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RIBBLE VALLEY BOROUGH COUNCIL

Planning Applications decided week ending: 30 September 2011

3/2011/0005

Aighton, Bailey & Chaigley

Applications for full consent

Grid Reference 367130 441807

Development Address:
The Old School Room Walker Fold Chaigley Lancashire BB7 3LU

Decision Date:
26/09/2011

Development Description:
Removal of outbuildings and building of a two storey extension onto the side of the existing building. Reinstate double height windows to front of existing building. Create drive from existing road access point. This will require a change of use from agricultural to domestic for the access drive. Re-submission of 3/2010/0418P.

Officer: Colin Sharpe
Decision Type: REFUSED

1. The proposed extension, due to its size, design and external materials would dominate the existing building rather than being subservient to it, and would represent an over-prominent and discordant feature to the detriment of the appearance of the property itself, and the appearance and character of the Forest of Bowland Area of Outstanding Natural Beauty. As such the proposal is contrary to the requirements of Policies G1, ENV1 and H10 of the Ribble Valley Districtwide Local Plan and the Council's adopted Supplementary Planning Guidance : Extensions and Alterations to Dwellings.
2. The proposal would be unduly harmful to the significance of the heritage asset as a building of architectural and historic interest because of its domination in scale, siting and design contrary to the advice comprised in PPS5: Planning for the Historic Environment.

3/2011/0399

Mellor

Applications for full consent

Grid Reference 365435 430726

Development Address:
10 Carter Fold Mellor Lancashire BB2 7ER

Decision Date:
29/09/2011

Development Description:
Proposed roof lift to create first floor to existing property including Juliette balcony to rear (North) elevation. New porch to front elevation.

Officer: Rachel Horton
Decision Type: REFUSED

1. The proposed increase to the ridge height of the property would not reflect in scale, size or design other neighbouring residential properties. Resulting in the property appearing as a prominent and incongruous feature within the street scene contrary to Policy G1 and H10 of the Ribble Valley Districtwide Local Plan and the Councils SPG 'Extensions and Alterations to Dwellings'.
2. The proposed increase to the ridge height of the property would have an overbearing impact and result in significant loss of light to windows on the eastern side elevation of No. 12 Carter Fold serving a kitchen/dining area. Resulting in the loss of residential amenity to the occupant of this property contrary to Policies G1 and H10 of the Ribble Valley Districtwide Local Plan and the Councils SPG 'Extensions and Alterations to Dwellings'.
3. The proposed insertion of a full height glazed patio door/window with juliette balcony to the northern elevation of the property at first floor level by virtue of its size and location, would lead to the loss of residential amenity by virtue of overlooking and loss of privacy. Contrary to Policies G1 and H10 of the Ribble Valley Districtwide Local Plan and the Councils SPG 'Extensions and Alterations to Dwellings'.

3/2011/0415

Bowland Forest (Lower)

Applications for full consent

Grid Reference 366999 445043

Development Address:
Sugar Hill Chalet Cowark Clitheroe Lancashire BB7 3DG

Decision Date:
27/09/2011

Development Description:
Resubmission of application 3/2010/0537P for the proposed replacement of an existing permanent chalet building with a permanent single storey dwelling.

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 1, 2, 3, 4 and 5.

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

3 Notwithstanding the details provided on the proposed plans, prior to the commencement of development, precise specifications and samples of walling and roofing materials (including stone and render samples), and details of any window and door surrounds (including materials to be used) shall have been submitted to and approved by the Local Planning Authority before their use in the proposed works.

Reason: In order that the Local Planning Authority may ensure that the materials to be used are appropriate to the locality in accordance with Policies G1 and ENV1 of the Ribble Valley Districtwide Local Plan.

4 Notwithstanding the details indicated on the approved plans, the building shall be faced in natural stone and roofed in natural blue slate unless alternative materials have first been agreed in writing with the Local Planning Authority.

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

5 All doors and windows shall be in timber, details of which shall be submitted to and approved by the Local Planning Authority before their use in the proposed works. They shall be retained as such in perpetuity.

Reason: To comply with Policies G1 and ENV1 of the Ribble Valley Districtwide Local Plan to ensure a satisfactory standard of appearance in the interests of visual amenity.

6 Unless otherwise agreed in writing with the Local Planning Authority the development shall be carried out in strict accordance with the recommendations of the bat survey and report submitted with the application dated 4 August 2011.

Reason: To comply with policies G1 and ENV7 of the Ribble Valley Districtwide Local Plan ensuring that no species/habitat protected by the Wildlife and Countryside Act 1981 are destroyed.

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. 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.

8 Notwithstanding the provisions of the Town and Country Planning General Permitted Development Order 1995 (As Amended) the land to the north east and the south west of the vehicular access, between the existing highway boundary of Whitewell Road shall be kept free of planting, structures or erections whether above or below the surface of the land, excepting gates, fences or walls not exceeding a height of 1m. The line of visibility is 27.6m to the south west and 46m to the north east from the centre of the vehicular access.

Reason: To comply with Policy G1 of the Ribble Valley Districtwide Local Plan, and in order to preserve the existing visibility splays at the site.

9 The development hereby permitted shall not be commenced until details of the landscaping of the site, have been submitted to, and approved in writing by, the Local Planning Authority. The scheme shall reflect the landscape character of the area and indicate appropriate tree types, species, density of planting and their disribution on site.

The approved landscaping scheme shall be implemented in the first planting season prior to the occupation 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 planted.

Reason: In the interests of the amenity of the area and to comply with Policies G1 and ENV1 of the Ribble Valley Districtwide Local Plan, and the Lancashire Landscape Charatcer Assessme

10 The actions, methods and timings included in the mitigation notes attached to the protected species survey dated the 4th of August 2011 shall be adhered to, and in the event that any bats are found or distrubed 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. To ensure that there are no adverse effects on the favourable status of a bat population before and during development.

11 Prior to commencement of any site works including delivery of building materials and excavations for foundations or services all trees identified in the tree survey 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, a tree protection monitoring schedule shall be agreed and tree protection measures inspected by the local planning authority before any site works are begun.

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

12 Prior to commencement of any site works including delivery of building materials and excavations for foundations or services, a protective fence shall be erected to demarcate the BHS boundary during construction. The BHS boundary runs along the southeast boundary of the site. This protective fence 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.

Reason: In order to comply with planning policies G1, ENV1, ENV12 and ENV13 of the District Wide Local Plan. The application area lies within Cow Ark Brook Wood and Adjoining Grasslands Biological Heritage Site (BHS 64SE08), designated for ancient woodland and old established semi-natural grassland. Therefore, provided the proposals (including construction activity) are retained within the existing developed footprint and there are no vehicle movements, storage of materials, construction activities etc within the adjacent BHS, the proposal would not result in any

13 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2008 (or any Order revoking, amending or re-enacting that Order) any future extensions and/or alterations to the dwelling including any development within the curtilage as defined in Schedule 2 Part 1 Classes A to H 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 and ENV1 of the Ribble Valley Districtwide Local Plan.

14 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2008 (or any Order revoking, amending or re-enacting that Order) any future fences or walls as defined in Schedule 2 Part II Class A, shall not be carried out without the formal written consent of the Local Planning Authority.

Reason: In order that the Local Planning Authority shall retain effective control over the development in accordance with Policies G1 and ENV1 of the Ribble Valley Districtwide Local Plan and in the interests of safeguarding visual amenity.

3/2011/0511

Ribchester

Applications for full consent

Development Address:

Kays Barn Fleet Street Lane
Ribchester Lancashire PR3 3XE

Grid Reference

362956 436247

Development Description:

Proposed installation of a 3.96Kw black solar photovoltaic system to the rear South facing roof slope.

Decision Date:

27/09/2011

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 Plan References SH1 and SH2 and to the contents of the Design Statement submitted with the application

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

3/2011/0595

Longridge

Applications for full consent

Development Address:
Linden Lea 56 Chapel Hill
Longridge Lancashire PR3 2YB

Grid Reference
360330 436676

Development Description:
Proposed two-storey side extension, replacement front porch. Replacement of part retaining wall and widening of existing vehicular access.

Decision Date:
29/09/2011

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 Dwg Nos: NK5 in relation to the site and location plan, NK2A in relation to the existing ground and first floor plan, NK1 in relation to the proposed elevations, NK4A in relation to the porch and section through, NK3A in relation to the proposed ground and first floor plan, NK6A in relation to the retaining wall and NK7 in relation to the access.

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

3 Notwithstanding the specification indicated on submitted Dwg No: NK1, pg. 3 of the application form and supplementary statements the northern, eastern and western elevation of the two-storey side extension as well as the western, northern and southern elevation of the porch extension shall be faced in roughcast render. Precise specifications (by way of a sample panel) shall first be submitted to and approved by the Local Planning Authority before their use in the proposed works.

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

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

Reason: To comply with Policies G1 and ENV16 of the Ribble Valley Districtwide Local Plan to ensure a satisfactory standard of appearance in the interests of visual amenity.

5 Any gateposts erected at the access shall be positioned 5 metres behind the nearside edge of the carriageway. The gates shall open away from the highway.

Reason: To comply with Policy G1 of the Ribble Valley Districtwide Local Plan and to permit vehicles to pull clear of the carriageway when entering the site in the interests of highway safety.

6 That part of the access extending from the highway boundary for a minimum distance of 5 metres into the site shall be appropriately paved in tarmacadam, concrete, block paviours, or other approved materials.

Reason: To comply with Policy G1 of the Ribble Valley Districtwide Local Plan and to prevent loose surface material from being carried onto the public highway thus causing a potential source of danger to other road users.

7 The driveway shall be constructed with vehicular turning space as proposed on submitted Dwg No. NK5.

Reason: To comply with Policy G1 of the Ribble Valley Districtwide Local Plan. Vehicles reversing to and from the highway are a hazard to other road users.

8 The existing wall on the highway frontage of the site to Chapel Hill shall be reduced to and permanently maintained henceforth at a height not greater than 1 metre above the level of the frontage footway.

Reason: To comply with Policy G1 of the Ribble Valley Districtwide Local Plan and to ensure adequate visibility for the drivers of vehicles entering and leaving the site.

9 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2008 (or any Order revoking, amending or re-enacting that Order) any future extensions and/or alterations to the dwelling including any development within the curtilage as defined in Schedule 2 Part 1 Classes A to H 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 and ENV16 of the Ribble Valley Districtwide Local Plan.

3/2011/0601

Bolton-by-Bowland, Gisburn Forest and Sawley

Applications for full consent

Development Address:
Closes Hall Farm Stump Cross Lane Botlon-by-Bowland Lancs

Development Description:
Proposed agricultural livestock building (Dairy Cattle).

Grid Reference	
380389	450657

Decision Date:
26/09/2011

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. ML/MC/5026.

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

3/2011/0620

Bowland Forest (Higher)

Applications for full consent

Development Address:
Root Hill Estate Yard Whitewell Road Dunsop Bridge Lancashire

Development Description:
18 PV panels on the South facing roof above the existing roof, inverter and wiring on the inside of the building.

Grid Reference	
365928	449841

Decision Date:
29/09/2011

Officer: Rachel Horton
Decision Type: REFUSED

1 The proposal is considered contrary to Policies G1, ENV1 & H17 of the Ribble Valley Districtwide Local Plan. The proposed solar panels by virtue of their size, number, the materials used and location to the southern roofslope of the building would be viewed as an incongruous and prominent feature within the public realm. Resulting in visual harm to the appearance of this traditional stone built outbuilding and Area of Outstanding Natural Beauty.

3/2011/0635

Wilpshire

Application for tree works

Development Address:
41 The Hazels Wilpshire BB1 9HZ

Development Description:
Fell lime tree, remove epicormic growth from two further lime trees, dead wood oak tree.

Grid Reference	
368493	432929

Decision Date:
26/09/2011

Officer: David Hewitt
Decision Type: APPROVED WITH CONDITIONS

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

2 Consent is hereby granted for Crown Reduction in accordance with the details of the application as submitted.

3 Consent is hereby granted for dead wood pruning

3/2011/0637

Decision Date:
27/09/2011

Grindleton
Applications for full consent

Development Address:
Fields Farm House Sawley Road Grindleton Clitheroe Lancs BB7 4QS

Development Description:
Installation of solar photovoltaic panels within the curtilage of the dwelling.

Grid Reference
376687 445516

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 O1287472, O1287473, 0002-A3 and the details relating to ConSole.

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

3 Within 12 months of the cessation of electricity generation, or if the Solar PV Panels cease to be operational for a continuous period of 6 months, they shall be removed and the land shall be restored to its former condition.

REASON: In order to prevent the structure remaining on site after its use has terminated, in the interests of the visual amenity of the area and in order to avoid conflict with the Local Planning Authority's control of development adjacent to the Forest of Bowland Area of Outstanding Natural Beauty. In accordance with Policies ENV2, ENV25 and ENV25 of the Districtwide Local Plan.

3/2011/0690

Decision Date:
26/09/2011

Mellor
Application for tree works

Development Address:
5 Elswick Lodge Mellor BB2 7RX

Development Description:
Fell two poplar trees T1 and T2. Reduce sycamore T5 and cedar T3 by two metres. Reduce maple T4 away from window.

Grid Reference
365031 431116

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 Reduction in accordance with the details of the application as submitted.

3/2011/0708

Decision Date:
26/09/2011

Aighton, Bailey & Chaigley
Certificate of Lawfulness - Proposed

Development Address:
The Heathers Avenue Road Hurst Green Lancashire BB7 9QB

Development Description:
Application for a Lawful Development Certificate for a proposed Conservatory to be built on part of the existing patio area to the rear of the dwelling.

Grid Reference
368453 438071

Officer: Claire Booth
Decision Type: REFUSED

1 Condition 5 of planning application 3/1994/0644/P for reserved matters, withdrew permitted development rights relating to classes A-E of the Town and Country Planning General Development Order 1988 (or any order revoking or re-enacting that Order).