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RIBBLE VALLEY BOROUGH COUNCIL

Planning Applications decided week ending: 23 September 2011

3/2010/0719

Decision Date:
19/09/2011

Clitheroe
Outline

Development Address:
land off Henthorn Road Clitheroe
Lancashire

Development Description:
Proposed development of up to 270 residential dwellings, doctors surgery, landscape, open space, highways and associated works.

Grid Reference	
372930	441082

Officer: Sarah Westwood
Decision Type: REFUSED

1 Application for approval of reserved matters must be made not later than the expiration of 5 years beginning with the date of this permission and the development must be begun not later than whichever is the latter of the following dates:

(a) the expiration of 5 years from the date of this permission; or

(b) the expiration of 2 years from final approval of the reserved matters, or in the case of approval of different dates, the final approval of the last such matter to be approved.

REASON: In order that the Local Planning Authority shall be satisfied as to the details and because the application was made for outline permission and comply with Policy G1 of the Ribble Valley Districtwide Local Plan.

2 Detailed plans indicating the design and external appearance of the buildings, landscape and boundary treatment, parking and manoeuvring arrangements of vehicles, including a contoured site plan showing existing features, the proposed slab floor level and road level (called the reserved matters) shall be submitted to and approved by the Local Planning Authority before development commences.

REASON: To comply with Policy G1 of the Ribble Valley Districtwide Local Plan and in order that the Local Planning Authority should be satisfied as to the details and because the application was made for outline permission.

3 This outline planning permission shall be read in conjunction with the Legal Agreement dated …

REASON: For the avoidance of doubt as the application is subject of an agreement.

4 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 the development and thereafter retained.

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

5 Development shall not begin until a scheme for surface water drainage and attenuation for the site, based on sustainable drainage principles and assessment of the hydrological and hydro geological context of the development has been submitted to and approved in writing by the Local Planning Authority. Details of the maintenance and management of the scheme after completion shall be included. The scheme shall subsequently be implemented in accordance with the approved details before the development is completed.

REASON: In order to comply with Policy G1 of the Ribble Valley Districtwide Local Plan in order to prevent the increased risk of flooding, to improve and protect water quality, to improve habitat and amenity and to ensure future maintenance of the surface water drainage system.

6 Development shall not begin until details of any works that will alter the existing ponds on site or details of any new ponds adjacent to them have been submitted to and approved in writing by the Local Planning Authority. The scheme shall subsequently be implemented in accordance with the approved details before development is completed.

REASON: In accordance with Policy G1 of the Ribble Valley Districtwide Local Plan to protect, restore and enhance the existing and/or proposed ponds within the site.

7 No development approved by this planning permission shall be commenced until:

a) A desktop study has been undertaken to identify all previous site uses, potential contaminants that might reasonably be expected given those uses and other relevant information. Using this information and diagrammatical representation (Conceptual Model) for the site of all potential contaminant sources, pathways and receptors has been produced.

b) A site investigation has been designed for the site using the information obtained from (a) above. This should be submitted to, and approved in writing, by the Local Planning Authority prior to that investigation being carried out on the site.

c) The site investigation and associated risk assessment have been undertaken in accordance with details approved in writing by the Local Planning Authority.

d) A Method Statement and Remediation Strategy, based on the information obtained from c) above has been submitted to and approved in writing by the Local Planning Authority.

8 Any application for the approval of reserved matters shall include specific details of the provision of a suitable noise barrier along the northern and eastern boundaries of the play area situated in the northeastern corner of the site adjacent to an existing kennels/cattery. The measures so submitted and approved in writing by the Local Planning Authority shall then be fully implemented to the written satisfaction of the Local Planning Authority and thereafter retained in perpetuity.

REASON: In accordance with Policy G1 of the Ribble Valley Districtwide Local Plan to prevent noise intrusion from normal activities on the adjacent Highways Council Depot and commercial units on The Sidings Business Park.

9 The submission of reserved matters in respect of layout, scale, appearance and landscaping and implementation of development shall be carried out in substantial accordance with the Design and Access Statement and illustrative masterplan 4370-P-02revI as amended dated 13 April 2011.

REASON: For the avoidance of doubt to define the scope of this permission.

10 The new estate road/access between the site and Henthorn Road shall be constructed in accordance with the Lancashire County Council Specification for Construction of Estate Roads to at least base course level before any development takes place within the site.

REASON: To comply with Policies G1 and T1 of the Ribble Valley Districtwide Local Plan and to ensure that satisfactory access is provided to the site before the development hereby permitted becomes operative.

11 Prior to commencement of construction works, facilities shall be provided within the site by which means the wheels of vehicles may be cleaned before leaving the site, the wheel cleaning facilities shall be retained throughout the life of the development.

REASON: To comply with Policy G1 of the Ribble Valley Districtwide Local Plan and to avoid the possibility of the public highway being affected by the deposit of mud and/or loose materials thus creating a potential hazard to road users.

12 No part of the development, hereby approved, shall commence until a scheme for the construction of the site access, a bollard or similar barrier arrangement on the pedestrian/cycle link at its junction with the caravan track and the off-site works of highway improvements has been submitted to, and approved by, the Local Planning Authority in consultation with the Highway Authority.

REASON: To comply with Policies G1 and T1 of the Ribble Valley Districtwide Local Plan and in order to satisfy the Local Planning Authority and the Highway Authority that the final details of the highway scheme/works are acceptable before work commences on site.

13 No development shall take place until the applicant, or their agent or successors in title, has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted by the applicant and approved by the Planning Authority.

REASON: To ensure and safeguard the recording of any archaeological deposits in accordance with Policies G1 and ENV14 of the Ribble Valley Districtwide Local Plan.

14 Prior to any works taking place in proximity to habitat suitable for use by otters (Lutra lutra), a survey for the presence of otters shall be carried out. The survey, together with proposals for mitigation/compensation (if required) shall be submitted to the Local Planning Authority for approval in writing in consultation with specialist advisors. Any necessary and approved measures for the protection of otters shall thereafter be implemented in full.

REASON: In the interests of protecting nature and conservation issues in accordance with Policies G1, ENV7 and ENV10 of the Ribble Valley Districtwide Local Plan.

15 No site clearance, site preparation or development work shall take place within 5m of the riverbank top unless a water vole (Arvicola terrestris) survey has been carried out in advance. The report of the survey (together with a scheme for mitigation/compensation, if required) shall be submitted to the Local Planning Authority for approval in writing in consultation with specialist advisors. Any necessary and approved measures for the protection of water voles shall thereafter be implemented in full.

REASON: In the interests of protecting nature and conservation issues in accordance with Policies G1, ENV7 and ENV10 of the Ribble Valley Districtwide Local Plan.

16 Prior to the commencement of any works to the watercourse there shall be a survey for whiteclawed crayfish (Austropotamobius pallipes). The report of the survey (together with proposals for mitigation/compensation, if required) shall be submitted to the Local Planning Authority for approval in writing in consultation with specialist advisors. Any necessary and approved measures for the protection of white-clawed crayfish shall thereafter be implemented in full.

REASON: In the interests of protecting nature and conservation issues in accordance with Policies G1, ENV7 and ENV10 of the Ribble Valley Districtwide Local Plan.

17 Prior to the commencement of works there shall be a repeat survey for the presence of badgers. The report of the survey (together with proposals for mitigation/compensation, if required) shall be submitted to the Local Planning Authority for approval in writing in consultation with specialist advisors. Any necessary and approved measures for the protection of badgers shall thereafter be implemented in full.

REASON: In the interests of protecting nature and conservation issues in accordance with Policies G1, ENV7 and ENV10 of the Ribble Valley Districtwide Local Plan.

18 Tree felling, vegetation clearance works, demolition work or other works that may affect nesting birds shall be avoided between March and July inclusive. In the event that works are carried out during the nesting period a comprehensive risk assessment in order to establish the absence/presence of nesting birds shall be submitted to the Local Planning Authority prior to any works taking place for approval in writing and any mitigation measures outlined therein shall be carried out to the satisfaction of the Local Planning Authority.

REASON: In the interests of protecting nature and conservation issues in accordance with Policies G1, ENV7 and ENV10 of the Ribble Valley Districtwide Local Plan.

19 All trees and hedgerows (and the Biological Heritage Site) being retained in or adjacent to the application site shall be protected during construction, in accordance with existing guidelines (e.g. BS5837: 2005 Trees in relation to construction - Recommendations).

REASON: In the interests of protecting nature and conservation issues in accordance with Policies G1, ENV7, ENV9, ENV10 and ENV13 of the Ribble Valley Districtwide Local Plan.

20 No site clearance, site preparation or development work shall take place until a habitat creation/enhancement and management plan has been submitted to and approved in writing by the Local Planning Authority in consultation with specialist advisors. The approved management plan shall thereafter be implemented in full. The plan shall include (but not be limited to) further details of measures for: the maintenance and enhancement of retained hedgerows, compensation for hedgerow losses; retention and enhancement of species-rich/neutral grassland (and measures for mitigation/compensation, if retention in situ is not possible); enhancement of the stream and associated habitat; native scrub and tree planting; maintenance and enhancement of part of the River Ribble BHS.

REASON: In the interests of protecting nature and conservation issues in accordance with Policies G1, ENV7, ENV9, ENV10 and ENV13 of the Ribble Valley Districtwide Local Plan.

21 Himalayan Balsam (Impatiens glandulifera) shall be eradicated from the site and working methods shall be adopted to prevent the spread of this species.

REASON: In the interests of protecting nature and conservation issues in accordance with Policies G1, ENV7, ENV9, ENV10 and ENV13 of the Ribble Valley Districtwide Local Plan.

22 Prior to the commencement of works, details of lighting shall be submitted to and approved by Ribble Valley Borough Council in writing. The lighting scheme shall be implemented in accordance with the approved scheme. The scheme shall demonstrate avoidance of artificial illumination of important wildlife habitats (the River Ribble and its banks, trees with bat roost potential, hedgerows used by foraging and commuting bats).

REASON: In the interests of protecting nature and conservation issues in accordance with Policies G1 and ENV7 of the Ribble Valley Districtwide Local Plan.

3/2011/0064

Decision Date:
16/09/2011

Billington and Langho
Applications for full consent

Development Address:
20 Bank Cottages Billington
Clitheroe Lancashire

Development Description:
Erection of a two-storey extension on the side (South) elevation.

Grid Reference	
372742	435776

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 drawing number RV/11/05 except for the references on the drawing to external materials and to a proposed French window and balcony on the side elevation.

REASON: For the avoidance of doubt and to ensure compliance with the submitted plans as amended by the applicant's letter dated 16 August 2011.

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. These details shall include a natural slate roof and either natural stone to all three elevations or natural stone to the front and side elevations with render on the rear elevation. The front elevation shall be coarsed stone and the side elevation (and possibly rear elevation) random stone. In the event of render being used on the rear elevation, details of its finish and colour shall be submitted for approval.

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 Notwithstanding the details shown on the submitted plan, the balcony and French window on the side elevation are deleted from the proposal. These should be replaced by a window (possibly with Juliette balcony) precise details of which shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of development.

REASON: To comply with the application as amended by the applicant's letter dated 16 August 2011 and in the interests of visual amenity in order to comply with Policy G1 of the Ribble Valley Districtwide Local Plan.

3/2011/0118

Aighton, Bailey & Chaigley
Applications for full consent

Development Address:
Stonyhurst College Clitheroe
Lancashire BB7 9PZ

Grid Reference
368986 439139

Development Description:
New build dining refectory building (1425sq.m.)

Decision Date:
16/09/2011

Officer: Adrian Dowd
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 Precise specifications and samples of external 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 to safeguard the setting of the listed building, the character of the registered historic park and garden and to ensure that the materials to be used are appropriate to the locality in accordance with Policies ENV19, ENV21 and G1 of the Ribble Valley Districtwide Local Plan.

3 Prior to commencement of any site works, including delivery of building materials and excavations for foundations or services the Copper Beech tree identified in the Agricultural Survey Report dated 13 August 2011 shall be protected in accordance with the BS5837 [Trees in Relation to Construction] the details of which shall be agreed in writing, implemented in full and inspected by the local planning authority before any site works are begun. The root protection zone shall be a minimum of 245 square metres [BS5837] 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 cons

3/2011/0332

Aighton, Bailey & Chaigley
Applications for full consent

Development Address:
Rakefoot Farm Thornley Road
Chaigley Lancashire BB7 3LY

Grid Reference
366241 441598

Development Description:
Proposed use of three holiday cottages as one residential dwelling, no internal or external alteration changes proposed.

Decision Date:
16/09/2011

Officer: Colin Sharpe
Decision Type: APPROVED WITH CONDITIONS

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

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

2 This permission authorises the use of the building as one dwelling. There shall be no external alterations to the building (without a further planning permission) and its curtilage shall be restricted to within the red edge as shown on the submitted Drawing Number TRI-0706-02.

Reason: To comply with the terms of the application and in the interests of protecting the appearance and character of the building itself and the general locality in accordance with the requirements of Policies G1, ENV1, H15, H16 and H17 of the Ribble Valley Districtwide local Plan.

3 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (Amendment) (No 2) (England) Order 2008 (or any Order revoking or re-enacting that Order) any future extensions and/or alterations to the dwelling including any development within the curtilage as defined in the Schedule to Part 1 Classes A to H shall not be carried out unless a further planning permission has first been granted in respect thereof.
Reason: In the interests of visual amenity in accordance with Policies G1, ENV1, H15, H16 and H17 of the Ribble Valley Districtwide Local Plan.

3/2011/0355

Decision Date:
16/09/2011

Officer: Colin Sharpe
Decision Type: APPROVED WITH CONDITIONS

Wiswell
Applications for full consent
Development Address:
Wiswell Hall Farm Wiswell Lane
Whalley Lancashire BB7 9AF

Grid Reference
374487 437229

Development Description:
Proposed renovation and conversion of a former stone barn together with the conversion of an attached small stable block and a detached former midden. The proposal includes the small extension of a 'link' building to connect the former midden to the barn and an extension of a single storey former shippon building to reinstate its original footprint. The change of use relates to converting the former barn & buildings to become two residential units. Work also includes boundary treatments and access arrangements within the site.

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 The permission shall relate to the development as shown on drawing numbers WHI/492/1264/02 and 03.

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 relate to the proposed conversion in accordance with the Structural Appraisal Report dated April 2011 that was submitted as part of the application. Any deviation from the Structural Appraisal Report 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, as the application is for the conversion of the building only.

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 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 Policies G1, H15, H16 and H17 of the Ribble Valley Districtwide Local Plan.

5 All new and replacement door and window, head and cills shall be natural stone to match the 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.

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 provisions of the Town and Country Planning (General Permitted Development) (Amendment) (No 2) (England) Order 2008 (or any Order revoking or re-enacting that Order) any future extensions, external alterations to the dwellings including any development within their curtilage as defined in the Schedule to the Order Classes A-H shall not be carried out without the formal permission 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, H16 and H17 of the Ribble Valley Districtwide Local Plan.

8 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 have first 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/site in order to comply with the requirements of Policy HE12.3 of PPS5: Planning for the Historic Environment.

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

REASON: In order to reduce or remove the harmful impact of development on a protected species in accordance with Policy ENV7 of the Ribble Valley Districtwide Local Plan.

3/2011/0356

Decision Date: 16/09/2011

Wiswell

Conservation Area Consent (demol

Development Address:
Wiswell Hall Farm Wiswell Lane
Wiswell Lancashire BB7 9AF

Grid Reference 374485 437232

Development Description:
Proposed demolition of a former livery stable attached to an existing barn at Wiswell Hall Farm.

Officer: Colin Sharpe
Decision Type: APPROVED WITH CONDITIONS

3/2011/0379

Decision Date: 16/09/2011

Bashall Eaves and Mitton

Variation of Condition

Development Address:
Saddle Barn Clough Bottom Farm
Bashall Eaves Lancashire

Grid Reference 370100 443673

Development Description:
Application for the variation of condition no. 3 (Occupancy Period) of planning consent 3/2004/0592P, to allow No.1 and No.2 Saddle Barn to be used as permanent residential accommodation.

Officer: Graeme Thorpe
Decision Type: APPROVED WITH CONDITIONS

1 "The unit of accommodation known as No. 3 Saddle Barn 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 all lettings shall be kept and made available to the Local Planning Authority for inspection on an annual basis. The Unit's known as No. 1 and No. 2 Saddle Barn shall be used as permanent residential accommodation.

REASON: In order to comply with Policies G1, G5, ENV1, RT1 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."

3/2011/0402

Decision Date: 16/09/2011

Thornley-with-Wheatley

Removal of Condition

Development Address:
Derby Arms Chipping Road
Longridge Preston PR3 2NB

Grid Reference 360564 439242

Development Description:
Removal of condition no.2 of planning permission 3/1999/0756P to allow use of the manager's guest house (known as The Derby Grange) for permanent residential accommodation.

Officer: Graeme Thorpe
Decision Type: APPROVED WITH CONDITIONS

3/2011/0406

Decision Date: 16/09/2011

Ramsgreave

Outline

Development Address:
Land at Waverley Road
Ramsgreave Blackburn BB1 9BN

Grid Reference 368356 431564

Development Description:
Outline application for the erection of two detached dwellings.

Officer: Graeme Thorpe
Decision Type: APPROVED WITH CONDITIONS

1 Application for approval of reserved matters must be made not later than the expiration of three years beginning with the date of this permission and the development must be begun not later than whichever is the later of the following dates.

(a) The expiration of three years from the date of this permission; or

(b) The expiration of two years from the final approval of the reserved matters or, in the case of approval on different dates, the final approval of the last such matter to be approved.

2 The permission shall relate to the development as shown on Plan Reference No's TRI-0668_01, TRI-0668-02 and TRI-0668-03.

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 14 June 2011.

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

4 Detailed plans indicating the design and external appearance of the buildings, landscape and boundary treatment, parking and manoeuvring arrangements of vehicles, including a contoured site plan showing existing features, the proposed slab floor level and road level (called the reserved matters) shall be submitted to and approved by the Local Planning Authority before development commences.

REASON: To comply with Policy G1 of the Ribble Valley Districtwide Local Plan and in order that the Local Planning Authority should be satisfied as to the details and because the application was made for outline permission.

5 With reference to any future reserved matters application, and notwithstanding the details submitted with the application, the preferable maximum height of the proposed dwellings on site shall be at 6.9m (one and a half storey construction) only.

REASON: In the interests of visual amenity and the potential impact upon the amenity of the occupiers of the adjacent neighbouring properties, in accordance with Policy G1 of the Ribble Valley Districtwide Local Plan and the SPG - "Extensions and Alterations to Dwellings".

6 The car parking areas shall be surfaced or paved in accordance with a scheme to be approved in writing by the local planning authority, before the occupation of the properties.

REASON: To comply with Policies G1 and T7 of the Ribble Valley Districtwide Local Plan and to allow for the effective use of the parking areas.

3/2011/0420

Decision Date:
16/09/2011

Billington and Langho
Applications for full consent

Development Address:
The Oaks Old Nab Road Whalley Old Road Langho Blackburn Lancashire

Development Description:
Increase in height of existing roof as approved under planning application 3/2007/1139P to allow extended accommodation in roof space.

Grid Reference	
371420	433790

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 drawing numbers 7004, 7005 and 7006.

REASON: For the avoidance of doubt and to ensure compliance with the submitted plans.

3 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, ENV3, RT1 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 the building for permanent residential accommodation.

4 No first floor windows shall be formed at any time in the eastern elevation of the building unless a further planning permission has first been granted in respect thereof.

REASON: In the interest of the privacy of nearby residents and to comply with Policy G1 of the Ribble Valley Districtwide Local Plan.

3/2011/0425

Ribchester

Applications for full consent

Development Address:
29 Church Street Ribchester
Lancashire PR3 3YE

Grid Reference
364975 435285

Development Description:
Proposed demolition of existing timber garage and stone outbuilding to provide improved vehicular access, parking spaces and new double garage for no. 29 and two new single garages and private amenity/garden space for nos. 30 and 31.

Decision Date:
22/09/2011

Officer: Adrian Dowd
Decision Type: REFUSED

1 The proposed demolition of the stone outbuilding and 4-garage court redevelopment would be unduly harmful to the character, setting and significance of the listed building and the character, appearance and significance of Ribchester Conservation Area. This would be contrary to Policies ENV20, ENV19, ENV18 and ENV16 of the Ribble Valley Districtwide Local Plan.

3/2011/0426

Ribchester

Alter or Extend a Listed Building

Development Address:
29 Church Street Ribchester
Lancashire PR3 3YE

Grid Reference
364875 435285

Development Description:
Proposed demolition of existing timber garage and stone outbuilding to provide improved vehicular access, parking spaces and new double garage for no. 29 and two new single garages and private amenity/garden space for nos. 30 and 31.

Decision Date:
22/09/2011

Officer: Adrian Dowd
Decision Type: REFUSED

1 The proposed demolition of the stone outbuilding would be unduly harmful to the character, setting and significance of the listed building and the character, appearance and significance of Ribchester Conservation Area.

3/2011/0457

Longridge

Applications for full consent

Development Address:
Gypsy Cottage Alston Lane Alston
Longridge Lancashire PR3 3BN

Grid Reference
360767 434497

Development Description:
Change of use of holiday let to permanent residential use.

Decision Date:
16/09/2011

Officer: Claire Booth
Decision Type: APPROVED WITH CONDITIONS

1 This permission 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 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking 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 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, ENV3 and H17 and of the Ribble Valley Districtwide Local Plan.

3 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking 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 in accordance with Policy G1 of the Ribble Valley Districtwide Local Plan and in the interests of safeguarding visual amenity and adjacent residential amenity.

4 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.

5 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.

6 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.

7 The permission shall relate to the development and curtilage as shown on Plan Drawing No 03/06/01.

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

3/2011/0458

Decision Date:
16/09/2011

Chatburn
Outline

Development Address:
land adjacent to Whitecroft Pendle Avenue Chatburn Lancashire

Development Description:
Outline application for the erection of one dwelling following demolition of outbuilding.

Grid Reference	
377156	443935

Officer: Graeme Thorpe
Decision Type: APPROVED WITH CONDITIONS

1 Application for approval of reserved matters must be made not later than the expiration of three years beginning with the date of this permission and the development must be begun not later than whichever is the later of the following dates:

(a) The expiration of three years from the date of this permission; or

(b) The expiration of two years from the final approval of the reserved matters or, in the case of approval on different dates, the final approval of the last such matter to be approved.

2 The permission shall relate to the development as shown on Plan Reference No's MW/WPA/01, MW/WPA/02 and Location Plan.

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, any trees to be retained on the site 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 contractor.

REASON: I

4 Detailed plans indicating the design and external appearance of the buildings, landscape and boundary treatment, including a contoured site plan showing existing features, the proposed slab floor level and road level (called the reserved matters) shall be submitted to and approved by the Local Planning Authority before development commences.

REASON: To comply with Policies G1 and ENV3 of the Ribble Valley Districtwide Local Plan and in order that the Local Planning Authority should be satisfied as to the details and because the application was made for outline permission.

3/2011/0487

Longridge
Discharge of Conditions

Development Address:
12 Higher Road Longridge
Lancashire PR3 3SX

Grid Reference
360805 437359

Development Description:
Application to discharge condition no. 2 (colour of paint for door and frame) of planning consent 3/2011/0182P.

Decision Date:
19/09/2011

Officer: Adrian Dowd
Decision Type: APPROVED NO CONDITIONS

3/2011/0495

Longridge
Applications for full consent

Development Address:
Glen View Lower Road Longridge
Lancashire PR3 2YN

Grid Reference
363610 438050

Development Description:
Two-storey extension to the rear of the dwelling.

Decision Date:
22/09/2011

Officer: Colin Sharpe
Decision Type: APPROVED WITH CONDITIONS

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

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

2 The permission shall relate to the development as shown on Drawing Numbers CS/11/0495/1,2,3,4,5,6 and 7

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 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (Amendment) (No.2) (England) Order 2008 (or any Order revoking, amending or re-enacting that Order) the extension hereby permitted shall not be altered by the insertion of any window or doorway in its eastern side elevation unless a further planning permission has first been granted in respect thereof.

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".

5 The actions and methods detailed in the mitigation notes attached to the Protected Species Survey dated 9 June 2011 submitted with the application shall be followed, and in the event that any bats are disturbed or found during any part of the development, all work shall cease until further advice has been sought from a licensed ecologist.

Reason: In order to protect the bat population from the potentially damaging effects of development in accordance with Policy ENV7 of the Ribble Valley Districtwide Local Plan.

3/2011/0509

Clitheroe
Applications for full consent

Grid Reference
374193 442406

Development Description:
Proposed new access and two-storey rear extension with side porch extension.

Decision Date:
16/09/2011

Development Address:
Craigmore Eastham Street
Clitheroe Lancashire BB7 2HY

Officer: Claire Booth
Decision Type: REFUSED

1 The proposed two storey rear extension, by virtue of its scale, design and massing, would dominate the existing dwelling, resulting in an overlarge, over prominent and discordant feature to the detriment of the appearance of the streetscene, the character of the property, and residential amenity, contrary to Policies G1 and H10 of the Ribble Valley Districtwide Local Plan and the Council's adopted Supplementary Planning Guidance: Extensions and Alterations to Dwellings.

3/2011/0512

Newsholme and Paythorne
Applications for full consent

Grid Reference
381164 451362

Development Description:
Proposed general purpose cattle shed/extension of present housing, (cement fibre roof with concrete panelled sides, approx. 18.2m x 15.2m).

Decision Date:
21/09/2011

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

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. MC/5027.

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

3/2011/0542

Clitheroe
Applications for full consent

Grid Reference
374237 441991

Development Description:
Replacement dormer window to front of building and installation of 3no. conservation rooflights to rear roof slope. Removal of existing chimney stack to rear outshut. Replacement sash windows to first floor, front elevation.

Decision Date:
22/09/2011

Development Address:
50 King Street Clitheroe Lancashire BB7 2EU

Officer: Claire Booth
Decision Type: REFUSED

1 The proposal by virtue of its scale, size, and design is considered contrary to Policies G1, H10 and ENV16 of the Ribble Valley Districtwide Local Plan. The proposed dormer would appear as a prominent and incongruous feature on the front elevation and the removal of an historic chimney stack at the rear would result in works that would be harmful to the character, visual appearance and significance of the building, a designated heritage asset, and the character, appearance and significance of Clitheroe Conservation Area.

1 The proposal by virtue of its scale, size, and design is considered contrary to Policies G1, H10 and ENV16 of the Ribble Valley Districtwide Local Plan. The proposed dormer would appear as a prominent and incongruous feature on the front elevation and the removal of an historic chimney stack at the rear would result in works that would be harmful to the character, visual appearance and significance of the building, a designated heritage asset, and the character, appearance and significance of Clitheroe Conservation Area.

1 The proposal by virtue of its scale, size, and design is considered contrary to Policies G1, H10 and ENV16 of the Ribble Valley Districtwide Local Plan. The proposed dormer would appear as a prominent and incongruous feature on the front elevation and the removal of an historic chimney stack at the rear would result in works that would be harmful to the character, visual appearance and significance of the building, a designated heritage asset, and the character, appearance and significance of Clitheroe Conservation Area.

1 The proposal by virtue of its scale, size, and design is considered contrary to Policies G1, H10 and ENV16 of the Ribble Valley Districtwide Local Plan. The proposed dormer would appear as a prominent and incongruous feature on the front elevation and the removal of an historic chimney stack at the rear would result in works that would be harmful to the character, visual appearance and significance of the building, a designated heritage asset, and the character, appearance and significance of Clitheroe Conservation Area.

3/2011/0543

Clitheroe

Applications for full consent

Development Address:
4 - 6 Wellgate Clitheroe Lancashire BB7 2RD

Grid Reference
374426 441902

Development Description:
Creation of internal doorway between 4 and 6 Wellgate to create one shop.

Decision Date:
22/09/2011

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 Plan Reference: Titterington 01.

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

3/2011/0547

Clitheroe

Applications for full consent

Development Address:
24 Chatburn Park Drive Clitheroe Lancashire BB7 2AY

Grid Reference
375006 442452

Development Description:
Proposed demolition of the existing dwelling and replacement with a new bungalow with two bedrooms in the roofspace. Revision of previously refused application 3/2011/0185P.

Decision Date:
16/09/2011

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 drawing number 4098-03B.

REASON: For the avoidance of doubt and to ensure compliance with the submitted plan.

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 two proposed trees shall be planted in the positions shown on drawing number 4098?03B in the first planting season following the completion of the development or the first occupation of the dwelling whichever is the sooner. If, within a period of 5 years, either or both of the trees are removed, or die, or become seriously damaged or diseased, they shall be replaced by a species of similar size to those originally planted.

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

5 The integral garage hereby permitted shall be kept permanently available for the parking of a private car. Unless a further planning permission has first been granted, it shall not be converted for use as additional living accommodation nor shall it be used exclusively for storage purposes.

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

3/2011/0549

Clitheroe

Applications for full consent

Development Address:
121 Highfield Road Clitheroe
Lancashire BB7 1LD

Grid Reference
374845 441245

Development Description:
Single storey extension to rear of the existing dwelling.

Decision Date:
16/09/2011

Officer: Rachel Horton

Decision Type: APPROVED WITH CONDITIONS

1 This permission shall relate to Drawing No. 1105/03 entitled 'Existing Plans and Elevations' Drawing No. 1105/04 entitled 'Proposed Floor Plans and Elevations and Sections'.

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

2 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 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 written consent of the Local Planning Authority.

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

3/2011/0555

Whalley

Applications for full consent

Development Address:
3 Springfield Close Whalley
Lancashire BB7 9BW

Grid Reference
373629 436991

Development Description:
Proposed ground floor and first floor extension and remodelling to house and garage. Works to include external elevational treatments. Formation of a new balcony to the first floor master bedroom to the rear elevation.

Decision Date:
19/09/2011

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: 2319.001 Rev. A in relation to the existing ground floor and landscaping, 2319.002 Rev. A in relation to the existing first floor plan, Amended Pan No: 2319.003 Rev. A which was receveid on the 10th of August 2011 in relation to the existing front and western side elevation, 2319.004 in relation to the existing rear and eastern side elevation, 2319.005 in relation to the existing roof plan, 2319.021 Rev. A in relation to the proposed ground floor plan and landscaping, 2319.022 Rev. A in relation to the proposed first floor and roof plan, 2319.023 Rev. B in relation to the proposed elevations and 2319.024 in relation to the proposed external treatments to the 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 extension hereby approved shall be constructed with the western side elevation windows (two which serve en-suites and one serving a bedroom) at first floor level obscure glazed, details of which shall be submitted to, and agreed in writing, by the Local Planning Authority before development commences. Thereafter it shall be maintained in that condition in perpetuity to the satisfaction of the Local Planning Authority.

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

3/2011/0569

Longridge

Applications for full consent

Development Address:

13 Highfield Drive Longridge
Preston PR3 3SN

Grid Reference

360609 436950

Development Description:

Erection of dormer to front elevation and rear first floor extension.

Decision Date:

16/09/2011

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 letter and Drawing No: 1772/1 Rev. D received on the 12th of September 2011 in relation to existing and proposed floor plans and elevations.

Reason: For the avoidance of doubt since the proposal was the subject of agreed amendments and in accordance with Policy G1 and H10 of the Ribble Valley Districtwide Local Plan and the Councils SPG 'Extensions and Alterations to Dwellings'.

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 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 and north-western side elevations of the rear 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".

3/2011/0579

Ribchester

Renewal of Planning Permission

Development Address:

Providence House Preston Road
Ribchester Lancashire PR3 3YD

Grid Reference

363410 436843

Development Description:

Application for the renewal of planning consent 3/2008/0660P to demolish the existing building and replace it with an energy efficient dwelling.

Decision Date:

16/09/2011

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 1442-90, 1442-101, 1442-01, 1442-02 and 1442-110.

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

3 No development shall take place until the applicant, or their agent or successors in title, has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted by the applicant and approved by the Planning Authority.

REASON: To ensure and safeguard the recording of any archaeological deposits, in accordance with PPS5.

4 Precise specifications or samples of walling and roofing materials as well as the solar collectors and photo voltaic panels 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 the materials to be used are visually acceptable in accordance with Policy G1 of the Local Plan.

5 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order amending, revoking 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 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 Policy G1 of the Ribble Valley Districtwide Local Plan.

6 The actions included in the mitigation and compensation details A [A1 Summary & Compensation], B [C1 Capture & Exclusion] and C [C1 Bat Roosts] attached to the protected species survey dated the 5th of August 2008 shall be implemented in accordance with pages 1 to 7 inclusively.

In the event that any bats are found or disturbed during any part of the development work shall cease until further advice has been sought from a licensed ecologist.

REASON: To protect the bat population from damaging activities and reduce or remove the impact of development, and to ensure that there are no adverse effects on the favourable status of a bat population before and during the development.

7 Before the access is used for vehicular purposes, any gateposts erected at the access shall be positioned 5m behind the nearside edge of the carriageway and visibility splay fences or walls shall be erected from the gateposts to the existing highway boundary, such splays to be not less than 45o to the centre line of the access. The gates shall open away from the highway. Should the access remain ungated 45o splays shall be provided between the highway boundary and points on either side of the drive measured 5m back from the nearside edge of the carriageway.

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.

3/2011/0581

Decision Date:
19/09/2011

Ribchester
Applications for full consent

Development Address:
3 Hospital Cottages Preston Road
Ribchester Lancashire

Development Description:
Proposed ground floor extension and conservatory and decking.

Grid Reference	
362650	436658

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: Miller 01.

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

3/2011/0593

Aighton, Bailey & Chaigley
Applications for full consent

Grid Reference
368478 438144

Decision Date:
22/09/2011

Development Address:
18 Bilsberry Cottage Hurst Green
Lancashire

Development Description:
Proposed single storey rear extension and two-storey side extension following demolition of attached lean-to.

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: 05 in relation to the existing elevations, 01A in relation to the existing floor plans, 10A in relation to the proposed ground floor plan, 11b in relation to the proposed first floor plan and 15B 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.

3/2011/0599

Longridge
Applications for full consent

Grid Reference
359946 437274

Decision Date:
16/09/2011

Development Address:
Walter Carefoot & Sons Ltd
Blackpool Road Longridge
Lancashire

Development Description:
Proposed construction of a 2 storey building containing 4no. 3 bed apartments together with associated car parking, amenity space and external works.

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 2. The permission shall relate to the development as shown on Plan Reference No's 11008/P100, 11008/P101, 11008/P102, 11008/P103A and 11008/P104.

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

3 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.

4 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 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.

5 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order amending, revoking 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 Policy G1 of the Ribble Valley Districtwide Local Plan.

6 Notwithstanding the details proposed on the submitted plans, the window on the north facing elevation of the new building, at first floor level, shall be obscure glazed to the satisfaction of the Local Planning Authority and remain in that manner in perpetuity.

REASON: In order to protect nearby residential amenity as required by with Policy G1 of the Ribble Valley Districtwide Local Plan.

7 Before the units hereby permitted become occupied, the four new car parking areas indicated on the approved plan reference number 11008/P102 shall be completed and clearly marked out for the dedicated use of the new units, in perpetuity.

REASON: To comply with Policy G1 of the Ribble Valley Districtwide Local Plan to ensure the effective use of parking areas.

8 No part of the development, hereby approved, shall be occupied or opened for trading until the approved scheme referred to in Condition 7 has been constructed and completed in accordance with the scheme details.

REASON: To comply with Policies G1 and T7 of the Ribble Valley Districtwide Local Plan and in order that the traffic generated by the development does not exacerbate unsatisfactory highway conditions in advance of the completion of the development.

3/2011/0602

Waddington

Applications for full consent

Development Address:
The Coach House Clitheroe Road Waddington Lancashire

Grid Reference
373094 443324

Development Description:
Proposed installation of a 3KwP solar photovoltaic array for the Coach House. The installation is to be mounted next to the field boundary at ground level on a standard frame to minimise visual impact.

Decision Date:
22/09/2011

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 This permission relates only to a 20 panel solar freestanding array and does not authorise the use of the land as residential curtilage.

Reason: For the avoidance of doubt as this is not a location where an extension of curtilage would normally be approved having regard to the open countryside location of the site, and to comply with Policy H12 of the Ribble Valley Districtwide Local Plan.

3 The permission shall relate to the development as shown on Drawing No: 2002.284a.1A and Nuttall 01.

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

3/2011/0605

Whalley

Applications for full consent

Development Address:
21 Clitheroe Road Whalley Lancashire BB7 9AA

Grid Reference
373422 436590

Development Description:
Two-storey side extension, single storey rear extensions, detached garage and gravel hardstanding parking area for four cars.

Decision Date:
22/09/2011

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: 002 in relation to the existing site plan, ground floor and first floor plan, 004 in relation to the existing elevations, 005 Rev. B in relation to the proposed site plan, 006 Rev. A in relation to the proposed garage floor plan, ground floor and first floor plan, 007 Rev. A in relation to the proposed elevations and 009 Rev. B in relation to the proposed garage 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 south-western and north-eastern side elevations of the two-storey gable extension to the rear at first floor level (serving the master bedroom as indicated on Drawing No: 007 Rev. A) 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 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".

5 The conclusions and recommendations on page 4. of the submitted Bat Survey dated the 13th of May shall be adhered to and in the event that any bats are found or disturbed during any part of the development, 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.

3/2011/0617

Grindleton

Applications for full consent

Development Address:

1 Chestnut Cottage Grindleton
Lancashire BB7 4QT

Grid Reference

375712 445992

Development Description:

Part demolish the existing rear extension and build new single storey rear extension.

Decision Date:

20/09/2011

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. JSDA/NM/01 in relation to the existing floor plan and elevations and Drawing No. JSDA/NM/02 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.

3/2011/0645

Decision Date:
21/09/2011

Dutton
Applications for full consent

Development Address:
Moor Game Hall Old Clitheroe Road Dutton Preston PR3 2YU

Development Description:
Proposed roof mounted 10kWP solar PV installation.

Grid Reference	
365734	440227

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: SPPV/100 in relation to the proposed roof plan and section through the building and Drawing No: SPPV/200 in relation to the projection of the panels from the roofslope.

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

3/2011/0650

Decision Date:
20/09/2011

Clitheroe
Certificate of Lawfulness - Proposed

Development Address:
115 Kemple View Clitheroe Lancashire BB7 2QJ

Development Description:
Certificate of lawfulness for proposed development for conversion of existing attached garage into a utility room with shower and W.C. and lounge/bedroom annex.

Grid Reference	
373381	440658

Officer: Rachel Horton
Decision Type: APPROVED NO CONDITIONS

1 The proposed works 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.

3/2011/0737

Decision Date:
22/09/2011

Clitheroe
Certificate of Lawfulness - Proposed

Development Address:
10 Mearley Syke Highmoor Park Clitheroe Lancashire BB7 1JG

Development Description:
Lawful development certificate for proposed conversion of existing double garage space into new study and utility room at front of property and form larger kitchen/dining/family room at rear.

Grid Reference	
374878	441746

Officer: Rachel Horton
Decision Type: APPROVED NO CONDITIONS

1 The proposed works as indicated on Drawing No: 1811.E.001 in relation to the existing floor plans and elevations and Drawing No: 1811.P.001 in relation to the proposed floor plans 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.