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RIBBLE VALLEY BOROUGH COUNCIL

Planning Applications decided week ending: 20 January 2012

3/2011/0111

Decision Date: 13/01/2012

Whalley

Outline

Development Address:
land to the East of Clitheroe Road (Lawsonsteads) Whalley Lancs

Grid Reference 373758 436488

Development Description:
Outline application for a mixed use development comprising Residential (C3), Nursing Home (C2) and Primary School (D1), and associated access, car parking and ancillary landscaping.

Officer: Sarah Westwood
Decision Type: REFUSED

2 The proposed development by virtue of its scale and location outside the defined settlement boundary of Whalley is considered to represent an urban extension into the open countryside which would change the character of this swathe of countryside to the detriment of the visual amenities of the area. It is thus contrary to Policies G1 and ENV3 of the Ribble Valley Districtwide Local Plan.

3 The proposed development by virtue of its scale, proposed land use and location does not comply with the spatial vision as set out in saved Policies G2 and G5 of the Ribble Valley Districtwide Local Plan. In the context of these two policies and that of the emerging Core Strategy, the proposal fails to meet the tests of PPS3, paragraph 69 in that it would conflict with the current and emerging spatial vision for the area. Approval at this time would therefore be premature leading to a lack of confidence in the planning system.

3/2011/0409

Decision Date: 13/01/2012

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.

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.

3/2011/0473

Decision Date: 17/01/2012

Clitheroe

Advertisements

Development Address:
7 King Street Clitheroe Lancashire BB7 2EU

Grid Reference 374289 441930

Development Description:
4 x non-illuminated timber fascia signs and 1 x non-illuminated internally applied window graphic. Re-submission.

Officer: Rachel Horton
Decision Type: SPLIT DECISION

1 This permission shall be implemented in accordance with the proposal as amended by plans received on the 23rd of November 2011. Drawing No. RH/320110473/01 in relation to the siting of the approved signs and Drawing No. 85232/D Planning in relation to the size and design of the approved signs.

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

2 Any advertisement displayed, and any site used for the display of advertisements, shall be maintained in a clean and tidy condition to the reasonable satisfaction of the Local Planning Authority.

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

3 Any structure or hoarding erected or used principally for the purpose of displaying advertisements shall be maintained in a safe condition.

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

4 Where an advertisement is required under these Regulations to be removed, the removal shall be carried out to the reasonable satisfaction of the Local Planning Authority.

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

5 No advertisement shall be sited or displayed so as to obscure, or hinder the ready interpretation of, any road traffic sign, railway signal or aids to navigation by water or air, or so as otherwise to render hazardous the use of any highway, railway, waterway or aerodrome (civil or military).

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

3/2011/0575

Decision Date: 17/01/2012

Billington and Langho

Certificate of Lawfulness - Proposed

Development Address:
St Augustines R C School Elker Lane Billington Lancashire

Development Description:
Application for a Lawful Development Certificate for the proposed installation of Solar PV panels on the school roof.

Grid Reference	
372006	435556

Officer: Colin Sharpe
Decision Type: APPROVED NO CONDITIONS

1 From the information submitted with the application it is considered that the proposed development is lawful as it falls within the terms of Schedule 2, Part 32 Class A of the Town and Country Planning (General Permitted Development) (England) (Order) 2010.

3/2011/0577

Decision Date: 13/01/2012

Wilpshire

Applications for full consent

Development Address:
138 Whalley Road Wilpshire Lancashire BB1 9LJ

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

Grid Reference	
369378	432968

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.

Planning Applications decided week ending: 20 January 2012

3/2011/0627

Decision Date: 16/01/2012

Simonstone

Applications for full consent

Development Address:
The Barn Dean Top Whalley Road Simonstone Burnley Lancs BB12 7HN

Development Description:
Three new rooflights and replacement of two existing rooflights at the rear of the roof.

Grid Reference	
377970	434223

Officer: Claire Booth
Decision Type: REFUSED

1 The proposal is considered contrary to the provisions of Policies G1, ENV3 and H17 of the Districtwide Local Plan by virtue of an increase in the number of rooflights, their size and position, plus the cumulative impact of further additions to the roof, is unsympathetic to the building's historic fabric, its character and appearance. Approval would thus be detrimental to the building itself and its setting.

3/2011/0662

Decision Date: 13/01/2012

Simonstone

Applications for full consent

Development Address:
Calder Vale Park Simonstone Lane Simonstone Lancashire BB12 7NX

Development Description:
Erection of a Research & Development Building.

Grid Reference	
377730	433332

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 11057/PL01; 11057/PL02 REVA (amended 17 November 2011); 11057/PL03; 11057/PL04 REVB (amended 17 November 2011).

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

3 The building hereby permitted shall be constructed in accordance with materials as specification submitted on 9 January 2012 which details the use of Atlas Smooth Red Ipstock bricks, roof and wall cladding of Kingspan Goosewing grey with powder coated aluminium window frames and door (dark grey specification Ral 7016).

Reason: For the avoidance of doubt and to clarify the approved materials specification.

4 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.

5 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 reduce the increased risk of flooding by ensuring the provision of a satisfactory means of surface water disposal in accordance with Policy G1 of the Ribble Valley Districtwide Local Plan.

3/2011/0698

Decision Date: 17/01/2012

Clayton-le-Dale

Applications for full consent

Development Address:
Lynton Longsight Road Clayton-Le-Dale Lancashire BB2 7JA

Development Description:
Proposed leisure facility building ancillary to the existing domestic property, balcony over plant room and pv panels on roof.

Grid Reference	
365280	432234

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 Number 11/221/1REV.A.

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 private domestic recreation and/or storage purposes ancillary to the dwelling known as "Lynton", Longsight Road. 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.

3/2011/0728

Billington and Langho

Applications for full consent

Development Address:
Rileys Farm Chapel Lane Langho
Blackburn Lancashire BB6 8AQ

Grid Reference
369510 434854

Development Description:
Roofing of manure storage and livestock gathering areas to enable separation of clean and dirty water and reduce potential run-off to the local river system.

Decision Date:
16/01/2012

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 Drawing Numbers:

Clarkson 01, Clarkson 02 and Clarkson 03

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

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.

3/2011/0746

Whalley

Renewal of Planning Permission

Grid Reference
372791 437592

Development Description:
Application for renewal of planning permission 3/2008/0832P for erection of building for use as a crematorium and funeral chapel, and construction of a car park.

Decision Date:
17/01/2012

Development Address:
Ribble Valley Remembrance Park
Mitton Road Whalley Clitheroe
Lancs

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 0814/1, 2 Rev.C, 3 Rev.D, 4 Rev.B & 5. that were submitted with the original application 3/2008/0832/P

Reason: For the avoidance of doubt and to ensure that the development is carried out in accordance with the plans that were submitted and approved under the original planning permission.

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.

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

REASON: To reduce the increased risk of flooding and to comply with Policy G1 of the Ribble Valley Districtwide Local Plan.

5 The development hereby permitted shall not be commenced until such time as a scheme for the disposal of foul drainage to the package treatment plant has been submitted to, and approved in writing by, the Local Planning Authority. No part of the development shall be brought into use until the scheme has been implemented as approved.

REASON: To prevent pollution of controlled waters and to comply with Policy G1 of the Ribble Valley Districtwide Local Plan.

6 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 in part, and shall be maintained thereafter for a period of not less than five 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

7 Prior to the commencement of any site works a tree protection monitoring procedure, including a time scale for site visits and remedial tree works shall be agreed in writing with the Local Planning Authority. Prior to commencement of any site works, including delivery of building materials and excavations for foundations or services all trees identified shall be protected in accordance with the BS5837 (Trees in Relation to Construction) the details of which shall be agreed in writing. This shall include details of the measures for physical protection of the root protection zone for the Oak tree identified T117 in the arboricultural survey. All physical protection measures shall remain in place until all building work has been completed and all excess materials have been removed from site including soil/spoil and rubble.During the building works no excavations or changes in ground levels shall take place and no building materials/spoil/soil/rubble shall be stored or redistributed within the protection zo

8 Prior to the first use of the building hereby permitted, a minimum of 40 parking spaces (including a minimum of four disabled spaces) shall be provided to the satisfaction of the Local Planning Authority. Thereafter, these spaces and their associated manoeuvring areas shall be kept permanently clear of any obstruction to their designated purpose.

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

9 Prior to the first use of the building hereby permitted, the existing entrance into the site shall be amended as shown on drawing number 08014/3RevD in order to provide satisfactory sightlines a minimum of 90m from a point 2.4m back from the edge of the carriageway. Within this visibility splay any walls, fences or planting shall not exceed 1m in height, and nothing in excess of that height shall be allowed to remain within the splay.

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

10 The developer shall provide the Local Planning Authority an annual monitoring and review plan in relation to the operational management of the Crematorium business which shall include traffic management details.

Reason In the interest of residential amenity and highway safety and to comply with Policy G1 of the District wide local plan.

3/2011/0749

Decision Date:
13/01/2012

Billington and Langho
Applications for full consent

Development Address:
Plot 3 Cherry Drive Brockhall Village Old Langho Nr Blackburn Lancashire BB6 8HJ

Development Description:
Proposed construction of a five-bedroom detached dwelling including attached double garage with office space above.

Grid Reference	
369909	436638

Officer: Graeme Thorpe
Decision Type: APPROVED WITH CONDITIONS

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

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

2 The permission shall relate to the development as shown on Plan Drawing No's 01/01, 01/02 and 033.

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 10th of November 2011.

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

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

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

5 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2008 (or any Order amending, revoking or re-enacting that Order) the property 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 The dwelling hereby approved shall be constructed with the first floor, en-suite window in the north facing elevation (facing Plot 2) obscurely glazed; and also fitted with restrictors limiting the degree of opening of each opening light to not more than 45°. 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.

7 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".

8 Prior to commencement of any site works including delivery of building materials and excavations for foundations or services, any trees to be retained on the site shall be protected in accordance with the BS5837 [Trees in Relation to Construction].

The root protection zone shall be 12 x the DBH and shall remain in place until all building work has been completed and all excess materials have been removed from site including soil/spoil and rubble.

During the building works no excavations or changes in ground levels shall take place and no building materials/spoil/soil/rubble shall be stored or redistributed within the protection zone, in addition no impermeable surfacing shall be constructed within the protection zone.

No tree surgery or pruning shall be implemented with out prior written consent, which will only be granted when the local authority is satisfied that it is necessary, will be in accordance with BS3998 for tree work and carried out by an approved arboricultural contractor.

REASON: I

3/2011/0768

Decision Date:
13/01/2012

Simonstone
Applications for full consent

Development Address:
Law Farm Trapp Lane Simonstone
Lancashire BB12 7JE

Grid Reference
377945 435087

Development Description:
Alterations to access, including re-siting gateway further back from road to create a larger splay.Extending the existing wall to reach the newly positioned gateway. Erecting a post and rail fence from the newly positioned gateway to the existing farm buildings.

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 This permission shall relate to Drawing No. WHITW/03 in relation to the location plan, Drawing No. WHITW/03 Dwg 02 in relation to the existing site plan and Drawing No. WHITW/03 Dwg 03 in relation to the proposed site plan.

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

3 The development shall be carried out in strict accordance with the recommendations and mitigation measures on page 2 and 3 of the submitted phase 1 habitat survey report conducted by Bowland Ecology dated the 14th of December 2011.

REASON: In the interests of protecting nature and conservation issues in accordance with Policies G1 and ENV9 of the Ribble Valley Districtwide Local Plan.

3/2011/0804

Bolton-by-Bowland, Gisburn Forest and Sawley

Applications for full consent

Development Address:
Rodhill Lodge Bolton-by-Bowland Lancashire BB7 4NJ

Grid Reference
376805 447718

Development Description:
Proposed creation of a ground floor kitchen, dining room, utility and toilet from the attached garage, with a hobby room above in order to make better use of internal space.

Decision Date:
18/01/2012

Officer: Adrian Dowd
Decision Type: REFUSED

1 The proposal would be unduly harmful to the agricultural character (including setting) and significance of the listed building because of the insertion of conspicuous, incongruous and visually intrusive rooflights in the generally unbroken and prominent historic front elevation roof slope, the insertion of an overtly domestic-style window into the garage door opening and the creation of an unnecessarily wide internal opening between the former shippon and outshut. This is contrary to Policies ENV20 and ENV19 of the Ribble Valley Districtwide Local Plan.

3/2011/0805

Bolton-by-Bowland, Gisburn Forest and Sawley

Alter or Extend a Listed Building

Development Address:
Rodhill Lodge Botlon-by-Bowland Lancashire BB7 4NJ

Grid Reference
376805 447718

Development Description:
Proposed creation of a ground floor kitchen, dining room, utility and toilet from the attached garage, with a hobby room above in order to make better use of internal space.

Decision Date:
18/01/2012

Officer: Adrian Dowd
Decision Type: REFUSED

1 The proposal would be unduly harmful to the agricultural character (including setting) and significance of the listed building because of the insertion of conspicuous, incongruous and visually intrusive rooflights in the generally unbroken and prominent historic front elevation roof slope, the insertion of an overtly domestic-style window into the garage door opening and the creation of an unnecessarily wide internal opening between the former shippon and outshut. This is contrary to Policies ENV20 and ENV19 of the Ribble Valley Districtwide Local Plan.

3/2011/0851

Osbaldeston

Applications for full consent

Development Address:
Houghton Farm Cottage Osbaldeston Lane Osbaldeston Lancs

Grid Reference
364758 432705

Development Description:
Proposed rear second floor extension and detached single garage to the rear.

Decision Date:
18/01/2012

Officer: Claire Booth
Decision Type: REFUSED

1 The proposal, by virtue of its scale, design and massing, is considered contrary to Policies G1, ENV3, H10, H17 of the Districtwide Local Plan and the Council's adopted Supplementary Planning Guidance on alterations and extensions to dwellings. It would result in a prominent and discordant feature to the detriment of the appearance of the locality, and the character of the property.

3/2011/0858

Wiswell

Applications for full consent

Development Address:
Woodcroft Cottage 36 Pendleton Road Wiswell Lancashire

Grid Reference
374646 437471

Development Description:
Proposed erection of a Summer House to replace the removed garden shed.

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 be implemented in accordance with the proposal as amended by plan received on the 9th of December 2011 (Drawing No. 2816/103a) in relation to the revised location of the summerhouse. Also Drawing No. 2816/203 in relation to the floor plan and elevations of the proposed summerhouse.

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

3/2011/0860

Aighton, Bailey & Chaigley

Applications for full consent

Grid Reference
367130 441807

Development Description:
Proposed single storey extension to the rear and West side, reinstate double height windows to the front, extending one rear room to two-storey; change of use of agricultural land to the front of the property to allow safe access.

Decision Date:
18/01/2012

Development Address:
Old School Room Walker Fold
Chaigley Lancashire BB7 3LU

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 AT/OSR/004 Sheets1-9 inclusive, CS/11/0860/1 and CS/11/0860/2

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

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

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

4 Before the proposed new access is used for vehicular purposes, any gateposts erected at the access shall be positioned a minimum of 5m back behind the nearside edge of the carriageway of Longridge Road, and the gates shall open away from the highway.

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

5 Before the proposed new access is used for vehicular purposes, that part of the access extending from the highway boundary for a minimum distance of 5m into the site shall be appropriately paved in tarmacadam, concrete, block paviors or other approved material.

Reason: To prevent loose surface material from being carried on to the public highway thus causing a potential source of danger to other road users, and to comply with Policy G1 of the Ribble Valley Districtwide Local Plan.

6 Within three months of the first use by vehicles of the new access that is hereby approved, the existing access to the site shall be physically and permanently closed and the verge over which the access crosses shall be reinstated, all to the satisfaction of the Local Planning Authority.

Reason: To limit the number of access points to the highway in the interests of highway safety and to comply with Policy G1 of the Ribble Valley Districtwide Local Plan.

7

The actions, methods and timings included in the mitigation notes attached to the protected species survey report dated 25 November 2009 that was submitted with the application 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 any potentially damaging activities and reduce or remove the impact of development on the protected species, and to comply with Policy ENV7 of the Ribble Valley Districtwide Local Plan.

3/2011/0871

Decision Date:
13/01/2012

West Bradford
Applications for full consent
Development Address:
6 Grindleton Road West Bradford
Lancashire BB7 4TE

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.

Grid Reference	
374493	444534

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.

3/2011/0881

Decision Date:
13/01/2012

Billington and Langho
Applications for full consent
Development Address:
Plot 1 Franklin Hill Brockhall Village
Langho Blackburn Lancashire

Development Description:
Detached dwelling with attached garage - substitution of house type.

Grid Reference	
370064	436679

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

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

3 The permission shall relate to the development as shown on Plan Drawing Reference No's 2011-T/0-414-04 and 2011-T/0-414-06.

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

4 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2008 (or any Order amending, revoking 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 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".

5 The dwelling hereby approved shall be constructed with the windows in the north and south facing, side elevations at first floor, obscurely glazed, details of which shall be submitted to, and agreed in writing, by the Local Planning Authority before development commences; and also fitted with restrictors limiting the degree of opening of each opening light to not more than 45°. 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.

6 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".

7 The bund and planting belt on the eastern, southern and western boundaries of the site shall be retained and maintained on site in perpetuity, unless otherwise agreed in writing by the Local Planning Authority.

REASON: In order to retain the existing levels of privacy afforded to both the site and the adjacent properties in compliance with Policy G1 of the Local Plan.

8 Prior to commencement of any site works including delivery of building materials and excavations for foundations or services the multi stemmed Sycamore [Acer pseudoplatanus] shall be protected in accordance with the BS5837 [Trees in Relation to Construction].

The root protection zone shall be 10 x the DBH [10.80m + 20% = 12.96m] and shall remain in place until all building work has been completed and all excess materials have been removed from site including soil/spoil and rubble.

During the building works no excavations or changes in ground levels shall take place and no building materials/spoil/soil/rubble shall be stored or redistributed within the protection zone, in addition no impermeable surfacing shall be constructed within the protection zone.

No tree surgery or pruning shall be implemented with out prior written consent, which will only be granted when the local authority is satisfied that it is necessary, will be in accordance with BS3998 for tree work and carried out by an approved a

3/2011/0882

Decision Date:
13/01/2012

Billington and Langho
Applications for full consent

Development Address:
Plot 2 Franklin Hill Brockhall Village
Langho Blackburn Lancashire

Development Description:
Detached dwelling with attached garage - substitution of house type.

Grid Reference	
370056	436696

Officer: Graeme Thorpe
Decision Type: APPROVED WITH CONDITIONS

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

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

2 The permission shall relate to the development as shown on Plan Drawing Reference No's 2011-T/0-414-04 and 2011-T/0-414-11.

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 or re-enacting that Order) any future extensions or external alterations to the dwelling, including any development within the curtilage, hard standing or fences, as defined in Schedule 2 Part 1 Classes A to H, and Part II Class A, shall not be carried out without the formal consent of the Local Planning Authority.

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

4 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2008 (or any Order amending, revoking or re-enacting that Order) the building 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".

5 The dwelling hereby approved shall be constructed with the windows in the north and south facing, side elevations at first floor, obscurely glazed, details of which shall be submitted to, and agreed in writing, by the Local Planning Authority before development commences; and also fitted with restrictors limiting the degree of opening of each opening light to not more than 45°. 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.

6 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".

7 The bund and planting belt on the north, west and eastern boundaries of the site shall be retained and maintained on site in perpetuity, unless otherwise agreed in writing by the Local Planning Authority.

REASON: In order to retain the existing levels of privacy afforded to both the site and the adjacent properties in compliance with Policy G1 of the Local Plan.

8 Prior to commencement of any site works including delivery of building materials and excavations for foundations or services the multi stemmed Sycamore [Acer pseudoplatanus] shall be protected in accordance with the BS5837 [Trees in Relation to Construction].
The root protection zone shall be 10 x the DBH [10.80m + 20% = 12.96m] and shall remain in place until all building work has been completed and all excess materials have been removed from site including soil/spoil and rubble.

During the building works no excavations or changes in ground levels shall take place and no building materials/spoil/soil/rubble shall be stored or redistributed within the protection zone, in addition no impermeable surfacing shall be constructed within the protection zone.

No tree surgery or pruning shall be implemented with out prior written consent, which will only be granted when the local authority is satisfied that it is necessary, will be in accordance with BS3998 for tree work and carried out by an approved arb

3/2011/0914

Decision Date:
17/01/2012

West Bradford
Applications for full consent
Development Address:
Mill Pond House Clitheroe Road
West Bradford Lancashire

Grid Reference
374335 444426

Development Description:
Proposed photovoltaic solar panels on the existing garage roof.

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: 66.6.3 - Proposed Plans and Elevations.

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

3/2011/0917

Decision Date:
18/01/2012

Waddington
Applications for full consent
Development Address:
16 Church Close Waddington
Lancashire BB7 3HX

Grid Reference
372917 443642

Development Description:
Proposed roof lift to form new bedroom and en-suite in the existing roof space, garden room/dining extension, new porch (to replace existing) and internal alterations.

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:
2011/4/2 - Proposed Scheme; and,
2011/4/3 - Proposed North Elevation Garden Room.

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

3 The windows on the south 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".

4 Unless otherwise agreed in writing with the Local Planning Authority the development shall be carried out in strict accordance with the mitigation methods and recommendations of the bat survey and report submitted with the application dated 21 November 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.

3/2011/0936

Decision Date:
13/01/2012

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.

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.

3/2011/0937

Hothersall

Applications for full consent

Development Address:

Kezmin House Hothersall Lane Hothersall Lancashire PR3 2XB

Grid Reference

362130 434983

Development Description:

Proposed installation of a 4Kw black edged solar PV system to the rear-facing South roof slope of the dwelling.

Decision Date:

13/01/2012

Officer: Claire Booth

Decision Type: REFUSED

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

1 The proposal is considered contrary to Policies G1 and H17 of the Ribble Valley Districtwide Local Plan. The proposed solar panels by virtue of their size, number, and location to the southern roofslope of the building would be viewed as an incongruous feature resulting in harm to the visual appearance, character and significance of this traditional rural building.

3/2011/0940

Whalley

Applications for full consent

Development Address:

Calderstones Partnership NHS Foundation Trust Mitton Road Whalley Lancashire BB7 9PE

Grid Reference

372382 437083

Development Description:

Low secure unit with day facilities and security fencing, including perimeter of adjacent building; new vehicular access to Pendlecroft; improvements to main hospital access from Mitton Road. Re-submission.

Decision Date:

13/01/2012

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 proposed development as shown on the submitted drawing numbers as follows:

- 08-0905-108 REVC - Tree works plan
- 08-0905-110 REV2D - Proposed site plan
- 08-0905-111 REVG - External works plan
- 08-0905-112 REVB (sheet 1) - Proposed site levels
- 08-0905-113 REVC (sheet 2) - Proposed site levels
- 08-0905-120 REVW - Proposed floor plans
- 08-0905-135 REVC - Proposed roof plan
- 08-0905-145 REVA - Proposed building footprint
- 08-0905-151 REVE - Proposed elevations
- 08-0905-152 REVN - Proposed elevations
- CS-048270-800-001 REVJ - Proposed drainage layout
- CS-047949-E-6008 REVP4 - External lighting and external CCTV cameras
- CAL-LA-900-001 REVP3 - Landscape general arrangement
- CAL-LA-900-002 REVP2 - Landscaping staff break area
- CAL-LA-900-003 REVP1 - Landscaping widened access road
- H-048849-02-SK3 REVI01 - Access design

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

3 Prior to commencement of any site works including delivery of building materials and excavations for foundations or services all trees included in the Calderstones Tree Preservation Order and identified in the arboricultural/tree survey dated the 3 May/13 May 2001 to be retained shall be protected in accordance with the BS5837 [Trees in Relation to Construction] the details of which, including, a tree protection monitoring schedule, shall be submitted, agreed in writing and fully implemented.

The root protection zone shall be 12 x the DBH and shall remain in place until all building work has been completed and all excess materials have been removed from site including soil/spoil and rubble.

During the building works no excavations or changes in ground levels shall take place and no building materials/spoil/soil/rubble shall be stored or redistributed within the protection zone, in addition no impermeable surfacing shall be constructed within the protection zone.

No tree surgery or pruning shall

4 The landscaping scheme (as shown on drawing numbers CAL-LA-900-001 REVP3, 002 REVP2 and 003 REVP1) 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 planted.

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

3/2011/0947

Decision Date:
13/01/2012

Bowland Forest (Higher)
Applications for full consent

Development Address:
land at Trough Road Dunsop Bridge
nr Clitheroe Lancshire

Development Description:
Laying of drainage outfall pipe and regrading of agricultural land to accommodate falls to Langden Brook.

Grid Reference	
365660	450050

Officer: John Macholc
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.

3/2011/0949

Clayton-le-Dale

Applications for full consent

Grid Reference
367344 433219

Development Description:
Two-storey extension to South elevation of house to form double garage/utility with dormers at first floor. Porch extension to South elevation and first floor extension to South and East to form additional bedrooms. First floor terrace with covered area beneath to East elevation. Single storey extension to North elevation.

Decision Date:
17/01/2012

Development Address:
Cresta Ribchester Road
Clayton-le-Dale Lancashire BB1 9NE

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 Numbers:

4184-6D - Proposed Plans and Elevations

4184-5 - Existing Plans and Elevations

CRESTA 01 - Existing Site Plan

CRESTA 02 - Proposed Site Plan

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, mitigation measures, and timings of the bat survey and report submitted with the application dated the 21 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.

3/2011/0961

Clitheroe

Applications for full consent

Grid Reference
373635 441435

Development Description:
Proposed demolition of the existing conservatory and erection of new single storey rear conservatory.

Decision Date:
17/01/2012

Development Address:
29 The Crescent Clitheroe
Lancashire BB7 2LP

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. 29 TC in relation to the floor plan and elevations of the existing conservatory and the floor plan and elevations of the proposed conservatory.

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

3/2011/0966

Clitheroe

Advertisements

Grid Reference
374661 441680

Development Description:
Application for a Clock with text. Re-submission.

Decision Date:
13/01/2012

Development Address:
Alpes Butchers 14 Shawbridge Street Clitheroe Lancashire

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 Numbers: AL/05A Dwg 03 and AL/05A Dwg 04.

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

3 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.

4 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.

5 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.

6 No advertisement shall be sited or displayed so as to obscure, or hinder the ready interpretation of, any road traffic sign, railway signal or aids to navigation by water or air, or so as otherwise to render hazardous the use of any highway, railway, waterway or aerodrome (civil or military).

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

3/2011/0987

Clitheroe

Applications for full consent

Development Address:
117 Henthorn Road Clitheroe
Lancashire BB7 2QF

Development Description:
Demolition of existing single storey lean-to at rear and erection of a new single storey lean-to.

Grid Reference	
373414	441085

Decision Date:
18/01/2012

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. 10 in relation to existing elevations, 01 in relation to existing floor plans, 02 in relation to proposed floor plans and 20A in relation to proposed elevations.

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

3/2011/0988

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

Decision Date:
13/01/2012

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

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.

3/2011/1000

Decision Date:
18/01/2012

Clitheroe
Applications for full consent
Development Address:
95 Waddington Road Clitheroe
Lancashire BB7 2HN

Development Description:
Proposed single storey rear extension and modifications.

Grid Reference	
374119	442309

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. 348/1/1 in relation to the existing elevations, 348/1/1/2 in relation to the existing floor plans and location plan and 348/1/2 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 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 western side elevation of the extension facing adjacent property No. 97 Waddington 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".

3/2011/1005

Decision Date:
13/01/2012

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

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".

3/2011/1011

Decision Date:
17/01/2012

Clitheroe
Observations to Another Local Aut

Development Address:
St. Michaels & St. Johns RC School
Lowergate Clitheroe Lancashire
BB7 1AG

Officer: Rachel Horton
Decision Type: APPROVED WITH CONDITIONS

Development Description:
Disabled access works comprising of 2no. lift shafts with ramp access and ramp to main entrance.

Grid Reference	
374374	441661

3/2011/1016

Decision Date:
18/01/2012

Clitheroe
Telecommunication prior consent

Development Address:
Well Terrace Clitheroe Lancashire
BB7 2DJ

Officer: Rachel Horton
Decision Type: PERMISSION NOT REQUIRED

Development Description:
Replacement of green cabinet shell of steel construction.

Grid Reference	
374603	441802