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RIBBLE VALLEY BOROUGH COUNCIL

Planning Applications decided week ending: 27 January 2012

3/2011/0317

Decision Date:
27/01/2012

Rimington and Middop
Alter or Extend a Listed Building

Development Address:
Bustards Farm Rimington Lane
Rimington Clitheroe BB7 4DS

Grid Reference
380344 445660

Development Description:
Proposed internal alterations including removal of perished sand and cement plaster, removal of unauthorised waterproofing render and replacement with lime based plaster, removal of unauthorised concrete floor (leaving all remaining concrete floors) and replacement with lime based screed, removal of 20th century internal partition walls and construction of new stud and plasterboard partition, re-roofing by using existing grey slate onto existing roof incorporating breathable felt, repairing existing 20th century timber roof spars only as required, replacement of perished plasterboard on ceilings and partitions, re-wire and re-plumb (Resubmission) (Listed Building Consent).

Officer: Adrian Dowd
Decision Type: APPROVED WITH CONDITIONS

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

Reason: Required to be imposed pursuant to Section 18 of the Planning (Listed Building and Conservation Areas) Act 1990.

2 This permission shall be implemented in accordance with the proposal as amended at the site meeting of 4 January 2012 to include the proposed making safe of the external chimney stack (take down and rebuild like for like) and loose roof slates.

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

3 Precise specifications, including drawings, of proposed roof alterations to incorporate insulation shall have been submitted to and approved by the Local Planning Authority before their use in the proposed works.

Reason : In order to safeguard the character and significance of the listed building by ensuring only a 25 mm change in roof height and to ascertain any impact from proposed roof ventilation.

4 This consent relates to the 'removal of perished sand and cement plaster, removal of unauthorised waterproofing render and replacement with lime based plaster, removal of unauthorised concrete floor' within the application description of development.

Reason : For the avoidance of doubt as the application contains information which contradicts the description of development including proposed/implemented use of 'Sovereign Hey D1 K11' and item 2 of the schedule (replacement concrete slab).

5 This consent does not include those works implemented before 10 March 2011.

Reason: Insufficient information has been submitted to consider the acceptability of these works which include the removal of the historic first floor without record.

6 This permission shall be implemented in accordance with the proposal as amended by the proposed repair to one of the main weight bearing beams identified in the applicant's letter of 8 September 2011.

Specifications of proposed beam repairs shall be submitted to and approved by the local planning authority before their use in the works.

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

7 This permission shall be implemented in accordance with the proposal as amended by the emergency replacement of the structurally failed door lintel to the old grain store identified in the applicant's letter received on the 31 October 2011.

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

3/2011/0456

Clitheroe

Alter or Extend a Listed Building

Development Address:
Clitheroe Library Church Street
Clitheroe Lancashire BB7 2DG

Development Description:
Proposed external repairs and renovation to stonework and windows, minor internal alterations.

Grid Reference
374418 441946

Decision Date:
27/01/2012

Officer: Adrian Dowd
Decision Type: REFUSED

1 The proposal would be unduly harmful to the character (including setting) and significance of the listed building because of the damage to historic fabric resulting from the absence of a clear 'minimum intervention philosophy' and the stone cleaning methods, stone 'consolidation' and mortars/grouts proposed.

3/2011/0567

Bolton-by-Bowland, Gisburn Forest and Sawley

Applications for full consent

Development Address:
Pinfold Cottage Tosside Skipton
Yorkshire BD23 4SQ

Development Description:
Proposed erection of a holiday cottage. Re-submission.

Grid Reference
376892 456041

Decision Date:
23/01/2012

Officer: Claire Booth
Decision Type: REFUSED

1 The proposed development, including the demolition of the existing building, is considered contrary to Policies G1, ENV1 and RT1 of the adopted Ribble Valley Districtwide Local Plan by reason of its scale, design, massing and setting. It would result in a cramped and visually incongruous development, which would have a detrimental impact on the visual amenities of the street scene, the locality and the Area of Outstanding Natural Beauty.

3/2011/0930

Billington and Langho

Outline

Development Address:
The Village Hall Brockhall Village
Blackburn Lancashire BB6 8AY

Development Description:
Proposed demolition of the existing building and replacement with 1no. detached house.

Grid Reference
370082 436657

Decision Date:
23/01/2012

Officer: Graeme Thorpe
Decision Type: APPROVED WITH CONDITIONS

1 Application for approval of reserved matters must be made not later than the expiration of three years beginning with the date of this permission and the development must be begun not later than whichever is the later of the following dates.

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

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

2 Detailed plans indicating the design and external appearance of the buildings, landscape and boundary treatment, parking and manoeuvring arrangements of vehicles, including a contoured site plan showing existing features, the proposed slab floor level and road level (called the reserved matters) shall be submitted to and approved by the Local Planning Authority before development commences.

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

3 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 prior to commencement of the development unless otherwise agreed by the Local Planning Authority, 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

4 The permission shall relate to the site as shown on Plan Reference No's 461/1 and 461/2 Rev. A.

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

5 The actions, methods & timing details included in the recommendations [5.1 5.4] included in the protected species survey carried out on the 5th of December 2011 shall be implemented 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.

Mitigation refers to practices adopted to reduce or remove the risk of disturbance, injury or death of a protected species

Reason: To protect the bat population from damaging activities and reduce or remove the impact of development, and to ensure that there are no adverse effects on the favourable status of a bat population before and during the proposed development. To comply with Policy ENV7 of the Local Plan.

3/2011/0982

Chatburn

Applications for full consent

Development Address:
33 Victoria Court Chatburn
Lancashire BB7 4BF

Grid Reference
376768 444177

Development Description:
Proposed construction of a two-storey side extension to existing house to provide living room, utility/W.C. to ground floor and master bedroom suite to first floor. Re-submission of 3/2011/0295P.

Decision Date:
25/01/2012

Officer: Claire Booth
Decision Type: REFUSED

1 The proposal by virtue of its scale, design and location 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. It would result in a disproportionate and prominent addition, which would be detrimental to the amenity of neighbouring dwellings and the visual amenities of the street scene.

3/2011/0983

Ribchester

Applications for full consent

Development Address:
8 Fort Avenue Ribchester
Lancashire PR3 3YH

Grid Reference
364907 435236

Development Description:
Proposed demolition of existing kitchen. Proposed new kitchen, study, utility, shower room and first floor bedroom and en-suite.

Decision Date:
27/01/2012

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. 001 revision B in relation to the existing floor plans and elevations and Drawing No. 002 revision E 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 No works shall commence until a bat survey has been conducted by a licensed ecologist to investigate whether the property is utilised by bats. The results of which shall be passed to the Local Planning Authority for inspection prior to any works commencing at the property and the development shall be carried out in strict accordance with the recommendations of this survey.

Reason: To ensure that no species protected by the Wildlife and Countryside Act 1981 are destroyed in accordance with Policies G1 and ENV7 of the Ribble Valley Districtwide Local Plan.

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 archaeological work. 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 buildings in accordance with Policies G1 and ENV14 of the Ribble Valley Districtwide Local Plan.

5 The window on the rear elevation of the two-storey side extension at first floor level 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".

6 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 rear elevation of the two-storey side extension at first floor level 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".

3/2011/1013

Decision Date:
27/01/2012

West Bradford
Applications for full consent

Development Address:
Croft Cottage 2 Grindleton Road
West Bradford Lancashire

Development Description:
Replace existing stone and wood garage and out-building, with a stone and block garage and out-building and a blue slate pitch roof.

Grid Reference	
374476	444513

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 Number 001 Revision A in relation to the existing floor plans and elevations and Drawing Number 001 Revision B in relation to the proposed floor plans and elevations.

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

3 Precise specifications or samples of walling and roofing materials to be used in the construction of the garage/outbuilding and samples of the natural stone to be used in the construction of the boundary wall fronting Chapel Lane 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".

3/2012/0058

Mellor

Application for tree works

Development Address:

Tamarisk House Bosburn Drive
Mellor Brook BB2 7PA

Grid Reference

374170 441987

Development Description:

Fell sycamore T1 and replace with Sweet Gum or similar.

Decision Date:

27/01/2012

Officer: David Hewitt

Decision Type: APPROVED WITH CONDITIONS

1 The development hereby permitted shall not be commenced until details of the landscaping of the site, including wherever possible the retention of existing trees, have been submitted to, and approved in writing by, the Local Planning Authority. The scheme shall indicate, as appropriate, the types and numbers of trees and shrubs, their distribution on site, those areas to be seeded, turfed, paved or hard landscaped, including details of any changes of level or landform and the types and details of all fencing and screening.

The approved landscaping scheme shall be implemented in the first planting season following occupation or use of the development, whether in whole or part and shall be maintained thereafter for a period of not less than 5 years to the satisfaction of the Local Planning Authority. This maintenance shall include the replacement of any tree or shrub which is removed, or dies, or is seriously damaged, or becomes seriously diseased, by a species of similar size to those originally plant