Council Offices
Church Walk
Clitheroe BB7 2RA
Tel: 01200 414518

Fax: 01200 414487

Directors Stewart Bailey John Heap Jane Pearsor
Chief Executive - Marshal Scot

DX Clitheroe 15157

RIBBLE VALLEY BOROUGH COUNCIL

Planning Applications decided week ending: 9 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.

3/2010/0407

Decision Date:
09/12/2011

Grindleton
Advertisements
Development Address:
Bowland County High School
Sawley Road Grindleton Lancashire

Development Description:
One 'V' shaped tray sign mounted above the main entrance doors and one 'Angled' sign on galvanised posts in raised turf area at the main entrance from the road.

Grid Reference	
376943	446225

Officer: Rachel Horton
Decision Type: APPROVED WITH CONDITIONS

1. This permission shall relate to Drawing Nos. RH/320100407/01 in relation to the size and design of the 'angled' sign, RH/320100407/02 in relation to the size and design of the 'v' shaped sign, 4200-01 in relation to the location of the 'v' shaped sign and 4200-02 in relation to the precise siting of the 'angled sign'.

   Reason: For the avoidance of doubt and to ensure that the development is carried out in accordance with the submitted plans.
2. Any advertisement displayed, and any site used for the display of advertisements, shall be maintained in a clean and tidy condition to the reasonable satisfaction of the Local Planning Authority.

   Reason: In the interests of visual amenity and in accordance with Policy G1 of the Ribble Valley Districtwide Local Plan.
3. Any structure or hoarding erected or used principally for the purpose of displaying advertisements shall be maintained in a safe condition.

   Reason: Required by the Town and Country Planning (Control of Advertisements) Regulations 2007.
4. Where an advertisement is required under these Regulations to be removed, the removal shall be carried out to the reasonable satisfaction of the Local Planning Authority.

   Reason: Required by the Town and Country Planning (Control of Advertisements) Regulations 2007.
5. No advertisement shall be sited or displayed so as to obscure, or hinder the ready interpretation of, any road traffic sign, railway signal or aids to navigation by water or air, or so as otherwise to render hazardous the use of any highway, railway, waterway or aerodrome (civil or military).

   Reason: Required by the Town and Country Planning (Control of Advertisements) Regulations 2007.

3/2011/0583

Ribchester

Alter or Extend a Listed Building

Development Address:
21 Church Street Ribchester
Lancashire PR3 3XP

Grid Reference
365011 435212

Development Description:
Application to replace first floor rear window with a white painted wooden double glazed window of similar appearance to the existing.

Decision Date:
05/12/2011

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 18 of the Planning (Listed Building and Conservation Areas) Act 1990.

2 Precise specifications of glazing and window framing, including cross-sectional drawings of window frame members, glass type and depth of double-glazed units, shall have been submitted to and approved by the Local Planning Authority before their use in the proposed works.

Reason : In order to minimise the impact of the introduction of double-glazing and safeguard the character (including setting) and significance of the listed building.

3 The window frames shall be painted within one month of their installation in accordance with details previously submitted to and approved by the Local Planning Authority.

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

3/2011/0673

Rimington and Middop

Applications for full consent

Development Address:
Howgill Farm Howgill Lane
Rimington Clitheroe BB7 4EF

Grid Reference
382795 446035

Development Description:
Conversion of a redundant agricultural barn to create a canine hydrotherapy and rehabilitation centre.

Decision Date:
07/12/2011

Officer: Colin Sharpe
Decision Type: APPROVED WITH CONDITIONS

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

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

2 The permission shall relate to the development as shown on Drawing Numbers A1438/PLO2 & PLO3

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

3 This permission shall relate to the proposed conversion in accordance with the Structural Appraisal Report submitted as part of the application and dated May 2011. Any deviation from the Report may need to be the subject of a further planning application.

Reason: To comply with Policy G1 of the Ribble Valley Districtwide Local Plan and the requirements of PPS5: Planning for the Historic Environment, since the application is for the conversion of the building only and any deviations from the submitted Report could harm the appearance and character of the building.

4 Prior to the construction of any fences to enclose the recreational paddock area, precise details of their type and height shall be submitted for the approval of the Local Planning Authority. The fences shall then only be constructed in accordance with the approved details, and thereafter there should be no alterations to the general form or height of the fences unless a further planning permission has first been granted in respect thereof.

REASON: In the interests of visual amenity and to comply with Policies G1 and ENV3 of the Ribble Valley Districtwide Local Plan.

5 The methods and timings in the mitigation notes attached to the Protected Species Survey Report dated 18 March 2011 shall be followed in relation to the protection of bats and barn swallows. In the event that any bats are found or disturbed during any part of the development, work shall cease until further advice has been obtained from a licenced ecologist.

Reason: To protect bats and barn swallows from any potentially harmful effects of the development and to comply with Policy ENV7 of the Ribble Valley Districtwide Local Plan.

6 Precise specifications or samples of the surface material to be used in the construction of the proposed access ramp including its colour and texture shall have been submitted to and approved by the Local Planning Authority before its 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.

3/2011/0722

Billington and Langho

Applications for full consent

Development Address:
2 Bushburn Drive Langho
Lancashire BB6 8EZ

Development Description:
Proposed raising of the existing roof by no more than 1m to create living space to the first floor, and single storey rear extension.

Grid Reference
370329 434128

Decision Date:
07/12/2011

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 be implemented in accordance with the proposal as amended by plan received on the 28th of November (Drg No. 10020-1-A-P Rev F) in relation to the amended roof design.

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

3 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2008 (or any Order revoking, amending or re-enacting that Order) the north-western side elevation of the single storey rear extension 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".

3/2011/0729

Bolton-by-Bowland, Gisburn Forest and Sawley

Applications for full consent

Development Address:
Barns at Lawson House Farm
Bolton-by-Bowland Road Sawley
Clitheroe Lancs BB7 4NJ

Development Description:
Demolition of redundant agricultural sheds. Conversion and extension of existing barns to 1no. new dwelling and improvements to existing access.

Grid Reference
377193 447129

Decision Date:
07/12/2011

Officer: Rachel Horton
Decision Type: REFUSED

1 The proposal is considered contrary to policies G1, H17 and ENV1 of the Ribble Valley Districtwide Local Plan. The number of proposed new openings to the elevations and alteration to the original roof design of an attached shippon is unsympathetic to the original form and character of the building. Resulting in the appearance of a more domesticated property rather than a traditional barn conversion. Leading to the visual detriment of the character and appearance of this traditional farm building and the visual amenity of this Area of Outstanding Natural Beauty.

3/2011/0787

Decision Date:
09/12/2011

Read
Applications for full consent

Development Address:
31 Beaufort Close Read Lancashire BB12 7QF

Grid Reference
377079 434717

Development Description:
Proposed amendments to planning consent 3/2003/1029P, to complete the pitched roof over the existing garage (SE side) and and build the first floor extension over the existing ground floor kitchen, new flue stack, incorporate en-suite in master bedroom and relocate main bathroom. New window at first floor in study side window wall (NW), change in attic space windows.

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. P/401 in relation to the existing floor plans, Drawing No. P/402 in relation to the proposed elevations and Drawing No. P/503R in relation to the proposed floor plans and elevations.

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

3 Precise specifications or samples of walling and roofing materials and details of any surface materials to be used including their colour and texture shall have been submitted to and approved by the Local Planning Authority before their use in the proposed works.

Reason: In order that the Local Planning Authority may ensure that the materials to be used are appropriate to the locality in accordance with Policy G1 of the Ribble Valley Districtwide Local Plan and the adopted Supplementary Planning Guidance - "Extensions and Alterations to Dwellings".

4 The window at first floor level to the north-western side elevation of the original property shall be obscure glazed, of a type to be agreed in writing by the Local Planning Authority and remain in that manner in perpetuity.

Reason: In order to protect nearby residential amenity as required by with Policies G1 and H10 of the Ribble Valley Districtwide Local Plan and the adopted Supplementary Planning Guidance - "Extensions and Alterations to Dwellings".

3/2011/0806

Decision Date:
05/12/2011

Ribchester
Applications for full consent

Development Address:
The Bee Hive adjacent 17 Chesterbrook Ribchester Lancashire

Grid Reference
365047 435759

Development Description:
Replacement house type to that previously approved under application 3/2009/0233P, with one additional Velux rooflight.

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 Prior to the first occupation of the dwelling hereby permitted, the replacement driveway for the existing property, No 17 Chesterbrook, and the access, parking area and garage for the new dwelling shall all have been provided and shall be available for use to the satisfaction of the Local Planning Authority. Thereafter, these facilities shall all be kept 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.

3 Except for an access point not exceeding 3.5m wide at its eastern edge, the frontage of the site to Eastgate shall be enclosed by a wall not exceeding 1m in height in accordance with details which have first been submitted to and approved in writing by the Local Planning Authority. This wall shall be completed prior to the first use of the dwelling hereby permitted and, thereafter, shall be retained permanently to the satisfaction of the Local Planning Authority.

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

3/2011/0827

Decision Date:
05/12/2011

Clitheroe
Discharge of Conditions
Development Address:
The Coach House 20 Castle Gate
Clitheroe Lancashire BB7 1AZ

Development Description:
Application for the discharge of condition no.2 (materials) and condition no.3 (garage door details) of planning consent 3/2009/0236P.

Grid Reference	
374305	441710

Officer: Claire Booth
Decision Type: APPROVED WITH CONDITIONS

1 Discharge of Condition no.2 (materials).

Condition no.4 (garage door details) has not been discharged as the design and materials of the garage door are considered to be unsympathetic and out of character with this Building of Townscape Merit and the wider Conservation Area.

3/2011/0830

Decision Date:
05/12/2011

Whalley
Applications for full consent
Development Address:
The Laurels 2 Maple Close Whalley
Lancashire BB7 9AG

Development Description:
Replacement of the existing uPVC Conservatory with a stone built Garden Room.

Grid Reference	
373636	436912

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. 4151-06 in relation to the existing and proposed site plan and Drawing No. 4151-05A in relation to existing and proposed floor plans and elevations.

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

3/2011/0834

Decision Date:
09/12/2011

Billington and Langho
Applications for full consent
Development Address:
1 St Marys Drive Langho
Lancashire BB6 8DL

Development Description:
Proposed single storey extensions to side and rear, conversion of existing garage into bedroom and erection of open-sided car port to side elevation.

Grid Reference	
370572	434212

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. 11/1988/01 in relation to the existing site plan, floor plans and elevations and Drawing No. 11/1988/02 Rev. A in relation to the proposed site plan, floor plans and elevations.

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

3/2011/0842

Decision Date:
02/12/2011

Mellor
Applications for full consent

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

Grid Reference
364554 429938

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).

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

Decision Date:
02/12/2011

Mellor
Alter or Extend a Listed Building

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

Grid Reference
364554 429938

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).

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

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.

Decision Date:

02/12/2011

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.

3/2011/0857

Clitheroe

Applications for full consent

Development Address:

Unit 4 Shawbridge Saw Mill Taylor Street Clitheroe Lancashire

Grid Reference

374637 441806

Development Description:

Proposed change of use from offices to a toning salon (D2).

Decision Date:

09/12/2011

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 1 and Plan 2.

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

3 The use of the premises in accordance with this permission shall be restricted to the hours between 0800 to 2000 on weekdays and 0900 to 1300 on Saturdays and there shall be no operation on Sundays or bank holidays.

Reason: To comply with Policy G1 of the Ribble Valley Districtwide Local Plan. The use of the premises outside these hours could prove injurious to the character of the area and in order to safeguard residential amenities.

3/2011/0921

Clitheroe

Certificate of Lawfulness - Proposed

Development Address:

11 Meadowlands Low Moor
Clitheroe Lancashire BB7 2ND

Grid Reference

374165 441802

Development Description:

Application for a lawful development certificate for proposed single storey rear extension and conversion of existing garage.

Decision Date:

07/12/2011

Officer: Rachel Horton

Decision Type: APPROVED NO CONDITIONS

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