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RIBBLE VALLEY BOROUGH COUNCIL

Planning Applications decided week ending: 6 January 2012

3/2011/0744

Clayton-le-Dale
Applications for full consent

Grid Reference
366278 433069

Development Description:
Single storey flat roof kitchen extension to rear of property.

Decision Date:
03/01/2012

Development Address:
Shajan Indian Restaurant Ltd
Longsight Road Clayton-Le-Dale
Blackburn BB1 9EX

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 872.01 and 872.02.

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

3 The precise details of the type and method of air filtration/extraction systems shall be submitted too and approved, in writing, by the local planning authority.

Reason: In accordance with Policy G1 of the Ribble Valley Districtwide Local Plan and in the interests of the general amenity of the area and to safeguard, where appropriate, neighbouring residential amenity.

3/2011/0766

Clitheroe
Applications for full consent

Grid Reference
374800 441344

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

Decision Date:
23/12/2011

Development Address:
47 Standen Road Clitheroe
Lancashire BB7 1JY

Officer: Rachel Horton
Decision Type: REFUSED

1 The proposed two-storey extension with single storey side extension by virtue of its scale, design and massing would not appear subservient to the main dwelling but would dominate the original property to the detriment of its visual appearance. It would also appear as an incongruous and prominent feature within the street scene, contrary to Policies G1 and H10 of the Ribble Valley Districtwide Local Plan and the Councils SPG 'Extensions and Alterations to Dwellings'.

2 The proposed insertion of a window at first floor level to the rear elevation of the two-storey side extension by virtue of its siting and proximity to neighbouring properties is considered contrary to Policies G1 and H10 of the Ribble Valley Districtwide Local Plan and the Councils SPG 'Extensions and Alterations to Dwellings'. It would lead to the loss of residential amenity by virtue of overlooking and subsequent loss of privacy.

3/2011/0844

Mellor
Applications for full consent

Grid Reference
364554 429938

Development Description:
Material amendment to approved hotel extension project (3/2008/0548P) to form additional kitchen and administrative office accommodation (contained within planned footprint of already approved scheme).

Decision Date:
23/12/2011

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

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 11.147 10 C and 11.147.10B received on the 21/12/11.

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

3 Precise specifications and samples of walling and roofing materials as well as the coursing and jointing details of the natural stone and details of any window and door surrounds including materials to be used shall have been submitted to and approved by the Local Planning Authority before their use in the proposed works.

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

3/2011/0845

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) to form additional kitchen and administrative office accommodation (contained within planned footprint of already approved scheme).

Grid Reference	
364554	429938

Decision Date:
23/12/2011

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 amended Plan References 11.147 10 C and 11.147.10B received on the 21/12/11.

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

3 Precise specifications and samples of walling and roofing materials as well as the coursing and jointing details of the natural stone and details of any window and door surrounds including materials to be used shall have been submitted to and approved by the Local Planning Authority before their use in the proposed works.

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

3/2011/0862

Gisburn

Applications for full consent

Development Address:
13 5 7 9 and 11 Sycamore Bungalows Gisburn Lancashire

Development Description:
Proposed installation of Solar PV panels to front roof elevation of 6 no. bungalows.

Grid Reference	
383119	448900

Decision Date:
04/01/2012

Officer: Claire Booth

Decision Type: REFUSED

1 The proposed solar panels would be detrimental to the appearance of the street scene, and to the character, appearance and significance of the conservation area, due to the inappropriate position and scale of the solar panels on the front elevation of the properties. This would be contrary to Planning Policy Statement 1, Planning Policy Statement 5 and Polices G1 and ENV16 of the Ribble Valley Districtwide Local Plan.

2 The proposal, if approved, would be likely to lead to similar applications of this nature in the future, with such a precedent leading to a gradual erosion of the character, appearance and significance of the conservation area, and render more difficult the implementation of the established planning principles of the Local Planning Authority.

3/2011/0886

Decision Date:
23/12/2011

Sabden
Applications for full consent
Development Address:
127 Padiham Road Sabden
Lancashire BB7 9EX

Development Description:
Demolition of existing garage and office (attached to existing house - all previously used for Police house/office) and erection of new semi-detached dwelling over existing footprint.

Grid Reference	
378136	437214

Officer: Claire Booth
Decision Type: REFUSED

1. The proposal by virtue of its scale and proximity to the neighbouring dwelling is considered contrary to Policy G1 of the Districtwide Local Plan. It would result in an overlarge and overbearing development which would have a detrimental affect on the residential amenities of the adjacent dwelling.
2. The proposal is contrary to Policy G1 of the Ribble Valley Districtwide Local Plan in that it would lead to conditions to the detriment of highway safety, due to the lack of off-street manoeuvring provision to allow access to and from the highway in a forward gear.

3/2011/0887

Decision Date:
23/12/2011

Chipping
Applications for full consent
Development Address:
Abbot Barn Back House Lane
Chipping Lancashire PR3 2NR

Development Description:
Proposed conversion of a barn to a single dwelling.

Grid Reference	
360900	442484

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 4174-1, 4174-2D, 4174-3B, 4174-4 and 4174-5.

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

3. This permission shall be implemented in accordance with the proposal as amended by letter and plan received on the 8th of December 2011.

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

4. 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 first have 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 in accordance with Policies G1 and ENV14 of the Ribble Valley Districtwide Local Plan and PPS5.

5. 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.

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

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

7. Notwithstanding the details shown upon the approved plans, the proposed Velux roof lights shall be of the Conservation Type, recessed with a flush fitting, details of which shall be further submitted to and approved by the Local Planning Authority before development commences upon the site.

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

8 This permission shall relate to the proposed conversion in accordance with the structural survey submitted as part of the application and dated 30th of September 2011. Any deviation from the survey may need to be the subject of a further planning application.

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

9 All the external works of the development hereby permitted shall be completed before the expiration of three years from the date of this permission.

Reasons: In order that the Local Planning Authority retains effective control over the development and to ensure that there is no significant deterioration in the condition of the building contrary to Policies G1 and H16 of the Ribble Valley Districtwide Local Plan.

10 Before the access is used for vehicular purposes, any gateposts erected at the access shall be positioned 5m behind the nearside edge of the carriageway and visibility splay fences or walls shall be erected from the gateposts to the existing highway boundary, such splays to be not less than 45o to the centre line of the access. The gates shall open away from the highway. Should the access remain ungated 45o splays shall be provided between the highway boundary and points on either side of the drive measured 5m back from the nearside edge of the carriageway.

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

11 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2008 (or any Order revoking, amending or re-enacting that Order) any future extensions and/or alterations to the dwelling including any development within the curtilage as defined in Schedule 2 Part 1 Classes A to H shall not be carried out without the formal written consent of the Local Planning Authority.

Reason: In order that the Local Planning Authority shall retain effective control over the development in the interests of safeguarding the character and appearance of the building and its setting and the amenity of the area in accordance with Policies G1, H2, H16 and H17 of the Ribble Valley Districtwide Local Plan.

12 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 building(s) 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 that the Local Planning Authority shall retain effective control over the development in the interests of safeguarding the character and appearance of the building and its setting and the amenity of the area in accordance with Policies G1, H2, H16 and H17 of the Ribble Valley Districtwide Local Plan.

13 No development approved by this permission shall be commenced until a full scheme for the conveyance of foul drainage to a private treatment plant has been submitted to and approved by the Local Planning Authority. No part of the development shall be brought into use until such treatment plant has been constructed and completed in accordance with the approved plans.

Reason: To prevent pollution of the water environment in accordance with Policy G1 of the Ribble Valley Districtwide Local Plan.

14 No development approved by this permission shall be commenced until a scheme for the provision and implementation of a surface water regulation system has been approved by the Local Planning Authority. The scheme shall be completed in accordance with the approved plans.

Reason: To reduce the increased risk of flooding in accordance with Policy G1 of the Ribble Valley Districtwide Local Plan.

15 No development shall take place until details of mitigation measures have been submitted and approved in writing by the local planning authority. The details of mitigation measures shall include the provisions to be made for the Tawny owls including artificial nesting sites/boxes and/or artificial roosting sites/boxes. The approved mitigation measures shall be implemented in full before the development is first brought into use, unless otherwise agreed in writing by the local planning authority.

Reason: To ensure that bird and bat species are protected and their habitat enhanced, in accordance with the Wildlife & Countryside Act 1981 as amended, the Conservation [Natural Habitats & c.] Regulations 1994 and District Wide Local Plan

16 The actions, methods & timings included in the mitigation notes attached to the protected species survey dated the 20th 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 the development.

3/2011/0904

Decision Date: 23/12/2011

Longridge
Applications for full consent

Development Address:
land to rear of 90 Berry Lane
Longridge Lancashire PR3 3WH

Development Description:
Formation of industrial link from unit 3 to 4

Grid Reference	
360235	437636

Officer: Claire Booth
Decision Type: REFUSED

1 Due to its height and close proximity to the boundary, the proposed building would have a seriously overbearing and oppressive effect on adjoining dwellings to the detriment of residential amenity, contrary to Policy G1 of the Ribble Valley Districtwide Local Plan.

3/2011/0905

Decision Date: 23/12/2011

Newsholme and Paythorne
Applications for full consent

Development Address:
Bolton Close Gisburn Road Bolton
By Bowland Lancashire

Development Description:
Proposed side extension.

Grid Reference	
380855	449751

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 Nos.

2011/72/07 Revision A - Proposed Ground Floor Plan

2011/72/11 Revision B - Proposed Working 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 Policies G1 and ENV1 of the Ribble Valley Districtwide Local Plan and the adopted Supplementary Planning Guidance - "Extensions and Alterations to Dwellings".

3/2011/0907

Decision Date: 23/12/2011

Wilpshire
Applications for full consent

Development Address:
Moonrakers 88 Whalley Road
Wilpshire Lancashire BB1 9LJ

Development Description:
Replacement of asphalt flat roof porch of brick, timber and glass construction with a slate pitched roof porch of brick, uPVC and glass construction, on the same footprint as the existing porch.

Grid Reference	
369018	432875

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 1, 2, 3 and 4.

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

3 Precise specifications and samples of walling and roofing materials and details of any window and door surrounds including materials to be used shall have been submitted to and approved 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".

3/2011/0912

Clitheroe

Applications for full consent

Development Address:
15 Somerset Avenue Clitheroe
Lancashire BB7 2BE

Grid Reference
374858 442649

Development Description:
Proposed amendments to planning consent 3/2011/0296P, to reduce the set back at first floor level from 750mm to 500mm in order to increase floorspace in bedroom/ensuite room at front elevation, and to reduce the set back of the garage from 1000mm to 750mm.

Decision Date:
23/12/2011

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 Plan Reference: KIRK 01 and KIRK 02.

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

3 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".

4 The extension hereby approved shall be constructed with its side elevation window obscure glazed. Thereafter it shall be maintained in that condition in perpetuity to the satisfaction of the Local Planning Authority.

Reason: In order to protect nearby residential amenity in accordance with Policy G1 of the Ribble Valley Districtwide Local Plan.

3/2011/0931

Dutton

Alter or Extend a Listed Building

Development Address:
Dutton Hall Gallows Lane
Ribchester Lancashire PR3 3XX

Grid Reference
366186 436790

Development Description:
Proposed installation of 21 solar panels to South roof slope of a former barn.

Decision Date:
23/12/2011

Officer: Adrian Dowd

Decision Type: REFUSED

1 The proposed photovoltaic array is unduly conspicuous, incongruous and visually intrusive to the prominent roof slope of the Grade II listed barn (further compromising the barn's agricultural character and significance) and the harmonic setting of the listed building group (including disruption to the historic front elevation of the Grade II* listed Hall).

Planning Applications decided week ending: 6 January 2012

3/2011/0944

Decision Date: 23/12/2011

Bowland with Leagram

Applications for full consent

Development Address:
Birchen Lea Farm Leagram Preston Lancashire PR3 2GS

Development Description:
Proposed covered roof area for existing root crop store.

Grid Reference	
362175	444761

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. 236/203 in relation to the location plan, 236/202 in relation to the site plan and 236/201 in relation to the 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.

3/2011/0951

Decision Date: 06/01/2012

Longridge

Removal of Condition

Development Address:
The Barn Preston Road Alston Preston Lancashire PR3 3BL

Development Description:
Application for the removal of condition no. 11 (occupancy period) of planning consent 3/2011/0957P, to allow the building to be used as permanent residential accommodation.

Grid Reference	
359926	435464

Officer: Graeme Thorpe
Decision Type: APPROVED WITH CONDITIONS

3/2011/0958

Decision Date: 23/12/2011

Read

Applications for full consent

Development Address:
30 Berkeley Drive Read Lancashire BB12 7QG

Development Description:
Proposed single storey rear extension.

Grid Reference	
377024	434792

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: SK/32/2 in relation to the existing site plan, SK/32/3 in relation to the proposed site plan, SK/00/1 in relation to the existing floor plans and elevations and SK/0/1D 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 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2008 (or any Order revoking, amending or re-enacting that Order) the eastern side elevation of the single storey rear extension which faces the common boundary shared with 28 Berkeley Drive 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".

4 Unless otherwise agreed in writing with the Local Planning Authority the development shall be carried out in strict accordance with the actions, methods and timings as detailed in the attached Bat Mitigation Notes.

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.

3/2011/0962

Ribchester

Agricultural determination

Development Address:

Old Buckley Farm Stoneygate Lane
Knowle Green Lancashire

Grid Reference

364616 437321

Development Description:

Steel portal frame building for the storage of machinery and implements.

Decision Date:
23/12/2011

Officer: Rachel Horton

Decision Type: PERMISSION NOT REQUIRED

3/2011/0990

Billington and Langho

Agricultural determination

Development Address:

Lower Elker Farm Elker Lane
Billington Lancashire BB7 9HZ

Grid Reference

371311 435872

Development Description:

Portal frame building to provide housing for Pigs, storage and a secure enclosure for deisel.

Decision Date:
23/12/2011

Officer: Rachel Horton

Decision Type: PERMISSION NOT REQUIRED

3/2011/0992

Clitheroe

Non-Material amendment

Development Address:

Sunnymede Ribblesdale Avenue
Clitheroe Lancashire BB7 2HZ

Grid Reference

374258 442579

Development Description:

Application for a non-material amendment to planning consent 3/2011/0271P, to allow replacement of the first floor extension above the kitchen with a 45 degree roof pitch (replacing the existing 40 degree roof) and providing additional bathroom and en-suite facilities within the ne roof void. The height of the new eaves and ridge will be significantly reduced from those heights approved.

Decision Date:
23/12/2011

Officer: Claire Booth

Decision Type: REFUSED

1 The amendments proposed would result in a fundamental change in the design of the building which can not be classed as non-material.