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RIBBLE VALLEY BOROUGH COUNCIL

Planning Applications decided week ending: 13 January 2012

3/2011/0039

Decision Date:
09/01/2012

Read
Applications for full consent

Development Address:
land at Hambledon View
Simonstone Lancashire

Development Description:
Proposed replacement of ten garages with five two-bedroom houses with gardens. Re-submission of planning application 3/2009/0879P.

Grid Reference	
376803	434448

Officer: Colin Sharpe
Decision Type: APPROVED SUBJECT TO LEGAL AGREEMENT

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

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

2 This permission shall relate to the development as shown on drawing numbers PL0REVA, PL1REVB, PL2REVA, PL3REVA and PL4REVB.

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

3 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (Amendment) (No 2) (England) Order 2008 (or any Order revoking or re-enacting that Order) any future extensions and/or alterations to the dwelling including any development within the curtilage as defined in the schedule to Part 1 Classes A to E shall not be carried out unless a further planning permission has first been granted in respect thereof. For the avoidance of any doubt, in particular, no dormer windows shall be erected and no roof lights shall be fitted unless a further planning permission has first been granted in respect of such additions/alterations.

REASON: In the interests of the amenities of adjoining residents and in order to prevent the addition of a third bedroom to the dwellings which would increase the demand for parking spaces in the locality to the detriment of highway safety, and to comply with the requirements of Policy G1 of the Ribble Valley Districtwide Local Plan.

4 Prior to the commencement of development, the public sewers that cross the site shall have been diverted in accordance with details that have first been submitted to and agreed in writing by the Local Planning Authority (in consultation with United Utilities).

REASON: In order to ensure that the development does not adversely affect existing public sewers and to comply with Policy G1 of the Ribble Valley Districtwide Local Plan.

3/2011/0103

Decision Date:
12/01/2012

Rimington and Middop
Applications for full consent

Development Address:
Westby Hall Farm Gisburn
Lancashire

Development Description:
Proposed erection of a wind turbine on a 43m tower for the farm use and as a farm diversification project. The output is 330Kw.

Grid Reference	
382280	447673

Officer: Graeme Thorpe
Decision Type: REFUSED

1 Proposal by virtue of its location, siting, scale and height would be contrary to Policies G1, G5, ENV2, ENV3, ENV24, ENV25, ENV26 of the Districtwide Local Plan, the guidance provided within the Forest of Bowland A.O.N.B. Renewable Energy Position Statement, PPS 22 and the Draft NPPF, in that it would represent an isolated, incongruous feature into the open landscape surrounding a major landmark to the detriment of the visual amenity of the area. Its approval would also prejudice the aims and enhancement of the adjacent Area of Outstanding Natural Beauty.

2 The proposed wind turbine by virtue of its size, siting and location so close to the adjacent Public Right of Way would impact on the enjoyment of walkers, and for these reasons the scheme is considered at variance with Policy G1 of the Districtwide Local Plan.

3/2011/0409

Wiswell

Applications for full consent

Development Address:
Greenacres Cunliffe Lane Wiswell
Lancashire BB7 9BL

Grid Reference
374570 437761

Development Description:
Proposed construction of a detached building to provide garaging for private cars with a games/music room at first floor level. The first floor will be contained within the roof space of the building. An existing garage will be removed to facilitate the construction of the new building.

Decision Date:
13/01/2012

Officer: Claire Booth

Decision Type: APPROVED WITH CONDITIONS

1 The proposal by virtue of its scale and design would be detrimental to the visual amenities of the rural area and out of keeping with the local environment and as such would be contrary to policies G1, ENV3, H10 of the Districtwide Local Plan and the and the Council's adopted Supplementary Planning Guidance on alterations and extensions to dwellings.

3/2011/0577

Wilpshire

Applications for full consent

Development Address:
138 Whalley Road Wilpshire
Lancashire BB1 9LJ

Grid Reference
369378 432968

Development Description:
Proposed first floor extension above an existing garage.

Decision Date:
13/01/2012

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 the amended plan received on the 10 January 2012, drawing number: Clark 01.

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 report submitted with the application dated 11 August 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.

1 The extension would not have a good visual relationship with the original dwelling by virtue of its scale and design to the detriment of the visual amenities of the property itself and the streetscene. For these reasons the proposal is considered contrary to Policies G1 and H10 of the Districtwide Local Plan and the Council's adopted Supplementary Planning Guidance on alterations and extensions to dwellings.

3/2011/0730

Simonstone

Applications for full consent

Development Address:
High Lea Bungalow Whins Lane
Simonstone Lancashire BB12 7QU

Grid Reference
377291 435476

Development Description:
Proposed detached double garage with games room over.

Decision Date:
13/01/2012

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 CS/11/0730/DWGS/1,2,3,4&5.

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

3 The building hereby permitted shall be used only for the parking of domestic vehicles and for private domestic recreation and storage purposes ancillary to the dwelling known as High Lea Bungalow. It shall not be used for any trade or business purposes, nor shall it be converted and used as ancillary living accommodation, unless a further planning permission has first been granted in respect of the use of the building for any such purposes.

Reason: To comply with the terms of the application and because any alternative uses of the building could be detrimental to the character of the locality and the amenities of nearby residents contrary to Policy G1 of the Ribble Valley Districtwide Local Plan.

3/2011/0807

Clitheroe

Applications for full consent

Development Address:
Raffia 38 King Street Clitheroe Lancashire BB7 2EU

Grid Reference
374271 441975

Development Description:
New external stair and door openings at first floor level at the rear of the premises, to serve a self-contained flat.

Decision Date:
12/01/2012

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: RAFFIA/100 in relation to the proposed floor plans, RAFFIA/200 in relation to the existing and proposed rear elevation, RAFFIA/300 in relation to the projection of the balcony from the rear elevation and RAFFIA/400 in relation to the existing floor plans.

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

3/2011/0823

Clayton-le-Dale

Applications for full consent

Development Address:
Fairfield Business Park Longsight Road Clayton-Le-Dale Lancs

Grid Reference
365172 432153

Development Description:
Proposed small B1/B8 unit to be positioned between existing units 1 and 2.

Decision Date:
09/01/2012

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 CS/11/0823 Plans 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.

3/2011/0871

West Bradford

Applications for full consent

Development Address:
6 Grindleton Road West Bradford Lancashire BB7 4TE

Grid Reference
374493 444534

Development Description:
Proposed demolition of rear Conservatory and erection of a single storey Garden Room and formation of a new rear external door opening in place of an existing window.

Decision Date:
13/01/2012

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 the amended drawing dated the 22 December 2011, drawing number: 4148 - 02B.

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 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 of the bat survey and report submitted with the application

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.

3/2011/0891

Aighton, Bailey & Chaigley

Certificate of Lawfulness - Proposed

Development Address:
6B The Dene Hurst Green
Lancashire BB7 9QF

Grid Reference
368387 438067

Development Description:
Application for a Lawful Development Certificate, for the proposed removal of the existing lean-to extension to domestic dwelling and provide a new conservatory and utility extension, with drainage to connect into the existing system.

Decision Date:
11/01/2012

Officer: Claire Booth

Decision Type: REFUSED

1 Permitted development rights relating to any future extensions, alterations or Permitted development rights relating to any future extensions, alterations or improvements to the dwelling, including any development within the curtilage (Classes I and II of the First Schedule of the Town and Country Planning General Development Order 1977) were removed from the property at the time of the reserved matters application for the dwelling (Planning Application: 3/79/0338).

Also it would not comply with Part 1 Class A.2 of the Town & country Planning (General Permitted Development)(Amendment)No.2(England)Order 2008 in that it is a side extension located within the AONB and Conservation Area.

3/2011/0897

West Bradford

Applications for full consent

Development Address:
Hollycroft Bowland Gate Lane West
Bradford Lancashire BB7 4TL

Grid Reference
374692 445321

Development Description:
Demolition of the existing porch and utility and proposed two-storey extension to form ground floor kitchen, porch and W.C. and first floor bedrooms and bathroom.

Decision Date:
06/01/2012

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 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 ensuring a satisfactory standard of appearance given the location of the property in an Area of Outstanding Natural Beauty.

3 This permission shall relate to Drawing Number 001 Rev. A in relation to the existing floor plans and elevations and Drawing Number 002 Rev. A 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.

4 An updated protected species survey shall be carried out during the optimum period of May to September. The results of the updated survey shall be submitted to the Local Planning Authority Countryside Officer and Natural England. If such a use by a protected species of any part of the land or any buildings included in the planning permission granted is established, a mitigation scheme including appropriate protected species license details shall be submitted to and agreed in writing by Natural England and the Local Planning Authority Countryside Officer before any work commences on the approved development.

No work shall commence on the roof until a licensed ecologist has carried out a roost check, the details of which shall be submitted to the local planning authority countryside officer and Natural England. If use of the roof by bats is established a mitigation plan including appropriate protected species license details, shall be submitted to the local planning authority countryside officer and Natura

3/2011/0933

Bowland with Leagram

Applications for full consent

Development Address:
Greenlands Farm Chipping
Lancashire PR3 2TS

Grid Reference
364061 44

Development Description:
To cover midden area to keep off rain water.

Decision Date:
09/01/2012

Officer: Rachel Horton

Decision Type: APPROVED WITH CONDITIONS

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

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

2 This permission shall relate to Drawing No. RH/320110933/01 in relation to the proposed area to be covered and Drawing No. RH/320110933/02 in relation to the proposed elevations of the structure.

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

3/2011/0936

Clitheroe

Applications for full consent

Development Address:
Chorley House Back Commons
Clitheroe Lancashire BB7 2DX

Grid Reference
373663 442035

Development Description:
Proposed demolition of existing outbuilding and construction of replacement building to incorporate a self contained three-bed holiday cottage plus garage/workshop, household storage, office/design studio and recreational space to be used in connection with the main dwelling and the holiday cottage. Re-submission.

Decision Date:
13/01/2012

Officer: Claire Booth

Decision Type: REFUSED

1 The proposed building, by virtue of its scale, form and massing, would form a visually obtrusive feature which would detract from the rural character and appearance of the area within which it is located. The proposal is therefore contrary to policies G1, G5 and ENV3 of the Ribble Valley Districtwide Local Plan.

3/2011/0948

Clitheroe

Applications for full consent

Development Address:
9 Gills Croft Clitheroe Lancashire
BB7 1LJ

Grid Reference
375041 440983

Development Description:
Proposed extension to form front entrance porch and cloakroom and replacement of existing flat roof over garage projection with tiled pitched roof to match existing.

Decision Date:
12/01/2012

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 This permission shall relate to Drawing No. 4197-01A in relation to the existing floor plan and elevations and Drawing No. 4197-04A 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 actions, methods and timings included in the mitigation notes at the end of the protected species survey dated the 10th of November 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 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.

3/2011/0951

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

3/2011/0965

Decision Date: 09/01/2012

Longridge

Applications for full consent

Development Address:
land adjacent 14 Crumpax Avenue
Longridge Lancashire PR3 3JQ

Development Description:
Proposed detached two bed bungalow on vacant land.

Grid Reference	
360264	437710

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 2495-01, 2495-02A, 2495-03 and 2495-04.

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 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, and Part II Class A, shall not be carried out without the formal written consent of the Local Planning Authority.

Reason: In order that the Local Planning Authority shall retain effective control over the development in accordance with Policy G1 of the Ribble Valley Districtwide Local Plan and in the interests of safeguarding any adjacent residential amenity or visual amenity.

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 dwelling 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".

6 Surface water run off from this site should be restricted to existing rates in order that the proposed development does not contribute to an increased risk of flooding.

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

7 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.

3/2011/0988

Bolton-by-Bowland, Gisburn Forest and Sawley

Discharge of Conditions

Development Address:
9 -11 Hellifield Road Bolton By Bowland Lancashire BB7 4NS

Development Description:
Application for the discharge of condition no. 4 (materials) of planning consent 3/2010/0596P.

Grid Reference
378604 449447

Decision Date:
13/01/2012

Officer: Graeme Thorpe
Decision Type: APPROVED WITH CONDITIONS

1 Condition no. 4 (materials)

3/2011/0993

Billington and Langho

Applications for full consent

Development Address:
12 Brookside Old Langho Lancashire BB6 8AP

Development Description:
Proposed porch extension to the front of the property with a small ramp access (due to finished floor levels). Roof covering to match existing - walls rendered and painted to match existing. Stone plinth.

Grid Reference
370194 436037

Decision Date:
13/01/2012

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. 10/03 in relation to the site plan and Drawing No. 10/01 in relation to the existing and proposed elevations and the proposed floor plan.

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

3/2011/1005

Billington and Langho

Applications for full consent

Development Address:
18 Portland Road Langho Lancashire BB6 8EL

Development Description:
Proposed single storey rear extension.

Grid Reference
370331 433747

Decision Date:
13/01/2012

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. 2011/11/01 in relation to the proposed floor plan and elevations and Drawing No. 2011/11/02 in relation to the existing elevations, proposed side elevation and site plan.

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 northern side elevation of the hipped roof extension facing No. 16 Portland Road 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".

3/2011/1031

Clitheroe

Discharge of Conditions

Development Address:
24 Chatburn Park Drive Clitheroe
Lancashire BB7 2AY

Grid Reference
375006 442452

Development Description:
Application for the discharge of condition no. 3 (materials) of planning consent 3/2011/0547P.

Decision Date:
12/01/2012

Officer: Colin Sharpe
Decision Type: APPROVED WITH CONDITIONS

1 Condition No. 3 insofar as the use of the stated wall and roof materials (ie coursed pitched faced natural stone and anthracite coloured Marley flat profiled plain tile) are approved by the Local Planning Authority for use in this development.

3/2011/1053

Mellor

Discharge of Conditions

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

Grid Reference
364554 429938

Development Description:
Application for the discharge of condition no.3 (materials) of planning consents 3/2011/0842P and 3/2011/0843P.

Decision Date:
11/01/2012

Officer: John Macholc
Decision Type: APPROVED WITH CONDITIONS

1 Condition 3 Materials on applications 3/2011/0842 and 3/2011/0843 be discharged.