashire PR3 3AN

Grid Reference

360099 437010

Development Description:

Change of use of land to form new vehicle access road off the highway to serve the commercial units.

Decision Date:

09/09/2011

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 plan received on the 26th of August (Drawing No: 11015.02 Rev. A) in relation to the proposed site access.

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

3/2011/0470

Sabden

Discharge of Conditions

Development Address:

Cobden Farm Watt Street Sabden
Lancashire BB7 9ED

Grid Reference

377036 436496

Development Description:

Application to discharge condition no.5 (site investigation) condition no. 6 (materials) condition no. 10 (conservation Velux rooflights) and condition no. 16 (building record and investigation) of planning consent 3/2010/0741P.

Decision Date:

09/09/2011

Officer: Graeme Thorpe

Decision Type: APPROVED WITH CONDITIONS

1 Condition no.5 (site investigation),
Condition no. 6 (materials),
Condition no. 10 (conservation Velux rooflights), and
Condition no. 16 (building record and investigation).

3/2011/0488

Decision Date: 08/09/2011

Newton

Applications for full consent

Development Address:
The Hey Barn Back Lane Newton
Lancashire BB7 3EE

Development Description:
Proposed erection of a single garage within the curtilage of an existing building/dwelling house.

Grid Reference
367568 452304

Officer: Rachel Horton
Decision Type: REFUSED

1 The proposal is considered contrary to Policies G1, ENV1 and H17 of the Ribble Valley Districtwide Local Plan. The proposed garage by virtue of its size, design and siting would dilute the character of the dwelling, and as a result have a materially harmful effect upon the setting of this traditional farm building to the visual detriment of the landscape designated as an Area of Outstanding Natural Beauty.

3/2011/0490

Decision Date: 06/09/2011

Aighton, Bailey & Chaigley

Certificate of Lawfulness - Existing

Development Address:
3 Bailey Green Cottages Longridge Road Hurst Green Lancs

Development Description:
Application for a Lawful Development Certificate for the existing use of land as a residential garden.

Grid Reference
367198 437888

Officer: Graeme Thorpe
Decision Type: APPROVED NO CONDITIONS

1 1. On the basis of the evidence provided and having visted the site, it is considered that sufficient evidence has been provided to show that the land adjacent to 3 Bailey Green Cottages (as outlined in red on the submitted plan) has been used for ancillary residential use for over 10 years.

3/2011/0508

Decision Date: 07/09/2011

Longridge

Applications for full consent

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

Development Description:
Proposed change of use of the existing offices above a shop from class A2 to form two flats (class C3).
Re-submission of planning application 3/2011/0245P.

Grid Reference
360495 437365

Officer: Claire Booth
Decision Type: REFUSED

1 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

2 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.

3/2011/0513

Decision Date: 06/09/2011

Chatburn

Applications for full consent

Development Address:
70A Downham Road Chatburn
Lancashire BB7 4AU

Development Description:
Change of use of part of the property from Sui Generis to residential.

Grid Reference
377221 444239

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 044-01-99 and 044-01-00-0213-P-A/001.

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

Planning Applications decided week ending: 9 September 2011

3/2011/0528

Decision Date: 09/09/2011

Aighton, Bailey & Chaigley

Applications for full consent

Development Address:
St. Peters Catholic Club Avenue Road Hurst Green Lancashire

Development Description:
Change of use of part of lower ground floor of existing social club to create 1no. self-contained flat including internal alterations involving removal of an internal wall.

Grid Reference	
368524	437979

Officer: Adrian Dowd
Decision Type: REFUSED

1 The proposal has an unduly harmful impact upon the character and significance of the listed building because of the loss of important historic fabric and the disruption to historic plan form. This is contrary to Policy ENV20 of the Ribble Valley Districtwide Local Plan.

3/2011/0529

Decision Date: 09/09/2011

Aighton, Bailey & Chaigley

Alter or Extend a Listed Building

Development Address:
St Peters Catholic Club Avenue Road Hurst Green Lancashire

Development Description:
Change of use of part of lower ground floor of existing social club to create 1no. self-contained flat including internal alterations involving removal of an internal wall.

Grid Reference	
368524	437979

Officer: Adrian Dowd
Decision Type: REFUSED

1 The proposal has an unduly harmful impact upon the character and significance of the listed building because of the loss of important historic fabric and the disruption to historic plan form. This is contrary to Policy ENV20 of the Ribble Valley Districtwide Local Plan.

3/2011/0557

Decision Date: 08/09/2011

Horton

Removal of Condition

Development Address:
Burons Laithe Horton Skipton Yorkshire BD23 3JT

Development Description:
Application for the removal of condition no. 2 (occupancy period) of planning consent 3/2004/0523P, to allow the holiday let to be used as permanent residential accommodation.

Grid Reference	
386329	450532

Officer: Graeme Thorpe
Decision Type: REFUSED

1 The proposal is considered to be contrary to the advice in Paragraph 69 of Planning Policy Statement 3:Housing (PPS3) and the requirements of saved Policies G1, G5, ENV3, H2, H15 and H23 of the Ribble Valley Districtwide Local Plan. Removal of the condition would result in the formation of a new dwelling in an unsuitable, unsustainable and isolated location in an area of open countryside, with the potential for the intensified use of the new unit with unrestricted occupancy potentially causing detrimental effects upon the character and appearance of the locality due to the impact of domestic paraphernalia.

3/2011/0563

Decision Date: 06/09/2011

Billington and Langho

Applications for full consent

Development Address:
23 Walmsley Brow Billington Lancashire BB7 9TT

Development Description:
Proposed single storey rear extension to rear of the dwelling.

Grid Reference	
372771	435808

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: RH/320110563/01 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.

3/2011/0566

Whalley

Certificate of Lawfulness - Proposed

Development Address:
The Laurels 2 Maple Close Whalley
Lancashire BB7 9AG

Grid Reference
373636 436912

Development Description:
Application for a Lawful Development Certificate for the proposed infilling of the arches on the North East and West elevations with glazing, remodelling and improving appearance of elevations by adding stone surrounds to openings, renewing render finish, replacing and altering windows and bay window configurations, replacement of brad stone below DPC level with smooth cut natural stone.

Decision Date:
06/09/2011

Officer: Rachel Horton
Decision Type: APPROVED NO CONDITIONS

1 The proposed works as identified on Drawing No. 4151-02B in relation to the proposed floor plan and elevations constitute permitted development under the schedule to Part 1, Class A, of the Town and Country Planning (General Permitted Development) (Amendment) (No.2) (England) Order 2008.

3/2011/0572

Longridge

Applications for full consent

Development Address:
16 Hesketh Road Longridge
Lancashire PR3 2PE

Grid Reference
360023 437644

Development Description:
Re-submission of application 3/2011/0337 for a two storey side and single storey rear extension

Decision Date:
06/09/2011

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 Nos. 01 in relation to existing floor plans and elevations, 02 Rev. A in relation to proposed floor plans and 03 Rev.A in relation to proposed elevations and the site plan.

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 2008 (or any Order revoking, amending or re-enacting that Order) the north-eastern gable elevation of the two-storey side extension at first floor level 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".

3/2011/0573

Wilpshire

Applications for full consent

Development Address:
5 Anderson Road Wilpshire
Lancashire BB1 9LZ

Grid Reference
369298 433040

Development Description:
Proposed conservatory to the rear of a semi-detached bungalow.

Decision Date:
07/09/2011

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 Drawing No: 171480611/2.

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

3 Before occupation of the rear extension, a close boarded screen fence measuring 1.8 metres in height shall be erected on the shared boundary with no. 7 Anderson Road and shall thereafter be retained, the materials and type shall have been submitted to and approved by the Local Planning Authority before their use in the proposed works.

Reason: To provide an effective screen in the interests of amenity and in accordance with Policies G1 and H10 of the Ribble Valley Districwide Local Plan (adopted June 1998).

3/2011/0589

Grindleton

Removal of Condition

Development Address:
Wheelwright Cottage Back Lane
Grindleton Lancashire BB7 4RW

Grid Reference
375954 445603

Development Description:
Application to remove condition no.18 (relating to occupancy eligibility) of 3/2000/0811P.

Decision Date:
07/09/2011

Officer: Graeme Thorpe
Decision Type: APPROVED NO CONDITIONS

3/2011/0590

Longridge

Applications for full consent

Development Address:
10 Holly Grove Longridge
Lancashire PR3 3HR

Grid Reference
360440 437638

Development Description:
Proposed two-storey side extension including rear dormer.

Decision Date:
06/09/2011

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: 1120/02 in relation to the existing floor plans and elevations and Drawing No: 1120/02 Rev. A in relation to the 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 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 northern gable elevation of the two-storey side extension, at first floor level, 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".

3/2011/0594

Gisburn

Applications for full consent

Development Address:
access road to Dudland Hollins land off Gisburn Rd Sawley Lancs

Grid Reference
381210 447582

Development Description:
Improvements to existing access road serving Dudland Hollins (tarmac surface). Fields and roadway to remain as agricultural.

Decision Date:
09/09/2011

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: 3744-54 in relation to the length of access track to be resurfaced.

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

3 The tarmac used in the resurfacing of the track shall match in colour and grade, the existing tarmacadam access track which leads to the property.

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 ENV3 of the Ribble Valley Districtwide Local Plan.

3/2011/0614

Decision Date: 07/09/2011

Clitheroe
Applications for full consent
Development Address:
11 Goosebutts Lane Clitheroe
Lancashire BB7 1JT

Development Description:
Proposed single storey rear extension.

Grid Reference
374918 441285

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 Nos: PL-346 SHT 1 in relation to the existing floor plan, roof plan and elevations, PL-346 SHT 2 in relation to the proposed floor plan and roof plan and PL-346 SHT 3 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.

3/2011/0638

Decision Date: 05/09/2011

Simonstone
Agricultural determination
Development Address:
Law Farm Trapp Lane Simonstone
Burnley Lancs BB12 7JE

Development Description:
Proposed open silo clamp.

Grid Reference
377884 435085

Officer: Claire Booth
Decision Type: PERMISSION NOT REQUIRED

3/2011/0639

Decision Date: 05/09/2011

Simonstone
Agricultural determination
Development Address:
Law Farm Trapp Lane Simonstone
Burnley Lancashire BB12 7JE

Development Description:
To excavate an area 20m x 20m into slope of land to create silo store. Excavation material bunded to side and rear.

Grid Reference
377838 435079

Officer: Claire Booth
Decision Type: PERMISSION NOT REQUIRED

3/2011/0663

Decision Date: 08/09/2011

Balderstone
Certificate of Lawfulness - Existing
Development Address:
Samlesbury Aerodrome Balderstone
Blackburn BB2 7LF

Development Description:
Certificate of lawfulness for an existing development of industrial plant for the storage of water.

Grid Reference
362013 431439

Officer: Graeme Thorpe
Decision Type: APPROVED NO CONDITIONS

1 In accordance with the provisions of the Town and Country Planning (General Permitted Development) (Amendment) (England) Order 2010, the development subject to this application, and indicated on submitted plan drawing number's 1227(11) ME04 Rev. E and 1227 (53) M06 Rev. F, is considered to be permitted development, wholly compliant with Part 8 (B) (a). It is therefore confirmed that a full planning application was not required.

3/2011/0689

Chipping

Application for tree works

Development Address:
12 Talbot Street Chipping PR3 2QE

Development Description:
Fell apple tree

Grid Reference	
362288	443305

Decision Date:
09/09/2011

Officer: David Hewitt
Decision Type: APPROVED NO CONDITIONS

3/2011/0691

Longridge

Application for tree works

Development Address:
54 Fell Brow Longridge PR3 3RY

Development Description:
Prune leylandii (T1 and T4) to prevent overhang into road and garden, eliminate excessive shading and increase light onto lawn. Prune apple and pear trees (T3 and T2) to eliminate excessive shading.

Grid Reference	
360528	437083

Decision Date:
09/09/2011

Officer: David Hewitt
Decision Type: APPROVED WITH CONDITIONS

1 All tree work hereby granted consent shall be in accordance with BS3998 for tree work

2 There shall be no deviation from the tree work hereby granted consent

3 Consent is hereby granted for Crown Thinning in accordance with the details of the application as submitted

4 Consent is hereby granted for Crown Lifting in accordance with the details included in the application as submitted.

3/2011/0694

Ribchester

Application for tree works

Development Address:
Tillycliffe Cottage 11 New Row Cottages Clitheroe Road Knowle Green PR3 2YS

Development Description:
Fell dead sycamore tree

Grid Reference	
364846	438184

Decision Date:
09/09/2011

Officer: David Hewitt
Decision Type: APPROVED WITH CONDITIONS

1 All tree work hereby granted consent shall be in accordance with BS3998 for tree work

2 There shall be no deviation from the tree work hereby granted consent