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# RIBBLE VALLEY BOROUGH COUNCIL

**Planning Applications decided week ending: 14 October 2011**

**3/2010/0113**

**Decision Date:**
12/10/2011

**Sabden**
Applications for full consent

**Development Address:**
land adjacent to Whalley Road
Sabden Lancshire

**Development Description:**
Construction of 8no affordable, two-storied terraced dwellings in two block each of 4no units including external and drainage works. Amended re-submission.

| Grid Reference | |
|---|---|
| 377471 | 437245 |

**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 This permission shall be read in accordance with the Section 106 Agreement dated 3 October 2011.

REASON: For the avoidance of doubt as the permission is subject to an agreement in relation to the affordable housing approved.

3 The permission shall relate to the development as shown on Plan Drawing No's 8056(0)03 Rev. F, 8056(0)04 Rev. F, 8056(0)06 Rev. B, 8056(0)20 Rev. D, 8056(0)23, 8056(0)24, 8056(0)25 Rev. A and 412A -12A.

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

4 This permission shall be implemented in accordance with the proposal as amended by letter and plan received on the 19 May 2010, 16 June 2010 and 30 June 2010.

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

5 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.

6 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 E 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 H2 of the Ribble Valley Districtwide Local Plan.

7 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 additions, hard standings or fences as defined in Schedule 2 Part I Classes F, G and H and 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 Policy G1 of the Ribble Valley Districtwide Local Plan and in the interests of safeguarding any adjacent residential amenity or visual amenity.

8 No works can begin until an up-to-date survey has been conducted, by a person the identity of whom has been previously agreed in writing by the Local Planning Authority Countryside Officer and Natural England, to investigate whether the development site is utilised by birds or other protected species. The results of the survey shall be submitted to the Local Planning Authority Countryside Officer and Natural England. If such a use is established, a mitigation scheme for the protection of the species/habitat shall be submitted to and agreed in writing by Natural England Local Planning Authority Countryside Officer before any work commences on the approved Development.

REASON: To ensure that no species/habitat protected by the Wildlife and Countryside Act 1981/European Directive for Protected Species are harmed/destroyed/ in accordance with Policies G1 and ENV7 of the Ribble Valley Districtwide Local Plan.

9 Prior to the commencement of any works on site (including the demolition of buildings), details of species/habitat protection and mitigation measures shall have been submitted to and approved in writing by the Local Planning Authority.

The scheme submitted shall indicate the measures taken to safeguard protected species/habitats from soil excavations, gradients/changes in levels, removal of existing vegetation, construction of surfaces and structures, storage of materials/spoil and the insertion of the pile driven foundations.

REASON: In the interests of protecting nature and conservation issues in accordance with Policies G1, ENV1 and ENV7 of the Ribble Valley Districtwide Local Plan.

10 Prior to the commencement of any site works an Arboricultural Method Statement and Tree Protection Plan and Monitoring Procedure, including a time scale for site visits and remedial tree works, shall be supplied to and agreed in writing with the local planning authority.

Prior to commencement of any site works, including delivery of building materials and excavations for foundations or services all trees identified in the arboricultural/tree survey and the landscape proposals plan 412A-12A shall be protected in accordance with the BS5837 [Trees in Relation to Construction] the details of which shall be agreed in writing and 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 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 t

11 Prior to the commencement of development, a conservation management plan for the retention and protection of the open ditch, swamp and wet woodland to the east of the site for the lifetime of the development (including the construction phase) shall be submitted to and approved in writing by the local planning authority. The plan shall include details of management and maintenance responsibilities and a timetable for implementation of any works and the development shall subsequently proceed in accordance with the approved plan.

REASON: To protect the open ditch, swamp and wet woodland habitat within the development site.

12 Prior to the commencement of development, a detailed method statement for the removal or long-term management /eradication of Japanese knotweed (fallopian japonica) on the site shall be submitted to and approved in writing by the local planning authority. Development shall proceed in accordance with the approved method statement.

REASON: To ensure that Japanese knotweed is eradicated from the site and prevent further spread.

13 The approved landscaping scheme indicated on the plan 'Landscape Proposals Rev. A' shall be implemented in the first planting season following occupation of the development and shall be maintained thereafter for a period of not less than 5 years to the satisfaction of the Local Planning Authority. This maintenance shall include the replacement of any tree or shrub, which is removed, or dies, or is seriously damaged, or becomes seriously diseased, by a species of similar size to those originally planted.

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

14 No development shall take place on the site until the applicant, or their agent or successors in title, has secured the implementation of a programme of archaeological work. This must be carried out in accordance with a written scheme of investigation, which shall first have been submitted to and agreed in writing by the Local Planning Authority.

REASON: To ensure and safeguard the recording of any archaeological deposits associated with the site.

15 Prior to the commencement of built development, further details of the proposed bin storage areas and the access arrangements for such areas shall be submitted to the Local Planning Authority and approved in writing. The bin storage areas shall be completed before occupation of the dwellings and thereafter maintained in perpetuity.

REASON: To ensure adequate bin storage and to comply with Policy G1 of the Districtwide Local Plan.

16 Notwithstanding the provisions of the Town and Country Planning General Permitted Development Order 2008 there shall not at any time in connection with the development hereby permitted, be erected or planted, or allowed to remain upon the land hereinafter defined, any building, wall, fence, hedge, tree, shrub or other device.

The visibility splay to be the subject of this condition shall be that land in front of a line drawn from a point 2.4m measured along the centre line of the proposed road from the continuation of the nearer edge of the carriageway of Whalley Road to points measured a minimum of 40m in each direction along the nearer edge of the carriageway of Whalley Road, from the centre line of the access, and shall be constructed and maintained at footway/verge level in accordance with a scheme to be agreed by the Local Planning Authority in conjunction with the Highway Authority.

REASON: To comply with Policy G1 of the Ribble Valley Districtwide Local Plan and to ensure adequate visibility

17 The layout of the development shall include provisions to enable vehicles to enter and leave the highway in forward gear and such provisions shall be laid out in accordance with the example indicated on the plan drawing no. 8056(0)20 Rev. D and the vehicular turning space shall be laid out and be available for use before the dwellings are occupied.

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.

18 The car park shall be surfaced or paved in accordance with a scheme to be approved by the local planning authority and the car parking spaces and manoeuvring areas marked out in accordance with the approved plan drawing no. 8056(0)20 Rev. D, before the use of the premises hereby permitted becomes operative.

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.

19 No part of the development, hereby approved, shall be occupied until the approved scheme referred to in Conditions 15, 17 and 18 have been constructed and completed in accordance with the scheme details.

REASON: To comply with Policies G1 and T1 of the Ribble Valley Districtwide Local Plan and in order that the traffic generated by the development does not exacerbate unsatisfactory conditions in advance of the completion of the scheme.

**3/2011/0281**

**Decision Date:**
10/10/2011

**Bashall Eaves and Mitton**
Discharge of Conditions

**Development Address:**
Withgill Farm Withgill Fold Withgill Clitheroe Lancashire BB7 3LW

**Development Description:**
Application for the discharge of condition no.3 (compensatory habitat), condition no.4 (disposal of foul and surface water) and condition no.5 (Manure Management Plan) of planning consent 3/2010/0747P.

| Grid Reference | |
|---|---|
| 370647 | 441260 |

**Officer:** Colin Sharpe
**Decision Type:** APPROVED WITH CONDITIONS

1 Condition No.3 is partially discharged insofar as the details shown on submitted Drawing No. BARN/15/DWG11REV B are approved. (The Condition is not fully discharged as it also requires the development to be implemented in accordance with those approved details).

2 Condition No.4 is partially discharged insofar as the drainage details shown on Drawing No. BARN/15/DWG11REVB are approved. (The condition is not fully discharged as it also requires the drainage scheme to be constructed in accordance with those approved details).

3 Condition No.5 is partially discharged insofar as the details comprised in the submitted Manure Management Plan (as clarified in the email dated 27 May 2011 from Graeme Surtees Associates Ltd. to Philip Carter, Environment Agency) are approved. (The condition is not fully discharged as it also requires the development to proceed in accordance with those approved details).

**3/2011/0343**

**Decision Date:**
12/10/2011

**Thornley-with-Wheatley**
Applications for full consent

**Development Address:**
Withinreap Farm Moss Side Lane
Thornley Longridge Lancashire

**Development Description:**
Proposed alterations to the existing farmhouse and adjoining barn/shippon to create refurbished living accommodation. Works to include new Velux rooflights, and adapted and new openings in the external facades.

| Grid Reference | |
|---|---|
| 359599 | 439411 |

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

1 This permission shall relate to Drawing No: HS/JD/4 in relation to the application site, land in the applicants ownership and the extent of residential curtilage, amended plan HS/JD/3A received on the 12th of September 2011 in relation to the proposed landscaping of the site and the extent of residential curtilage, Drawing No: PH/HS/100 in relation to the existing floor plans and elevations, amended plan HS/JD/2 received on the 12th of September in relation to the proposed elevations and amended plan HS/JD/1A received on the 7th of October in relation to the proposed floor plans.

Reason: For the avoidance of doubt and to ensure that the development is carried out in accordance with the submitted plans in order to comply with Policies G1, ENV3, H15, H16 and H17 of the Ribble Valley Districtwide Local Plan.

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, external alterations to the dwelling including any development within the curtilage as defined in Schedule 2 Part 1 Classes A to H shall not be carried out without the formal consent of the Local Planning Authority.

Reason: In order that the Local Planning Authority shall retain effective control over the development to ensure compliance with Policies G1 and H17 of the Ribble Valley Districtwide Local Plan.

3 Notwithstanding the details shown upon the approved plans, the Velux roof lights shall be of the Conservation Type, recessed with a flush fitting and remain as such in perpetuity.

REASON: In the interests of visual amenity in order to retain the character of the barn and to comply with Policies G1, H16 and H17 of the Ribble Valley Districtwide Local Plan.

4 Notwithstanding the provisions of the Town and Country Planning General Permitted Development Order 1995 (or any Order revoking, amending or re-enacting that Order) any future additional structures, hard standing or fences as defined in Schedule 2 Part I Classes E, F and G, and Part II Class A, shall not be carried out without the formal consent of the Local Planning Authority.

Reason: In order that the Local Planning Authority shall retain effective control over the development to ensure compliance with Policies G1 and H17 of the Ribble Valley Districtwide Local Plan.

5 This permission shall relate to the proposed conversion in accordance with the structural survey submitted as part of the application and dated 6th May 2011. Any deviation from the survey may need to be the subject of a further planning application.

Reason: To comply with Policies G1 and H16 of the Ribble Valley Districtwide Local Plan since the application is for the conversion of the building only.

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

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

7 All new and replacement door and window head and sills shall be natural stone to match existing.

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

**3/2011/0361**

**Mearley**

Applications for full consent

**Development Address:**

Laneside Farm Pendleton Clitheroe
Lancashire BB7 1PU

**Grid Reference**

377458 441048

**Development Description:**

Proposed erection of a 15Kw, 15m high turbine.

**Decision Date:**

12/10/2011

**Officer:** Graeme Thorpe

**Decision Type:** REFUSED

1 Proposal by virtue of its location, siting and scale would be contrary to Policies G1, ENV1, ENV24, ENV25, ENV26 of the Districtwide Local Plan, the guidance provided within the Forest of Bowland A.O.N.B. Renewable Energy Position Statement and PPS 22. The proposal would represent an isolated, incongruous feature into the open landscape surrounding a major landmark to the detriment of the visual amenity of the area, and thereby prejudicing the aims and enhancement of the Area of Outstanding Natural Beauty.

**3/2011/0374**

**Gisburn**

Applications for full consent

**Development Address:**

Gisburn Lodge Gisburn Park Estate
Gisburn Lancachire BB7 4HU

**Grid Reference**

382467 449717

**Development Description:**

The creation of a new recreation area for resident activities connected to the existing psychiatric unit, within a secure fence boundary including the erection of new security fencing with vehicle 'air lock', and removal of the existing liquid propane storage vessels, concrete base and adjacent gabion wall. Installation of new 5x2 tonne above ground tanks including new security fencing. Also installation of cctv system with cameras fixed to heads of fence uprights.

**Decision Date:**

11/10/2011

**Officer:** Adrian Dowd

**Decision Type:** APPROVED WITH CONDITIONS

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

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

2 This permission shall be implemented in accordance with the proposal as amended by letter and plan received on the 24 June 2011 with respect to new fencing having a black finish and the spraying of existing fencing to produce a black finish .

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

3 The development hereby permitted shall not be commenced until details of the landscaping of the site and adjoining land under the control of the applicant in a manner respecting the character of the historic park and garden, including wherever possible the retention of existing trees, have been submitted to, and approved in writing by, the Local Planning Authority. The scheme shall indicate, as appropriate, the types and numbers of trees and shrubs, their distribution on site, those areas to be seeded, turfed, paved or hard landscaped, including details of any changes of level or landform and the types and details of all fencing and screening.

The approved landscaping scheme shall be implemented in the first planting season following occupation or use of the development, whether in whole or part and shall be maintained thereafter for a period of not less than 5 years to the satisfaction of the Local Planning Authority. This maintenance shall include the replacement of any tree or shrub which is remov

4 Prior to commencement of any site works, including delivery of building materials and excavations for foundations or services all deciduous trees and the specimen holly tree identified on plans numbered 1610.P.001/3/4 of planning permission 3/2009/0627 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 12 x the DBH and must cover at least the entire branch spread of the trees, [the area of the root soil environment from the trunk to the edge of the branch spread] 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 pr

5 Notwithstanding the proposed replacement of the existing entrance door to the walled garden, this shall only be undertaken following the submission to and approval by the local planning authority of further details of the impact on historic fabric and character and details of the proposed replacement door.

Reason: In order to safeguard the character and significance of the listed building.

6 The existing fencing shall be sprayed black within one month of the erection of the new fencing and retained as such in perpetuity.

Reason: In order to safeguard the character (including setting) of the listed building

7 Precise specifications of the surface finish of the tanks, including colour, shall have been submitted to and approved by the Local Planning Authority before use in the proposed works.

The agreed surface finish shall be implemented within one month of the erection of the tanks and retained as such in perpetuity.

Reason : In order to safeguard the character (including setting) of the listed building.

**3/2011/0432**

**Mellor**

Applications for full consent

**Development Address:**
3 Arley Rise Mellor Lancashire BB2 7EU

**Development Description:**
Proposed rear and side extension. Raise roof by 1.5m to provide rooms in the roof space.

| Grid Reference | |
|---|---|
| 365492 | 430885 |

**Decision Date:**
13/10/2011

**Officer:** Claire Booth
**Decision Type:** REFUSED

1 The proposal by virtue of its scale, design and massing is considered contrary to Policies G1 and H10 of the Districtwide Local Plan and the Council's adopted Supplementary Planning Guidance on alterations and extensions to dwellings. It would result in an overlarge and overbearing development which would have a detrimental affect on the street scene due to its visual impact, and would also be detrimental to the amenity of neighbouring properties.

**3/2011/0463**

**Sabden**

Agricultural determination

**Development Address:**
Whins House Sabden Lancashire BB7 9HP

**Development Description:**
Proposed stone built machine, tractor and implement store.

| Grid Reference | |
|---|---|
| 377220 | 437514 |

**Decision Date:**
10/10/2011

**Officer:** Rachel Horton
**Decision Type:** PERMISSION REQUIRED

**3/2011/0499**

**Longridge**

Applications for full consent

**Development Address:**
42 Berry Lane Longridge Lancashire PR3 3JJ

**Development Description:**
New shop front and access ramp, steps and railings.

| Grid Reference | |
|---|---|
| 360423 | 437421 |

**Decision Date:**
12/10/2011

**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 1347-01, 1347-02, 1347-03 Rev. A and 1347-04 Rev. C.

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 10th of October 2011.

Reason: For the avoidance of doubt since the proposal was the subject of agreed amendments relating to the size of the proposed new shop window, the raising of the cill level and the removal and replacement of the existing fascia.

4 All new and replacement door and window head, sills and jambs shall be natural stone to match existing.

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 All new and replacement 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.

**3/2011/0524**

**Balderstone**

Applications for full consent

**Development Address:**
Balderstone C Of E Primary School
Commons Lane Balderstone
Lancashire

**Development Description:**
Proposed replacement storage building.

| Grid Reference | |
|---|---|
| 363175 | 432288 |

**Decision Date:**
11/10/2011

**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: RH/320110524/01 in relation to the location of the proposal and Drawing No: RH/320110524/02 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.

**3/2011/0550**

**Clitheroe**

Applications for full consent

**Development Address:**
Elan Precision Engineering
Waterloo Road Clitheroe
Lancashire

**Development Description:**
Change of use from class B2 industrial use to a car wash centre and tyre depot.

| Grid Reference | |
|---|---|
| 374602 | 442028 |

**Decision Date:**
10/10/2011

**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 Number GU/01/01

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

3 At all times when the premises are in use for the purposes hereby permitted, the six internal long stay parking spaces and the three external parking spaces (including one disabled space) in front of the building (as shown on drawing number GU/01/01) shall be available for use for their designated purpose and shall not at any time be used for any other purpose.

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

4 The uses of tyre storage, tyre fitting and vehicle washing hereby permitted, shall only be carried out within the building.

REASON: For the avoidance of doubt and in the interests of highway safety and visual amenity in order to comply with Policy G1 of the Ribble Valley Districtwide Local Plan.

5 At all times when vehicle washing is taking place within the building, measures shall be taken to ensure that water does not intrude on to the adjacent parking and access areas or on to the adjoining highway.

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

**3/2011/0606**

**Clitheroe**

Applications for full consent

**Development Address:**
114 Woone Lane Clitheroe
Lancashire BB7 1BN

**Decision Date:**
10/10/2011

**Development Description:**
Demolition of existing garden room and existing store. Single storey kitchen/utility/W.C. ground floor extension.

| Grid Reference | |
|---|---|
| 373885 | 441060 |

**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 Numbers: 00/000/002 and 00/000/003.

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

3 The building shall beroofed in natural grey/ blue slate coloured fibre glass unless alternative materials/ colours have first been agreed in writing with the Local Planning Authority.

Reason: 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" ensuring a satisfactory standard of external appearance.

**3/2011/0628**

**Salesbury**

Applications for full consent

**Development Address:**
Ashes Farm Cottage Salesbury
Blackburn Lancashire BB1 9EQ

**Decision Date:**
12/10/2011

**Development Description:**
Resubmission of application 3/2010/0979P for proposed replacement dwelling at Ashes Farm Cottage, Salesbury to include the demolition of the existing cottage.

| Grid Reference | |
|---|---|
| 368001 | 433268 |

**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 Sta/441/1111/R01P, Sta/441/1111/R02P, Sta/441/1111/R03P and Sta/441/1292/R04P.

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

3 Notwithstanding the submitted details, all doors and windows within the new property shall be in timber and retained as such in perpetuity.

Reason: To comply with Policies G1, H14 and ENV3 of the Ribble Valley Districtwide Local Plan to ensure a satisfactory standard of appearance in the interests of visual amenity.

4 The actions, methods and timings included in the modified mitigation notes attached to the protected species survey dated the 19th of May 2011 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 protect the bat population from damaging activities and reduce or remove the impact of development, and to comply with Policies G1 and ENV7 of the Ribble Valley Districtwide Local Plan ensuring that no species/habitat protected by the Wildlife and Countryside Act 1981 are destroyed.

5 Prior to commencement of any site works including delivery of building materials and excavations for foundations or services the trees identified T1 and T2 [Sycamore] in the tree impact & protection report dated the 26th of May 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, 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 construction exclusion zones identified on the tree protection plan dated July 2011 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 within the protection zone, and no building materials/spoil/soil/rubble shall be stored or redistributed within the protection zone. In addition

6 Tree felling, vegetation clearance works, demolition work or other works that may affect nesting birds will be avoided between March and August inclusive, unless the absence of nesting birds has been confirmed by further surveys or inspections.

REASON: In order to ensure habitats are protected against adverse affects of the development

7 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, and any future additional structures, hard standing or fences including any development within the curtilage, as defined in Schedule 2 Part 1 Classes A to H and Part II Class A shall not be carried out without the formal written consent of the Local Planning Authority.

Reason: In the interests of the visual amenity of the area in accordance with Policies G1, H14 and ENV3 of the Ribble Valley Districtwide Local Plan.

8 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2008 (or any Order revoking or re-enacting that Order) the building shall not be altered by the insertion of any window or doorway without the formal written permission of the Local Planning Authority.

Reason: In order to safeguard nearby residential amenity in accordance with Policies G1 and ENV3 of the Ribble Valley Districtwide Local Plan and the adopted Supplementary Planning Guidance - "Extensions and Alterations to Dwellings".

9 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.

10 Prior to the commencement of development, full details relating to the installation of the ground source heat pump (indicated within the supporting statement) and the solar panel (indicated on the elevational drawings of the new property) shall be submitted to and approved in writing by the Local Planning Authority. Such a scheme shall be constructed and completed in accordance with the approved plans.

REASON: For clarification purposes and to protect the visual amenity of the site in accordance with Policies G1 and ENV3 of the Ribble Valley Districtwide Local Plan.

**3/2011/0629**

**Newton**

Applications for full consent

**Development Address:**

Land adjacent to The Barn Dunsop Road Newton-in-Bowland Clitheroe BB7 3ED

**Development Description:**

Retention of 3m x 3m storage building in connection with existing fish farm plus external storage area (overall build footprint 5.6m x 4.4m).

| Grid Reference | |
|---|---|
| 368613 | 450356 |

**Decision Date:**
11/10/2011

**Officer:** Colin Sharpe

**Decision Type:** APPROVED WITH CONDITIONS

1 The permission shall relate to the retention of the existing building as shown on Drawing Numbers 3893-01 and 02.

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

2 The building shall only be used for storage purposes in association with the fish farming business at the property, and shall not be used for any other purposes (including use for residential purposes associated with the applicant's dwelling known as The Barn) unless a further planning permission has first been granted by the Council in respect of any such alternative uses.

REASON: For the avoidance of doubt and in the interests of the amenities and character of the rural locality and to comply with Policies G1 and ENV1 of the Ribble Valley Districtwide Local Plan.

**3/2011/0640**

**Clitheroe**

Applications for full consent

**Development Address:**
15 Somerset Avenue Clitheroe
Lancashire BB7 2BE

**Grid Reference**
374858 442649

**Development Description:**
Amendment to planning approval 3/2011/0296P - to bring roof design in line with existing rather than set back from front elevation and increase floorspace in bedroom/ensuite room at front elevation.

**Decision Date:**
10/10/2011

**Officer:** Claire Booth
**Decision Type:** REFUSED

1 The proposal by virtue of its scale, design and massing is considered contrary to Policies G1 and H10 of the Ribble Valley Districtwide Local Plan and the Councils SPG 'Extensions and Alterations to Dwellings'. The proposal would dominate the existing building rather than being subservient to it, representing an over prominent addition to the detriment of the visual appearance of the property itself and the wider street scene.

**3/2011/0642**

**Rimington and Middop**

Certificate of Lawfulness - Proposed

**Development Address:**
Deneley Stopper Lane Rimington Nr
Clitheroe Lancashire BB7 4DU

**Grid Reference**
381317 445879

**Development Description:**
Certificate of lawfulness for the proposed installation of solar PV panels to existing single storey element of south elevation of house.

**Decision Date:**
10/10/2011

**Officer:** Claire Booth
**Decision Type:** APPROVED NO CONDITIONS

1 Under the provisions of Schedule 2, Part 40, Class A of the Town and Country Planning (General Permitted Development) (Amendment) (No. 2) (England) Order 2008 the proposal can be constructed as permitted Development.

**3/2011/0647**

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

Applications for full consent

**Development Address:**
Chadwicks Farm Settle Road Bolton
By Bowland Clitheroe BB7 4NT

**Grid Reference**
377992 449946

**Development Description:**
Conversion of barn into 2no. dwellings.

**Decision Date:**
12/10/2011

**Officer:** Adrian Dowd
**Decision Type:** REFUSED

1 The proposal would be unduly harmful to the character (including setting) and significance of the listed building and heritage asset because of the loss and alteration to the barn's important historic fabric and agricultural appearance as a result of the number, prominence and incongruous domestic style of openings. This would be contrary to Policies ENV20, ENV19 and H17 of the Ribble Valley Districtwide Local Plan.

**3/2011/0648**

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

Alter or Extend a Listed Building

**Development Address:**
Chadwicks Farm Settle Road Bolton
By Bowland Clitheroe BB7 4Nt

**Grid Reference**
377992 449946

**Development Description:**
Conversion of barn into 2no. dwellings (Listed Building Consent).

**Decision Date:**
12/10/2011

**Officer:** Adrian Dowd
**Decision Type:** REFUSED

1 The proposal would be unduly harmful to the character (including setting) and significance of the listed building and heritage asset because of the loss and alteration to the barn's important historic fabric and agricultural appearance as a result of the number, prominence and incongruous domestic style of openings. This would be contrary to Policies ENV20, ENV19 and H17 of the Ribble Valley Districtwide Local Plan.

**3/2011/0652**

**Billington and Langho**

Applications for full consent

**Development Address:**
74 Rogersfield Langho Lancs BB6 8HD

**Development Description:**
Pitched roof over existing dormer window.

| Grid Reference | |
|---|---|
| 369957 | 433972 |

**Decision Date:**
13/10/2011

**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 Number: Swingewood 01 and Swingewood 02.

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

**3/2011/0656**

**Longridge**

Applications for full consent

**Development Address:**
41 Dilworth Lane Longridge Preston Lancashire PR3 3ST

**Development Description:**
Construction of two-storey conservatory, with mezzanine, to south face of existing two-storey dwelling.

| Grid Reference | |
|---|---|
| 361159 | 437239 |

**Decision Date:**
12/10/2011

**Officer:** Graeme Thorpe
**Decision Type:** REFUSED

1 The proposed extension, by virtue of its scale, height, massing, design and materials, is considered contrary to PPS5, Policies G1 and ENV3 of Local Plan and the SPG - "Extensions and Alterations to Dwellings". The proposal is not considered to reflect the character of the area or the dwelling (considered to be a non-designated heritage asset), and would subsequently harm the character, appearance and setting of the existing building and the surrounding area, to its visual detriment, by virtue of an incongruous and inappropriate extension.

**3/2011/0658**

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

Applications for full consent

**Development Address:**
Higher Flass Farm Settle Road Bolton By Bowland Lancashire

**Development Description:**
New Livestock Building.

| Grid Reference | |
|---|---|
| 379127 | 453138 |

**Decision Date:**
11/10/2011

**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: JP/JM/154/1 in relation to existing and proposed floor plans and elevations and Drawing No: JP/JM/154/2 in relation to the siting of the proposal.

Reason: For the avoidance of doubt and to ensure that the development is carried out in accordance with the submitted plans in order to comply with Policy G1 and ENV1 of the Ribble Valley Districtwide Local Plan.

3 The development hereby approved shall not be commenced until details of the location and total length of a replacement hedgerow-planting scheme to the north-western elevation of the proposed building have been submitted to, and approved in writing by the Local Planning Authority. The scheme shall indicate, as appropriate, the types, species and numbers of plants for a Lancashire Hedgerow.

The approved scheme shall be implemented in the first planting season following occupation or use of the development, whether in whole or part and shall be maintained thereafter for a period of not less than 5 years to the satisfaction of the Local Planning Authority. This maintenance shall include the replacement of any tree or shrub, which is removed, or dies, or is seriously damaged, or becomes seriously diseased, by a species of similar size to those originally planted.

Reason: In the interests of the visual amenity of the area and to comply with Policy G1 and ENV1 of the Ribble Valley Districtwide Local Plan.

**3/2011/0660**

**Whalley**

Applications for full consent

**Development Address:**
26 Calderstones Green Pendle Drive Calderstones Park Whalley Lancashire

**Grid Reference**
372536 437350

**Development Description:**
Substitution of house type to include use of part of a garage as additional living accommodation.

**Decision Date:**
12/10/2011

**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 L2956-Location Plan, L2956-01, L2956-02, L2956-03 and L2956-10.

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

3 In order to retain the use of the internal garage space for the garaging of a private vehicle, the future development of this area for residential space or for exclusively storage purposes is to be prohibited.

Reason: In order to facilitate adequate vehicle parking to serve the dwelling in accordance with Policy G1 of the Ribble Valley Districtwide Local Plan and the adopted Supplementary Planning Guidance "Extensions and Alterations to Dwellings".

**3/2011/0664**

**Billington and Langho**

Discharge of Conditions

**Development Address:**
1 Franklin Hill Brockhall Village Old Langho Blackburn BB6 8HY

**Grid Reference**
370064 436679

**Development Description:**
Application to discharge condition no.8 (tree protection) of planning consent 3/2011/0088P.

**Decision Date:**
10/10/2011

**Officer:** Graeme Thorpe

**Decision Type:** APPROVED WITH CONDITIONS

1 Condition no.8 (tree protection)

**3/2011/0665**

**Billington and Langho**

Discharge of Conditions

**Development Address:**
2 Franklin Hill Brockhall Village Old Langho Blackburn BB6 8HY

**Grid Reference**
370056 436696

**Development Description:**
Application to discharge condition no.8 (tree protection) of planning consent 3/2011/0087

**Decision Date:**
10/10/2011

**Officer:** Graeme Thorpe

**Decision Type:** APPROVED WITH CONDITIONS

1 Condition no.8 (tree protection)

**Planning Applications decided week ending: 14 October 2011**

**3/2011/0671**

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

Applications for full consent

**Grid Reference** 375330 453859

**Development Address:**
Shays Farm Tosside Skipton N Yorks BD23 4SY

**Development Description:**
Two-storey side extension with single storey wood store, water filtration system and double garage.

**Decision Date:**
13/10/2011

**Officer:** Rachel Horton

**Decision Type:** REFUSED

1 The proposal by virtue of its scale, size and design would dominate the main dwelling and would represent an unsympathetic and incongruous addition, to the detriment of the appearance and character of this traditional property and the visual qualities of this Area of Outstanding Natural Beauty. As a result it is considered that the proposal is contrary to Policies G1, ENV1 and H10 of the Ribble Valley Districtwide Local Plan and the Councils SPG 'Extensions and Alterations to Dwellings'.

**3/2011/0678**

**Chipping**

Applications for full consent

**Grid Reference** 374360 441443

**Development Address:**
Cragg House Farm Chipping Lancashire PR3 2NQ

**Development Description:**
Extension to existing muck store to provide fodder storage and replacement of existing cattle housing building.

**Decision Date:**
11/10/2011

**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 230/101, 230/201, 230/202, 230/203 and 230/205.

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

3 Unless otherwise agreed in writing with the Local Planning Authority, the actions, methods and timings included in the mitigation notes attached to the protected species survey dated 29th of November 2010 shall be adhered to. 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, and to ensure that there are no adverse effects on the favourable status of a bat population before and during the development.

**3/2011/0681**

**Longridge**

Applications for full consent

**Grid Reference** 360301 437548

**Development Address:**
E H Booth & Co Ltd Berry Lane Longridge Lancashire PR3 3NH

**Development Description:**
Proposed removal of the existing toilet block with subsequent repair and render of wall. Formation of new internal disabled W.C.

**Decision Date:**
11/10/2011

**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 5432-L(00)04 and 5432-L(00)03 Rev.2.

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

**3/2011/0706**

**Clitheroe**

Applications for full consent

**Development Address:**
27 Buccleuch Avenue Clitheroe
Lancashire BB7 2DZ

**Development Description:**
Proposed single storey rear extension.

| Grid Reference | |
|---|---|
| 373943 | 441877 |

**Decision Date:**
13/10/2011

**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: RH/320110706/01 in relation to existing and proposed floor plans and elevations.

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

3 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 eastern side elevation of the extension facing No. 25 Buccleuch Avenue 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".

**3/2011/0718**

**Downham**

Discharge of Conditions

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

**Development Description:**
Application to discharge condition no.4 (materials) of planning consent 3/2011/0423P.

| Grid Reference | |
|---|---|
| 378917 | 444419 |

**Decision Date:**
10/10/2011

**Officer:** Graeme Thorpe
**Decision Type:** APPROVED WITH CONDITIONS

1 Condition no.4 (materials)