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RIBBLE VALLEY BOROUGH COUNCIL

Planning Applications decided week ending: 16 December 2011

3/2010/0407

Decision Date: 09/12/2011

Grindleton

Advertisements

Development Address:
Bowland County High School
Sawley Road Grindleton Lancashire

Grid Reference 376943 446225

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.

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.

3/2010/0934

Decision Date: 16/12/2011

Ribchester

Applications for full consent

Development Address:
Black Bull Hotel Church Street
Ribchester Preston PR3 3YE

Grid Reference 364962 435332

Development Description:
Erection of 2no. terraced dwellings fronting Blackburn Road and erection of 5no. two storey terraced cottages on existing car park (parking spaces will remain for public house). (Resubmission of planning application ref. 3/2009/0160/P).

Officer: Sarah Westwood
Decision Type: APPROVED WITH CONDITIONS

1 The development must be begun no later than the expiration of three years beginning with the date of this permission.

REASON: Required to be imposed in pursuance to Section 91 of the Town and Country Planning Act 1990.

2 This permission shall be implemented in accordance with the proposal as detailed on drawings 11/01/05-01 REV F proposed site layout, 08/1120-02 REV D proposed floor plans Plots 6-7, 11/01/05-03 REV F proposed elevations Plots 6-7, 08/1120-04 REV D proposed floor plans Plots 1-5, 08/1120-05 REV E proposed elevations Plots 1-5, 08/1120-06 REV E location and block plan, 11/01/05-08 REV F existing and proposed street elevations received on 27 September 2011.

REASON: For the avoidance of doubt to clarify which plans are relevant.

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

REASON: To ensure and safeguard the recording of any archaeological deposits as required by Policies G1, ENV14 and ENV15 of the Ribble Valley Districtwide Local Plan.

4 Prior to commencement of development a detailed scheme for the provision of a suitable noise barrier along the site's eastern boundary shall be submitted to and approved in writing by the Local Planning Authority. The measures so submitted and approved shall then be fully implemented and thereafter retained.

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

5 The development hereby permitted shall not be commenced until details of the landscaping of the site, 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 removed, or dies, or is seriously damaged, or becomes seriously diseased, by a species of similar size to those originally plan

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

REASON: In order that the Local Planning Authority may ensure that the materials to be used are appropriate to the locality in accordance with Policies G1 and ENV16 of the Ribble Valley Districtwide Local Plan ensuring a satisfactory standard of appearance given the location of the site in a Conservation Area.

7 Notwithstanding the submitted details the gable elevation to Plot 6 shall be constructed in coursed stonework with details of the type, coursing and jointing of the natural stone to be used throughout the scheme being submitted to and approved in writing by the Local Planning Authority. The development shall be built to conform with the details so approved.

REASON: In the interest of the visual amenity of the area and so that the Local Planning Authority shall be satisfied as to the details and in accordance with Policy G1 of the Ribble Valley Districtwide Local Plan.

8 Precise specifications of windows and doors, including cross-section drawings of window frame form and method of opening shall have been submitted to and approved in writing by the Local Planning Authority before their use in the proposed works.

REASON: In order to safeguard the character and appearance of the Conservation Area in accordance with Policies G1 and ENV16 of the Ribble Valley Districtwide Local Plan.

9 Windows and doors shall be painted within one month of their insertion in accordance with details which will first have been submitted to and agreed in writing by the Local Planning Authority.
REASON: In order to safeguard the character and appearance of the Conservation Area in accordance with Policies G1 and ENV16 of the Ribble Valley Districtwide Local Plan.

10 All new and replacement gutters shall be cast iron or aluminium supported on 'drive in' galvanised gutter brackets.

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.

11 The development shall be carried out in accordance with the flood mitigation measures outlined in the Flood Risk Assessment submitted in support of the application unless agreed otherwise in writing with the Local Planning Authority.

REASON: To reduce the danger to intended occupants of the buildings from potential flooding in accordance with Policy G1 of the Ribble Valley Districtwide Local Plan.

12 This permission shall relate to a Section 106 Agreement dated ….. which includes provisions for the delivery of affordable housing.

REASON: For the avoidance of doubt and to comply with Policy G1 of the Ribble Valley Districtwide Local Plan.

3/2010/0937

Dutton

Applications for full consent

Development Address:

Carlinghurst Farm Huntingdon Hall Lane Dutton Lancashire

Development Description:

Proposed wind turbine on a free standing 15m high mast on land at Carlinghurst Farm.

Grid Reference	
366158	438177

Decision Date:

12/12/2011

Officer: Colin Sharpe

Decision Type: APPROVED WITH CONDITIONS

1 The development must be begun no later than the expiration of three years beginning with the date of this permission.

REASON: Required to be imposed in pursuance to Section 91 of the Town and Country Planning Act 1990.

2 The permission shall relate to the development as shown on drawing numbers CF15e, and 9013.005/S50/A (amended plan received 24 October 2011).

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

3 Whilst the screen planting shown on drawing number 9013.005/S50/A is acceptable in principle, no development shall be commenced until further details of the precise number, location, species, size at planting and spacings of the trees, and details of the proposed plant specification, plant handling method, ground preparation, planting method and short-term after care have been submitted to and approved in writing by the Local Planning Authority.

Details shall also be submitted of a five-year maintenance programme that shall include details of proposals for weed control, watering, stake/tie adjustments and removal, thinning, control of pest and diseases and fertilizer application. Any trees that, within the five-year maintenance programme, are removed, or die, or become seriously damaged or diseased, shall be replaced by a species of similar size to those originally planted.

REASON: In order to ensure that the applicant has the right kind of methodology and techniques in place to ensure that the mit

4 This permission shall relate only to the installation of a wind turbine that is accredited under the Micro Regeneration Certification Scheme. Evidence of such a Certification shall be submitted to the Local Planning Authority prior to commencement of the development.

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

3/2011/0008

Clayton-le-Dale

Applications for full consent

Development Address:

Carr House Farm Longsight Road Clayton-Le-Dale Lancashire

Development Description:

Proposed conversion of traditional buildings to form two dwellings and a double garage.

Grid Reference	
365462	432631

Decision Date:

13/12/2011

Officer: Colin Sharpe

Decision Type: APPROVED WITH CONDITIONS

1 1. The development must be begun no later than the expiration of three years beginning with the date of this permission.

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

2 The permission shall relate to the development as shown on the amended plan received by the Local Planning Authority on 18 August 2011 (Drawing Number Wil/241/552/02/C)

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

3 This permission shall relate to the proposed conversion in accordance with the Structural Appraisal Report dated October 2010 that was submitted as part of the application. Any deviation from the Structural Appraisal Report may need to be the subject of a further planning application.

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

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

REASON: In order that the Local Planning Authority may ensure that the materials to be used are appropriate to the locality in accordance with Policies G1, H15, H16 and H17 of the Ribble Valley Districtwide Local Plan.

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

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

6 Notwithstanding references to upvc frames on the submitted plans and application forms, all doors and windows shall be in timber and retained as such in perpetuity.

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

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

REASON: In order that the Local Planning Authority shall retain effective control over the development to ensure compliance with Policies G1, H16 and H17 of the Ribble Valley Districtwide Local Plan.

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

REASON: To ensure and safeguard the recording and inspection of matters of archaeological/historical importance associated with the building/site in order to comply with the requirements of Policy HE12.3 of PPS5: Planning for the Historic Environment.

9 The mitigation measures in the Protected Species (bats and barn owls) Survey Report dated 9 November 2010 that was submitted with the application shall be followed in their entirety. In the event that any bats are disturbed or harmed during any part of the development, work shall cease until further advice has been sought from a licensed Ecologist.

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

10 Precise details of the boundary treatment for the curtilages of the dwellings shall be submitted to and approved in writing by the Local Planning Authority.
Any walls or fences comprised in the approved details shall be erected prior to the first occupation of either of the dwellings. Any hedges comprised in the approved details shall be planted in accordance with a timescale that has been agreed with the Local Planning Authority, and shall be maintained also in accordance with details to be agreed with the Local Planning Authority.

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

3/2011/0266

Clitheroe

Applications for full consent

Development Address:

9 Castle Street Clitheroe Lancashire BB7 2BT

Grid Reference

374296 441790

Development Description:

Proposed change of ground and first floor from retail (use class A1) to a mixed-use coffee shop (A1/A3) including internal alterations and a new shop front.

Decision Date:

12/12/2011

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 plans received on 16 November, drawing no 7730110/01 in relation to existing ground and first floor plan, drawing no 773010/02 REVD in relation to the proposed elevation plans and amended plan dated 28 November 2011, drawing no 773010/02E in relation to the internal plans which reduces the number of covers.

REASON: For the avoidance of doubt since the proposal was the subject of agreed amendments and to ensure that the development is carried out in accordance with the submitted plans in accordance with Policy G1, ENV16 and ENV19 of the Ribble Valley Districtwide Local Plan.

3 No primary cooking of unprepared food shall be carried out on the premises. Only re-heated or cold food that has been prepared elsewhere shall be served within the premises.

REASON: To safeguard the amenity of the area as supported by Policies G1, ENV16 and ENV19 of the Ribble Valley Districtwide Local Plan.

4 The premises shall be used for mixed A1/A3 use and no other purpose, except A1 use as specified in the Town and Country Planning (Use Classes) Order 2005.

REASON: To ensure that no alternative use is made of the premises which would cause harm to the vitality and viability of the principal shopping area in the Town Centre.

5 The use of the premises in accordance with this permission shall be restricted to the hours between 0700 to 1900 Monday to Saturday, and 1000 to 1600 on Sundays and Bank Holidays.

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

6 Precise specifications and samples of materials to be used in the construction of the shopfront 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 Policies G1, ENV16 and ENV19 of the Ribble Valley Districtwide Local Plan ensuring a satisfactory standard of appearance given that the property is Grade II Listed and located in a Conservation Area.

3/2011/0267

Clitheroe

Alter or Extend a Listed Building

Development Address:

9 Castle Street Clitheroe Lancashire BB7 2BT

Grid Reference

374296 441790

Development Description:

Proposed change of ground and first floor from retail (use class A1) to a mixed-use coffee shop (A1/A3) including internal alterations and a new shop front and 3 x illuminated adverts.

Decision Date:

12/12/2011

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 plans received on 16 November, drawing no 7730110/01 in relation to existing ground and first floor plan, drawing no 773010/02 REVD in relation to the proposed elevation plans and amended plan dated 28 November 2011, drawing no 773010/02E in relation to the internal plans which reduces the number of covers.

REASON: For the avoidance of doubt since the proposal was the subject of agreed amendments and to ensure that the development is carried out in accordance with the submitted plans in accordance with Policy G1, ENV16 and ENV19 of the Ribble Valley Districtwide Local Plan.

3 Precise specifications and samples of materials to be used in the construction of the shopfront 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 Policies G1, ENV16 and ENV19 of the Ribble Valley Districtwide Local Plan ensuring a satisfactory standard of appearance given that the property is Grade II Listed and located in a Conservation Area.

3/2011/0331

Decision Date:
09/12/2011

Clitheroe
Advertisements

Development Address:
9 Castle Street Clitheroe Lancashire BB7 2BT

Development Description:
One non-illuminated fascia sign and one illuminated projecting sign.

Grid Reference	
374301	441787

Officer: Rachel Horton
Decision Type: APPROVED WITH CONDITIONS

1 This permission shall be implemented in accordance with the proposal as amended by plan received on the 16th of November. Drawing No. 773010/03 Rev. D in relation to the proposed signage scheme.

REASON: For the avoidance of doubt since the proposal was the subject of agreed amendments and to ensure that the development is carried out in accordance with the submitted plans in accordance with Policy G1, ENV16 and ENV19 of the Ribble Valley Districtwide Local Plan.

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 Policies G1, ENV16 and ENV19 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 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.

3/2011/0498

Decision Date:
12/12/2011

Wiswell
Applications for full consent

Development Address:
The Eaves Pendleton Road Wiswell
Lancashire BB7 9BZ

Development Description:
Demolition of all buildings on the site (existing house, kennels and various outbuildings) and erection of a new dwelling incorporating a Bed and Breakfast Business.

Grid Reference	
375156	438116

Officer: Sarah Westwood
Decision Type: REFUSED

1 The proposal by virtue of its scale, design and massing is not considered to reflect adequately the local vernacular and as such would have a significant detrimental impact on the setting of the Area of Outstanding Natural Beauty and in particular the views of Pendle Hill enjoyed from the north west. An approval would thus be to the detriment of visual amenities of the area and contrary to the provisions of Policies G1, ENV2 and ENV3 of the Ribble Valley Districtwide Local Plan.

2 The proposal is considered by virtue of its scale, siting and design to have a detrimental impact on the amenities of a neighbouring property by virtue of an overbearing nature of a development with overlooking of private garden areas. It is thus contrary to provisions of Policy G1 of the Ribble Valley Districtwide Local Plan.

1 The proposal by virtue of its scale, design and massing is not considered to reflect adequately the local vernacular and as such would have a significant detrimental impact on the setting of the Area of Outstanding Natural Beauty and in particular the views of Pendle Hill enjoyed from the north west. An approval would thus be to the detriment of visual amenities of the area and contrary to the provisions of Policies G1, ENV2 and ENV3 of the Ribble Valley Districtwide Local Plan.

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2 The proposal is considered by virtue of its scale, siting and design to have a detrimental impact on the amenities of a neighbouring property by virtue of an overbearing nature of a development with overlooking of private garden areas. It is thus contrary to provisions of Policy G1 of the Ribble Valley Districtwide Local Plan.

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2 The proposal is considered by virtue of its scale, siting and design to have a detrimental impact on the amenities of a neighbouring property by virtue of an overbearing nature of a development with overlooking of private garden areas. It is thus contrary to provisions of Policy G1 of the Ribble Valley Districtwide Local Plan.

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2 The proposal is considered by virtue of its scale, siting and design to have a detrimental impact on the amenities of a neighbouring property by virtue of an overbearing nature of a development with overlooking of private garden areas. It is thus contrary to provisions of Policy G1 of the Ribble Valley Districtwide Local Plan.

1 The proposal by virtue of its scale, design and massing is not considered to reflect adequately the local vernacular and as such would have a significant detrimental impact on the setting of the Area of Outstanding Natural Beauty and in particular the views of Pendle Hill enjoyed from the north west. An approval would thus be to the detriment of visual amenities of the area and contrary to the provisions of Policies G1, ENV2 and ENV3 of the Ribble Valley Districtwide Local Plan.

2 The proposal is considered by virtue of its scale, siting and design to have a detrimental impact on the amenities of a neighbouring property by virtue of an overbearing nature of a development with overlooking of private garden areas. It is thus contrary to provisions of Policy G1 of the Ribble Valley Districtwide Local Plan.

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2 The proposal is considered by virtue of its scale, siting and design to have a detrimental impact on the amenities of a neighbouring property by virtue of an overbearing nature of a development with overlooking of private garden areas. It is thus contrary to provisions of Policy G1 of the Ribble Valley Districtwide Local Plan.

3/2011/0615

Ribchester

Applications for full consent

Development Address:
St Wilfrids CofE Primary School
Church Street Ribchester Lancs

Development Description:
Proposed installation of solar photovoltaic (PV) cells on the roofs of Ribchester St Wilfrilds C of E Primary School, aspects South, South West.

Grid Reference	
365099	435135

Decision Date:
14/12/2011

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 91 of the Town and Country Planning Act 1990

2 Precise specifications of any proposed underground cabling works shall have been submitted to and approved by the Local Planning Authority before use in the proposed works.

Reason : In order to safeguard important archaeological remains in accordance with Policy ENV14 of the Ribble Valley Districtwide Local Plan.

3 Precise specifications or samples of solar photovoltaic equipment and its attachment to the roof shall have been submitted to and approved by the Local Planning Authority before use in the proposed works.

Reason : In order to safeguard the character, appearance and significance of Ribchester Conservation Area.

4 The actions, methods & timings included in the general recommendations included in the protected species survey dated the 29th of September 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.

To ensure that there are no adverse effects on the favourable status of a bat population before and during development.

3/2011/0657

Longridge

Applications for full consent

Development Address:
Radcliffe Farm Cottage Lower Road
Longridge PR3 2YL

Development Description:
Erection of stable block and associated site works (including stables, horse box and tack room etc.).

Grid Reference	
362301	437538

Decision Date:
09/12/2011

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 No. 03 in relation to the existing site plan, Drawing No. 03A in relation to the proposed site plan and Drawing No. 02A 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 The stables building hereby permitted shall be used for private recreational purposes only and shall not be used in connection with any commercial enterprise such as livery stables or a riding school.

REASON: In the interests of the amenities and character of the locality, the amenities of nearby residents, and highway safety, and to comply with Policy G1 and ENV3 of the Ribble Valley Districtwide Local Plan.

4 No external lighting shall be installed to facilitate the use of the stables unless precise details thereof have first been submitted to and approved in writing by the Local Planning Authority.

REASON: To comply with Policy G1 and ENV3 of the Ribble Valley Districtwide Local Plan in the interests of the visual amenity of the area and to safeguard, where appropriate, neighbouring residential amenity.

3/2011/0676

Billington and Langho

Certificate of Lawfulness - Proposed

Grid Reference
370216 433902

Development Description:
Certificate of Lawful Development for a proposal to build a wall at the location of the existing garage door, replace existing wooden wall at back with brick, remove existing wall between kitchen and garage to create larger space, replace existing garage roof.

Decision Date:
15/12/2011

Development Address:
Norbreck 47 Whalley Road Langho
Blackburn Lancashire

Officer: Rachel Horton

Decision Type: APPROVED NO CONDITIONS

1 The proposed works as indicated on Drawing No: RH/320110676/01 in relation to existing and proposed floor plans and elevations constitute permitted development under the Schedule to Part 1, Class A and B of the Town and Country Planning (General Permitted Development) (Amendment) (No.2) (England) Order 2008.

3/2011/0695

Sabden

Applications for full consent

Grid Reference
378118 437272

Development Description:
Proposed erection of one detached dwelling, new vehicular access, parking, turning and creation of garden.

Decision Date:
09/12/2011

Development Address:
land adjacent to Mount Pleasant
Padiham Road Sabden Lancs

Officer: Colin Sharpe

Decision Type: APPROVED WITH CONDITIONS

1 The development must be begun no later than the expiration of three years beginning with the date of this permission.

REASON: Required to be imposed in pursuance to Section 91 of the Town and Country Planning Act 1990.

2 This permission shall relate to the proposal as shown on drawing numbers 176/01,02,03 and 04 (as slightly amended in accordance with condition number 3 below).

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

3 The vehicular access shall be formed in a position 0.5m to the north of the position shown on drawing numbers 176/03 and 04.

REASON: To provide an improved separation distance between the access and the existing telegraph pole in the interests of highway safety and to comply with Policy G1 of the Ribble Valley Districtwide Local Plan.

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

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

5 In the first planting season following the completion of the development or the first occupation of the dwelling, whichever is the sooner, four trees (as replacements for the trees to be felled) shall be planted within the site in accordance with precise details that have first been submitted to and approved in writing by the Local Planning Authority.

If, within a period of five years from their planting, any of the trees are removed, or die or become seriously damaged or seriously diseased, it shall be replaced by a species of similar size to that which was originally planted.

REASON: In the interests of visual amenity and to comply with Policies G1 and ENV1 of the Ribble Valley Districtwide Local Plan.

6 The north and east boundaries of the site shall be enclosed only with a 1.1m high stained timber post and rail fence as stated on drawing number 176/04. No different means of boundary treatment (such as walls or closed board fences) shall at any time be erected on these boundaries 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 ENV1 of the Ribble Valley Districtwide Local Plan.

3/2011/0703

Clitheroe

Applications for full consent

Development Address:
43 Hawthorne Place Clitheroe
Lancashire BB7 2HU

Grid Reference
374238 442493

Development Description:
Proposed erection of a three bedroom, two-storey detached dwelling with attached garage. Re-submission of 3/2011/0315P.

Decision Date:
12/12/2011

Officer: Graeme Thorpe
Decision Type: REFUSED

1 The proposed development given its size and siting would have a detrimental impact on the adjacent residential amenity by virtue of overlooking and thus impacts on the privacy and as such be contrary to Policy G1 of the Districtwide Local Plan.

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3/2011/0714

Whalley

Advertisements

Development Address:
Juction of A59/A671 Accrington Road Roundabout Wiswell Lancs

Grid Reference
373876 437360

Development Description:
Erection of three non-illuminated sponsorship acknowledgement signs 500 x 1200 x3mm.

Decision Date:
09/12/2011

Officer: Graeme Thorpe
Decision Type: APPROVED WITH CONDITIONS

1 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 Policies G1 and S14 of the Ribble Valley Districtwide Local Plan.

2 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 1992.

3 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 1992.

4 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 1992.

3/2011/0716

Decision Date: 09/12/2011

Pendleton

Advertisements

Development Address:
Junction of A59 Clitheroe by-pass/A671 Whalley Road roundabout.

Development Description:
Erection of two non-illuminated sponsorship acknowledgement signs 500 x 1200 x3mm.

Grid Reference	
374366	438981

Officer: Graeme Thorpe
Decision Type: APPROVED WITH CONDITIONS

1 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 Policies G1 and S14 of the Ribble Valley Districtwide Local Plan.

2 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 1992.

3 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 1992.

4 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 1992.

3/2011/0719

Decision Date: 09/12/2011

Clitheroe

Outline

Development Address:
land off Ribblesdale Avenue Clitheroe Lancashire BB7 2HZ

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

Grid Reference	
374177	442539

Officer: Colin Sharpe
Decision Type: APPROVED WITH CONDITIONS

1 This outline permission shall relate to the proposal as shown on drawing number TRI-0648-06.

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

2 Application for approval of reserved matters must be made not later than the expiration of 3 years beginning with the date of this permission and a development must be begun not later than whichever is the latter of the following dates:

(a) the expiration of 3 years from the date of this permission; or

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

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

3 Detailed plans indicating the design and external appearance of the buildings, landscape and boundary treatment, parking and manoeuvring arrangements for vehicles, including a contoured site plan showing existing features, the proposed floor slab level and driveway level (called the reserved matters) shall be submitted to and approved by the Local Planning Authority before development commences. The submitted plans and details shall include, in relation to the proposed shared drive, some form of delineation to identify the point of access to Plot 1 and to Plot 2, any dwellings that are two storeys high (not 2½ storeys as referred to in the Design and Access Statement) with an eaves height of approximately 5m and a ridge height not exceeding 9m.

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

3/2011/0753

Decision Date: 09/12/2011

Bashall Eaves and Mitton

Applications for full consent

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

Development Description:
Cow handling building.

Grid Reference	
370657	441076

Officer: Colin Sharpe

Decision Type: APPROVED WITH CONDITIONS

1 The development must be begun no later than the expiration of three years beginning with the date of this permission.

REASON: Required to be imposed in pursuance to Section 91 of the Town and Country Planning Act 1990.

2 This permission shall relate to the proposal as shown on drawing number BARN/20DWG02.

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

3 No development approved by this permission shall be commenced until a scheme for the provision of surface water drainage works has been approved by the Local Planning Authority. The scheme shall be completed in accordance with the approved plans.

REASON: To ensure a satisfactory means of drainage and to comply with Policy G1 of the Ribble Valley Districtwide Local Plan.

3/2011/0763

Decision Date: 09/12/2011

Whalley

Applications for full consent

Development Address:
Deep Beauty Salon 76 Mitton Road
Whalley Lancashire BB7 9RY

Development Description:
Proposed two-storey extension to the rear forming ground floor treatment rooms and first floor office space including 1no. dormer window (to Moor Lane elevation) and 2no. roof lights. Replacement shop front. Reinstate 1no. window to Moor Lane elevation and install 1no. roof light to existing roof.

Grid Reference	
372623	436815

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. A.200 in relation to the existing floor plans and elevations and Drawing No. A.100 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 and ENV3 of the Ribble Valley Districtwide Local Plan.

3/2011/0782

Decision Date: 14/12/2011

Pendleton

Alter or Extend a Listed Building

Development Address:
Stork Cottage Pendleton Clitheroe Lancashire BB7 1PT

Grid Reference
375644 439516

Development Description:
Listed building consent to take down unsafe retaining wall to the corner of Stork Cottage garden, and rebuild to match existing. Take down retaining wall fronting Wiswell Lane, adjoining Stork Cottage, build concrete block behind, then rebuild existing to match original at Stork Cottage, Pendleton

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 This permission shall be implemented in accordance with the proposal as amended by letter received on the 9 December 2011 confirming like-for-like replacement of the traditional drystone walling.

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

3 Precise specifications of new walling materials and form of construction, including a revised wall cross section drawing and a sample panel, shall have been submitted to and approved by the Local Planning Authority before wall rebuilding.

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

4 Walling shall be rebuilt within three months of its demolition.

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

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".

3/2011/0790

Bolton-by-Bowland, Gisburn Forest and Sawley

Applications for full consent

Development Address:
Jacksons Barn Sawley Road
Sawley Lancashire BB7 4RT

Development Description:
Proposed conversion of a redundant field barn into residential use.

Grid Reference
377485 446917

Decision Date:
12/12/2011

Officer: Rachel Horton
Decision Type: REFUSED

1 The proposal is considered to be contrary to the advice in Paragraph 69 of PPS3:Housing (PPS3), PPS7: Sustainable Development in Rural Areas (PPS7) and the requirements of saved policies G1,G5,H2 and H15 of the Ribble Valley Districtwide Local Plan. Approval to residential use would result in the formation of a new dwelling in an unsuitable, unsustainable and isolated location in an Area of Outstanding Natural Beauty, with the potential intensified use of the building causing detrimental effects upon the character and appearance of the locality due to the impact of domestic paraphernalia.

2 The proposal is considered contrary to policies contained within PPS5: Planning for the Historic Environment (PPS5) and the requirements of saved policies G1, H16 H17 and ENV1 of the Ribble Valley Districtiwide Local Plan. The conversion scheme is unsympathetic to the original form of the historic farm building in terms of the scale, size and design of window openings, additions to the roof, increase to the ridge height and development within the curtilage. Resulting in conditions to the detriment of the original character, appearance and significance of the building and the visual amenity of this Area of Outstanding Natural Beauty.

3 If allowed the development would set a dangerous precedent for the acceptance of similar unsympathetic proposals destroying the character and appearance of other barn conversions which would be both contrary to policy and to the detriment of the visual amenities of this Area of Outstanding Natural Beauty.

3/2011/0812

Clitheroe

Applications for full consent

Development Address:
16 Moorland Crescent Clitheroe
Lancashire BB7 4PY

Development Description:
Proposed two-storey side extension and single storey rear extension.

Grid Reference
374882 442914

Decision Date:
14/12/2011

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 Drg No. NB 1 in relation to the proposed site and roof plan, Drg No. NB 2 in relation to the existing and proposed elevations and Drg No. NB 3 in relation to the existing and proposed floor plans.

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 development shall be carried out in strict accordance with the recommendations of the bat survey and detailed mitigation measures submitted with the application dated 21st October 2011.

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

4 The window to the ground floor side elevation of the two-storey extension serving the w.c shall be obscure glazed to the satisfaction of the Local Planning Authority and completed prior to use of the extension 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".

5 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 two-storey extension shall not be altered by the insertion of any window or doorway to its north-eastern side elevation 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".

3/2011/0832

Clitheroe

Applications for full consent

Development Address:
3 Warwick Drive Clitheroe
Lancashire BB7 2BG

Development Description:
Proposed construction of a front porch.

Grid Reference	
374803	442520

Decision Date:
09/12/2011

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 No. SJ/2011/01 in relation to the existing site plan and elevations and Drawing No. SJ/201/02 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.

3/2011/0834

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

Decision Date:
09/12/2011

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 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.

3/2011/0836

Sabden

Applications for full consent

Development Address:
44 Padiham Road Sabden
Lancashire BB7 9EW

Grid Reference
378006 437386

Development Description:
Proposed dormers to rear roof slope, clad with natural blue slate with a pitched roof. Re-submission of 3/2011/0461P.

Decision Date:
14/12/2011

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 No. 01 C in relation to the 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 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 detailed mitigation measures submitted with the application dated 9th June 2011.

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

3/2011/0846

Clitheroe

Applications for full consent

Development Address:
51 Warwick Drive Clitheroe
Lancashire BB7 2BG

Grid Reference
374810 442684

Development Description:
Proposed first floor extension to be built over the existing garage including moving the bathroom window from the side of the house to the front. Re-submission.

Decision Date:
15/12/2011

Officer: Claire Booth
Decision Type: APPROVED WITH CONDITIONS

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

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

2 The permission shall relate to the development as shown on Drawing No. Turnbull 01.

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 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 and the adopted Supplementary Planning Guidance - "Extensions and Alterations to Dwellings".

4 The first floor window on the gable elevation of the building shall be obscure glazed to the satisfaction of the Local Planning Authority and remain in that manner in perpetuity.

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

5 The proposed garage shall not be used for any purpose (including any purpose ordinarily incidental to the enjoyment of the dwelling house as such) which would preclude its use for the parking of a private motor vehicle.

REASON: In the interests of visual amenity and to facilitate adequate vehicle parking facilities 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".

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, including the mitigation measures, submitted with the application dated the 24 March 2011.

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

3/2011/0857

Decision Date: 09/12/2011

Clitheroe
Applications for full consent

Development Address:
Unit 4 Shawbridge Saw Mill Taylor Street Clitheroe Lancashire

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

Grid Reference	
374637	441806

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.

3/2011/0901

Decision Date: 12/12/2011

Osbaldeston
Applications for full consent

Development Address:
1 Ribblesdale Place Osbaldeston Lane Osbaldeston Lancashire

Development Description:
Proposed replacement dwelling (existing dwelling to be demolished).

Grid Reference	
364854	432450

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 11/1994/1, 11/1994/1a and 11/1994/1S.

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 proposed garage shall not be used for any purpose (including any purpose ordinarily incidental to the enjoyment of the dwelling house as such) which would preclude its use for the parking of a private motor vehicle.

Reason: In the interests of visual amenity and to facilitate adequate vehicle parking and/or turning facilities 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".

5 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 19 October 2011.

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

6 The hedgerow on the eastern boundary of the site (adjacent to the highway), shall be protected in accordance with the BS5837 [Trees in Relation to Construction]. A protection zone shall be agreed in writing with the LPA, and shall remain in place until all construction work has been completed and all excess materials have been removed from site including soil/spoil and rubble.

REASON: In order to ensure that the hedgerow affected by development, and considered to be of visual and amenity value, is afforded maximum physical protection from the adverse affects of development.

3/2011/0902

Longridge

Applications for full consent

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

Grid Reference
360539 434393

Development Description:
Proposed alteration to 1) S.E. rear elevation to change existing combined door and window opening into a full width window opening, with new vertical boarded panel below. 2) S.W. rear elevation to change existing window opening into a door opening with new glazed external door.

Decision Date:
13/12/2011

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 Reference No's 18-ACF/W03-P and 18-ACF/W07-P.

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

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

Reason: To comply with Policies G1, H17 and ENV3 of the Ribble Valley Districtwide Local Plan to ensure a satisfactory standard of appearance in the interests of visual amenity.

3/2011/0942

Clitheroe

Applications for full consent

Development Address:
89 Peel Street Clitheroe Lancashire
BB7 1NF

Grid Reference
374475 441487

Development Description:
Proposed single storey rear extension.

Decision Date:
16/12/2011

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/320110942/01 in relation to existing floor plans and elevations, RH/320110942/02 in relation to the site plan, RH/320110942/03 in relation to the proposed floor plan and RH/320110942/04 in relation to the proposed elevations.

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

3/2011/1007

Clitheroe

Application for tree works

Development Address:
4 Church Brow Gardens Clitheroe BB7 2AB

Development Description:
Fell cherry tree

Grid Reference
374476 442083

Decision Date:
12/12/2011

Officer: David Hewitt
Decision Type: APPROVED NO CONDITIONS

3/2011/1008

Longridge

Application for tree works

Development Address:
Longridge Vicarage Church Street Longridge PR3 3WA

Development Description:
Fell eucalyptus tree

Grid Reference
360559 437373

Decision Date:
12/12/2011

Officer: David Hewitt
Decision Type: APPROVED NO CONDITIONS

3/2011/1010

Billington and Langho

Application for tree works

Development Address:
5 The Dales Langho BB6 8BW

Development Description:
Fell ash tree

Grid Reference
374170 441987

Decision Date:
12/12/2011

Officer: David Hewitt
Decision Type: APPROVED NO CONDITIONS

3/2011/1017

Whalley

Application for tree works

Development Address:
14 Brookes Lane Whalley BB7 9RG

Development Description:
Prune beech and ash trees overhanging the boundary with 8 Brookes Lane.

Grid Reference
373492 436433

Decision Date:
12/12/2011

Officer: David Hewitt
Decision Type: APPROVED WITH CONDITIONS

1 All tree work hereby granted consent shall be in accordance with BS3998 for tree work

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

3/2011/1021

Grindleton

Application for tree works

Development Address:
land adjacent to Aysgarth Sawley Road Grindleton BB7 4QS

Development Description:
Fell ash tree

Grid Reference
376787 446022

Decision Date:
12/12/2011

Officer: David Hewitt
Decision Type: APPROVED NO CONDITIONS