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RIBBLE VALLEY BOROUGH COUNCIL

Planning Applications decided week ending: 2 December 2011

3/2010/0239

Decision Date:
02/12/2011

Clitheroe
Alter or Extend a Listed Building
Development Address:
4 Church Street Clitheroe Lancs
BB7 2DG

Development Description:
Replace existing windows (Listed Building Consent).

Grid Reference	
374429	441973

Officer: Adrian Dowd
Decision Type: REFUSED

1 The proposal would be unduly harmful to the character (including setting) and significance of the listed building, the setting and significance of nearby listed buildings and the character, appearance and significance of Clitheroe Conservation Area because of the unconvincing and conspicuous form of glazing bar replacement.

2 Insufficient information has been submitted to understand the impact on the special architectural and historic interest of the listed building of window frame replacement.

3/2010/1014

Decision Date:
28/11/2011

Sabden
Applications for full consent
Development Address:
11 Stubbins Lane Sabden
Lancashire BB7 9EP

Development Description:
Removal of redundant industrial unit. Proposed construction of 5no. houses with associated parking.

Grid Reference	
378059	437441

Officer: Colin Sharpe
Decision Type: DEFERRED

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 development as shown on drawing number 1044/01/B, 1044/10/A, 1044/11/A and 1044/12/A.

REASON: For the avoidance of doubt and to ensure compliance 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 in writing by the Local Planning Authority before their use in the proposed works. This shall include the submission of precise details of the colour and materials of construction of the proposed solar panels.

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 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 dwellings including any development within the curtilage as defined in the schedule to Part 1 Classes A to E shall not be carried out unless further planning permission has first been granted in respect thereof.

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

5 Prior to the first occupation of any of the dwellings hereby permitted, the proposed 8 parking spaces, the associated manoeuvring area and access from Stubbins Lane shall all have been provided in accordance with the submitted plans to the satisfaction of the Local Planning Authority. Thereafter, these parking spaces, manoeuvring area and access shall all be retained permanently clear of any obstruction to their designated use.

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

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 27 September 2010.

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 This permission shall be read in conjunction with the Section 106 Agreement dated 22 November 2011.

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

3/2011/0743

Clitheroe

Applications for full consent

Development Address:

14 Hawthorne Place Clitheroe
Lancs BB7 2HU

Development Description:

Proposed extension to the rear and a dormer to existing loft room.

Grid Reference	
374279	442324

Decision Date:

30/11/2011

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: 347/1/2

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 actions, methods & timing details included in the mitigation notes attached to the protected species survey dated 03 October 2011 shall be ahered 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.

Mitigation refers to practices adopted to reduce or remove the risk of disturbance, injury or death of a protected species

Reason

To ensure that there are no adverse effects on the favourable status of a bat population before and during the proposed development in accordance with Policy ENV7 of the Ribble Valley Districtwide Local Plan.

3/2011/0778

Decision Date: 01/12/2011

Billington and Langho

Applications for full consent

Development Address:
Strathaven Whalley Road Billington Lancashire BB7 9LG

Development Description:
Retrospective installation of a window in the side elevation.

Grid Reference	
371998	435434

Officer: Claire Booth
Decision Type: REFUSED

1 The window, by virtue of its elevated position has a seriously detrimental effect upon the privacy of the occupiers of the dwelling on lower ground at Gunnerside, contrary to Policies G1 and H10 of the Ribble Valley Districtwide Local Plan and the Council's Supplementary Planning Guidance on extensions and alterations to dwellings.

3/2011/0793

Decision Date: 28/11/2011

Pendleton

Applications for full consent

Development Address:
Standen Hey Whalley Road Clitheroe Lancashire BB7 1PP

Development Description:
Proposed new build holiday cottage development creating 2no. holiday cottages, and demolition of ruined former cart shed and granary.

Grid Reference	
373450	439471

Officer: Graeme Thorpe
Decision Type: REFUSED

1 Given the scale, massing, elevated position and roadside location of the new building, the domestic design and appearance and its overall height, the development proposed is considered to be a dominant, incongruous and visually detrimental to the setting and character of the site and harmful and detrimental to the setting and character of the site. Approval of the proposal would therefore be considered contrary to Polices G1, G5, ENV3 and RT1 of the Districtwide Local Plan.

2 Given the scale, massing and elevated position of the new building in relation to the adjacent properties, the proposed development is considered to have detrimental impact on the amenity of the occupiers of the adjacent dwellings, contrary to Policy G1 of the Districtwide Local Plan.

3/2011/0801

Decision Date: 25/11/2011

Rimington and Middop

Alter or Extend a Listed Building

Development Address:
Halsteads Farm Rimington Lane Rimington Lancashire BB7 4EA

Development Description:
Proposed insertion of four roof lights.

Grid Reference	
380900	446058

Officer: Adrian Dowd
Decision Type: REFUSED

1 The proposals would be unduly harmful to the character (including setting) and significance of the listed building because the roof lights are conspicuous, incongruous and visually intrusive in the otherwise unbroken and prominent roof slopes and further compromise agricultural character.

3/2011/0808

Decision Date: 01/12/2011

Longridge

Applications for full consent

Development Address:
Foxfield Alston Lane Longridge Lancashire PR3 3BN

Development Description:
Proposed single storey extension together with external and internal alterations.

Grid Reference	
360794	434528

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 Number's KL2470-04 Rev. B and KL2470-05 Rev. A.

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 letters and plans received on the the 2nd and the 16th of November 2011.

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

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

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

3/2011/0811

Clitheroe

Applications for full consent

Development Address:
80 Riverside Clitheroe Lancashire BB7 2NS

Development Description:
Proposed single storey extension to South elevation to provide a sun lounge.

Grid Reference	
372948	441999

Decision Date:
29/11/2011

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 over dominant extension and cause an unacceptable loss of light to an adjacent dwelling to the detriment of both visual and residential amenity.

3/2011/0814

Mellor

Applications for full consent

Development Address:
Bay Tree Farm 104 Mellor Brow Mellor Lancashire BB2 7PN

Development Description:
Proposed ground mounted solar panel installation.

Grid Reference	
364435	431121

Decision Date:
01/12/2011

Officer: Graeme Thorpe

Decision Type: APPROVED WITH CONDITIONS

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

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

2 The permission shall relate to the development as shown on Plan Drawing Number's 66.5.0, 66.5.1 Rev C and 66.5.2.

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 panels cease to be operational for a continuous period of 6 months, the array of panels shall be removed and the land 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 within open countryside. In accordance with Policies G1, ENV3, ENV25 and ENV26 of the Districtwide Local Plan.

3/2011/0820

Bolton-by-Bowland, Gisburn Forest and Sawley

Removal of Condition

Development Address:
Butchers Laithe Knotts Lane Tosside Skipton Yorkshire

Development Description:
Application for the removal of condition no. 15 (length of occupancy), of planning consent 3/2006/0836P to allow the house to be used as permanent residential accommodation.

Grid Reference	
376640	453811

Decision Date:
01/12/2011

Officer: Graeme Thorpe

Decision Type: REFUSED

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

3/2011/0829

Ribchester

Applications for full consent

Development Address:
New Higher Alston Farm Preston Road Ribchester Lancashire

Development Description:
Proposed installation of solar photovoltaic panels to the roof of an existing building to the South Eastern elevation.

Grid Reference	
363872	436117

Decision Date:
01/12/2011

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: RH/320110829/01 in relation to existing elevations, RH/320110829/02 in relation to proposed elevations, RH/320110829/03 in relation to the projection from the rooflsope and RH/320110829/04 in relation to the proposed roof plan.

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

3/2011/0842

Mellor

Applications for full consent

Development Address:
Stanley House Preston New Road Mellor Lancashire BB2 7NP

Development Description:
Material amendment to approved hotel extension project (3/2008/0548P and 3/2011/0265P) to form additional gymnasium accommodation and extended bar area, (mostly contained within planned footprint of already approved scheme).

Grid Reference	
364554	429938

Decision Date:
02/12/2011

Officer: John Macholc
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 10.206/08, 11.168/01, 11.168/02, 11.1168/05, 10.210/04A , 10.201/05 and 10.201/06.

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

3 Prior to the commencement of the development hereby permitted, details of the type, coursing and jointing of the natural stone to be used,roofing and all other materials shall be submitted to, and approved in writing by, the Local Planning Authority. The development shall be built to conform with the details which shall have been so approved.

REASON: In the interest of the visual amenity of the area and so that the Local Planning Authority shall be staisfied as to the details and in accordance with Policy G1 of the Ribble Valley Districtwide Local Plan and the adopted Supplementary Planning Guidance - "Extensions and Alterations to Dwellings" (if applicable).

3/2011/0843

Mellor

Alter or Extend a Listed Building

Development Address:
Stanley House Preston New Road Mellor Lancashire BB2 7NP

Development Description:
Material amendment to approved hotel extension project (3/2008/0548P and 3/2011/0265P) to form additional gymnasium accommodation and extended bar area, (mostly contained within planned footprint of already approved scheme).

Grid Reference	
364554	429938

Decision Date:
02/12/2011

Officer: John Macholc
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 10.206/08, 11.168/01, 11.168/02, 11.1168/05, 10.210/04A , 10.201/05 and 10.201/06.
Reason: For the avoidance of doubt and to ensure that the development is carried out in accordance with the submitted plans.

3 Prior to the commencement of the development hereby permitted, details of the type, coursing and jointing of the natural stone as well as the roofing and other materials to be used shall be submitted to, and approved in writing by, the Local Planning Authority. The development shall be built to conform with the details which shall have been so approved.

REASON: In the interest of the visual amenity of the area and so that the Local Planning Authority shall be staisfied as to the details and in accordance with Policy G1 of the Ribble Valley Districtwide Local Plan and the adopted Supplementary Planning Guidance - "Extensions and Alterations to Dwellings" (if applicable).

3/2011/0854

Decision Date: 02/12/2011

Clayton-le-Dale

Certificate of Lawfulness - Proposed

Development Address:
Maveril Ribchester Road
Clayton-le-Dale Blackburn
Lancashire

Grid Reference 367261 433176

Development Description:
Application for a Lawful Development for a proposed loft conversion, internal works and fitting of Velux rooflights in the roof slope.

Officer: Rachel Horton
Decision Type: APPROVED NO CONDITIONS

1 The proposed works constitute permitted development under the Schedule to Part, 1 Class C of the Town and Country Planning (General Permitted Development) (Amendment) (No.2) (England) Order 2008.

3/2011/0855

Decision Date: 01/12/2011

Billington and Langho

Discharge of Conditions

Development Address:
Plot 5 Weavers Loft Cherry Drive
Brockhall Village Blackburn
Lancashire

Grid Reference 369867 436646

Development Description:
Application for the discharge of condition no.6 (landscaping details) and condition no. 7 (tree protection measures) of planning consent 3/2011/0330P.

Officer: Graeme Thorpe
Decision Type: APPROVED WITH CONDITIONS

1 Condition no.6 (landscaping details), and
Condition no. 7 (tree protection measures)

3/2011/0923

Decision Date: 29/11/2011

Ribchester

Non-Material amendment

Development Address:
12 Stoneygate Lane Knowle Green
Lancashire PR3 2ZS

Grid Reference 364582 437500

Development Description:
Application for a non-material amendment to planning consent 3/2010/0789P, to allow the following: remove glass in fire door (North wall); East wall/roof install two Velux rooflights 400mm recessed; West facing roof install three small Velux rooflights 780mm sq (as roof pitch); small window in gable end (bathroom) overlap 450mm max and single door and window Southerly end/ground level.

Officer: Rachel Horton
Decision Type: APPROVED WITH CONDITIONS

1 This permission shall relate to Drawing No. RH/320110923/01 in relation to amendments proposed to the roofslope, rear and side elevations of the building and Drawing No. RH/320110923/02 in relation to the amendments proposed to the roofslope and both side elevations of the building.

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

3/2011/0950

Bolton-by-Bowland, Gisburn Forest and Sawley

Discharge of Conditions

Development Address:

3 Southport Barn Cottages Sawley
Lancshire BB7 4LE

Grid Reference

377627 446120

Development Description:

Application to discharge condition no.2 (Velux windows) of planning consent 3/2006/0626P.

Decision Date:

25/11/2011

Officer: John Macholc

Decision Type: APPROVED WITH CONDITIONS

1 The applicant is advised that despite the rooflights not being fully recessed it is considered that given their size and limited projection that the rooflights are acceptable and that the condition can be retrospectively discharged.