Council Offices
Church Walk
Clitheroe BB7 2RA
Tel: 01200 414518

Fax: 01200 414487

Directors Stewart Bailey John Heap Jane Pearsor
Chief Executive - Marshal Scot

DX Clitheroe 15157

RIBBLE VALLEY BOROUGH COUNCIL

Planning Applications decided week ending: 10 February 2012

3/2011/0536

Decision Date: 10/02/2012

Gisburn

Discharge of Conditions

Development Address:
Ribblesdale Park Mill Lane Gisburn
Lancashire BB7 4LP

Development Description:
Application to discharge condition no.4 (landscaping) of planning consent 3/2010/0277P.

Grid Reference	
382288	449266

Officer: Colin Sharpe
Decision Type: APPROVED WITH CONDITIONS

1 Condition No. 4 is partially discharged insofar as the landscaping/screen planting details shown on the amended plan received by the Local Planning Authority on 31 January 2012 (Drawing Number HIN/12 DWG 04B) are hereby approved. The condition cannot be fully discharged until after the now approved planting has been implemented and maintained to the satisfaction of the Local Planning Authority for a period of 5 years. The Council will instigate appropriate enforcement action if the approved planting is not implemented before 31 March 2012.

3/2011/0552

Decision Date: 10/02/2012

Mellor

Certificate of Lawfulness - Proposed

Development Address:
Pleasant View Farm Saccary Lane
Mellor Lancashire BB1 9DW

Development Description:
Application for a Lawful Development Certificate for a proposed detached garage, gym and garden room and a detached stable and tack room.

Grid Reference	
366453	432044

Officer: Claire Booth
Decision Type: APPROVED NO CONDITIONS

1 The Lawful Development Certificate shall relate to the development as shown on Drawing Numbers:

4124 - 01A - Existing Site Survey and Section A-A

4124 - 07A - Sections EE, FF, GG, HH and Elevations

4124 - 08 - Existing and proposed site layouts

4124 - 07 - Proposed Site Plan - The levels only are relevant, as the siting of the buildings has been superceeded by drawing 2124 - 08

Reason: The proposal constitiutes permitted development under Schedule 2, Part 1, Classes A-H of the Town and Country Planning (General Permitted Development) (Amendment) (No. 2) (England) Order 2008.

3/2011/0565

Decision Date: 03/02/2012

Clitheroe

Applications for full consent

Development Address:
Soar Design 1-5 Wesleyan Row
Clitheroe Lancashire BB7 2JY

Development Description:
Conversion of shop/warehouse into 1no. dwelling including removal of flat roof single storey area to rear. Replacement of existing garage in order to extend habitable area including raising roofline to accommodate master bedroom suite.

Grid Reference	
374146	441736

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 4104-1A, 4104-2D and 4104/SK4.

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 04/01/12.

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

4 In the event that any bats are found or disturbed during any part of the development/roofing work, all work shall cease until further advice has been sought from a licensed ecologist.

Reason: To protect the bat population from damaging activities and reduce or remove the impact of development, and to ensure that no adverse effects on the favourable conservation status of a bat population, in line with Policy ENV7 of the Local Plan.

5 In the event that any bats are found or disturbed during any part of the development, work shall cease until further advice has been sought from a licensed ecologist.

REASON: To protect the bat population from damaging activities and reduce or remove the impact of development. To ensure that there are no adverse effects on the favourable status of a bat population before and during the proposed development.

3/2011/0865

Ribchester

Applications for full consent

Development Address:
Squire House Clitheroe Road
Knowle Green Lancashire PR3 2YS

Development Description:
Proposed agricultural barn.

Grid Reference	
364846	438410

Decision Date:
03/02/2012

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. 1633-01 in relation to the location plan, 1633-011 in relation to the proposed floor plan and elevations and 1633-010 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 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.

4 The building hereby permitted shall not be used except for the purposes of agriculture at Squire House only as defined by section 336 of the Town and Country Planning Act 1990 (as amended).

REASON: To safeguard the amenities of the Forest of Bowland Area of Outstanding Natural Beauty

3/2011/0885

Rimington and Middop

Applications for full consent

Grid Reference
383231 447187

Decision Date:
09/02/2012

Development Address:
Watts Close Farm Gisburn
Clitheroe BB7 4JY

Development Description:
Proposed conversion of former milking parlour to 2no. residential dwellings with associated parking and landscaping.

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

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

3 The permission shall relate to the development as shown on Plan Reference No's AL(2-)01 Rev. 001, AL(2-)13 Rev. 004, AL(2-)14 Rev. 004 and AL(2-)15 Rev. 004.

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

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

Reason: To ensure and safeguard the recording and inspection of matters of archaeological/historical importance associated with the building, in accordance with Policy G1 of the Ribble Valley Districtwide Local Plan, and the guidance provided within PPS5.

5 This permission shall be implemented in accordance with the proposal as amended by letters and plans received on the 12th and 31st of January 2012, and the 7th of February 2012.

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

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

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

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

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

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

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

9 This permission shall relate to the proposed conversion in accordance with the structural survey submitted as part of the application and dated 20th of October 2011. Any deviation from the survey may need to be the subject of a further planning application.

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

10 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.

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

Reason: In order that the Local Planning Authority may ensure that the materials to be used are appropriate to the locality in accordance with Policies G1, H15, H16, H17 and ENV3 of the Ribble Valley Districtwide Local Plan.

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

Reason: In the interests of the amenity of the area in accordance with Policies G1, H2, H16 and H17 of the Ribble Valley Districtwide Local Plan.

13 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 dwellings 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 and to protect the character and appearance of the building, in accordance with Policies G1, H2, H15, H16, H17 and ENV3 of the Ribble Valley Districtwide Local Plan.

14 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 additional structures, hard standing or fences as defined in Schedule 2 Part I Classes E, F and G, 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 Policies G1, H2, H15, H16, H17 and ENV3 of the Ribble Valley Districtwide Local Plan and in the interests of safeguarding the setting and visual amenity of the area.

15 No development shall take place until a protected species mitigation license has been submitted to and agreed in writing by Natural England & the Local Planning Authority Countryside Officer.

The actions, methods and timings included in the mitigation measures identified and the conditions of any Natural England License shall be fully implemented and adhered to. In the event that any bats are found, disturbed or harmed during any part of the development work, work shall cease until further advice has been sought from a licensed ecologist.

Reason: To ensure that no species/habitat protected by the Wildlife and Countryside Act 1981/European Directive for Protected Species are harmed/destroyed in accordance with Policies G1 and ENV7 of the Ribble Valley Districtwide Local Plan. To protect the bat population from damaging acitivities of development and reduce or remove the impact.

3/2011/0974

Clitheroe

Applications for full consent

Development Address:
4 Eshton Terrace Clitheroe
Lancashire BB7 1BQ

Grid Reference
374092 441387

Development Description:
Proposed use of ground floor premises as Florist workshop/part retail (class A1) and insert window to SW elevation.

Decision Date:
03/02/2012

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. 004 identifying the application site, 005 in relation to the existing floor plans, 006 in relation to the proposed floor plans, 007 in relation to the existing south west elevation of the building and 008 in relation to the proposed south west elevation.

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

3 The development hereby permitted shall be used as a florist's workshop with part retail and for no other purpose, including any use falling within Class A1 or B1 of the Town and Country Planning (Use Classes) Order 2006 (As Amended).

Reason: The permission granted is for a specific use, and it is considered that other uses within the same Use Class may give rise to adverse effects on the locality, contrary to the provisions of Policy G1 of the Ribble Valley Districtwide Local Plan.

3/2011/0978

Decision Date: 03/02/2012

Read

Applications for full consent

Development Address:

12 Nowell Grove Read Lancashire BB12 7PG

Development Description:

Proposal to extend the dwelling at first floor level to the North West elevation.

Grid Reference	
376826	434602

Officer: Claire Booth

Decision Type: REFUSED

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 the plan received on the 12 January 2012, drawing number: 2835/202.

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

3 The extension hereby approved shall be constructed with the windows, including the skylights, on the south-west elevation of the dormer obscure 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.

1 The proposal by virtue of its scale, design, and massing 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 an over dominant and over-bearing structure that would impact unduly on the residential amenities currently enjoyed by No.10 Nowell Grove and would also result in the potential overlooking of the neighbours kitchen dining area.

3/2011/0989

Decision Date: 03/02/2012

Osbaldeston

Certificate of Lawfulness - Proposed

Development Address:

Paddock Barn Osbaldeston Lane Osbaldeston Lancashire

Development Description:

Application for a Certificate of Lawful Development for the change of use of the existing garage and stable into annex accommodation including minor external alterations.

Grid Reference	
364801	432445

Officer: Rachel Horton

Decision Type: REFUSED

1 Condition 2. of approved application at the site 3/1993/0132 for conversion of the barn to two houses and construction of detached double garages and stables removed permitted development for any future extensions, external alterations to the dwelling including any development within the curtilage as defined in Schedule 2 Part 1 Classes A to E of the Town and Country Planning General Development Order 1988 (or any order revoking or re-enacting that order). As the proposal involves alterations to the external elevations of the existing garage/stable store the works are not classed as permitted development.

3/2011/1002

Dutton

Applications for full consent

Development Address:

Michaelmass Cottage off Clitheroe Old Road Dutton Lancashire

Grid Reference

365606 439754

Development Description:

Remove existing conservatory walls and roof and build up solid walls with slate roof over to form study. Extend to south of property to provide master bed with en-suite. Extend to north of property to provide dining area, utility and W.C. Relocate water pump. Internal alterations to existing property. Fit new larch cladding to new extension and existing property.

Decision Date: 03/02/2012

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:

AD1106 - 05 - Proposed Plan
AD1106 - 06 - Proposed Floor Plan
AD1106 - 07A - Proposed Elevations (East and West)
AD1106 - 08 - Proposed elevations (North and South)

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

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

Reason: In order that the Local Planning Authority may ensure that the materials to be used are appropriate to the locality in accordance with Policies G1 and ENV1 of the Ribble Valley Districtwide Local Plan ensuring a satisfactory standard of appearance given the location of the property in the Area of Outstanding Natural Beauty.

4 Prior to commencement of any site works including delivery of building materials and excavations for foundations or services all the Beech tree identified T1 in the arboricultural report dated the 24th of November 2011 shall be protected in accordance with the BS5837 [Trees in Relation to Construction - 12 x the stem diameter = 12.78m] the details of which shall be agreed in writing and implemented in full. A tree protection - monitoring schedule shall be agreed and tree protection measures inspected by the local planning authority before any site works are begun.

All ground works identified, as being within the root protection zone shall be carried out in accordance with all the recommendations 4.2.1 [page 8 of the Arboricultural report].

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 which no excavations are required, in addition no impermeable surfacing

5 Unless otherwise agreed in writing with the Local Planning Authority the development shall be carried out in strict accordance with the recommendations and the mitigation measures identified within the bat survey and report submitted with the application dated the 24 November 2011. 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.

3/2011/1024

Sabden

Applications for full consent

Development Address:

75 Whalley Road Sabden Lancashire BB7 9EA

Grid Reference

377658 437355

Development Description:

Proposed single storey extension to the rear.

Decision Date: 09/02/2012

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 Plan Reference

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

3 The building shall be roofed in natural blue slate unless alternative materials have first been agreed in writing with the Local Planning Authority.

Reason: In accordance with Policies G1 and ENV16 of the Ribble Valley Districtwide Local Plan and the adopted Supplementary Planning Guidance - "Extensions and Alterations to Dwellings" ensuring a satisfactory standard of external appearance given the location of the property in Sabden Conservation Area and the Forest of Bowland Area of Outstanding Natural Beauty.

3/2011/1025

Ribchester

Applications for full consent

Development Address:
34 Water Street Ribchester
Lancashire PR3 3YJ

Development Description:
Proposed two-storey extension to rear of existing dwelling (including demolition of existing conservatory).

Grid Reference	
365044	435288

Decision Date:
10/02/2012

Officer: Adrian Dowd
Decision Type: REFUSED

1 The proposal has an unduly detrimental impact upon the residential amenity of No 35 Water Street because of the two storey extension's overbearing and overshadowing impact. This is contrary to Policy G1 of the Ribble Valley Districtwide Local Plan.

2 The 'Juliet' balcony is an incongruous and conspicuous feature which does not preserve the character or appearance of Ribchester Conservation Area. This is contrary to Policy ENV16 of the Ribble Valley Districtwide Local Plan.

3/2011/1028

Bowland with Leagram

Applications for full consent

Development Address:
The Barn Higher Greystoneley
Leagram Whitewell Lancashire

Development Description:
Proposed installation of 16 solar panels on the South roof slope.

Grid Reference	
364510	445695

Decision Date:
09/02/2012

Officer: Rachel Horton
Decision Type: REFUSED

1 The proposal is considered contrary to Policies G1, ENV1 and H17 of the Ribble Valley Districtwide Local Plan and policies contained within National Planning Policy Statements PPS1, PSS5 and PPS7. The proposed solar panels by virtue of their cumulative size and position to the southerm rooflsope of the barn conversion would be viewed as an incongruous and prominent feature within the public realm. Resulting in visual harm to the character and appearance of this traditional barn conversion and the visual amenity of the Forest of Bowland Area of Outstanding Natural Beauty.

3/2011/1034

Rimington and Middop

Applications for full consent

Development Address:
Eel Beck Farm Rimington Lane
Rimington Lancashire BB7 4ED

Development Description:
Proposed bay window to side elevation.

Grid Reference	
382206	447135

Decision Date:
03/02/2012

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. 4208-1 in relation to the existing floor plans and elevations and Drawing No. 4208-2 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.

3/2011/1043

Clitheroe

Certificate of Lawfulness - Proposed

Development Address:
5 Highmoor Park Clitheroe
Lancashire BB7 1JB

Grid Reference
374962 441618

Development Description:
Application for a lawful development certificate for a proposed single storey extension to side of property.

Decision Date:
03/02/2012

Officer: Rachel Horton
Decision Type: APPROVED NO CONDITIONS

1 The proposed works constitute permitted development as per drawing no. 4193-01A relating to existing floor plans and elevations and drawing no. 4193-03B in relation to the proposed floor plans and elevations. In accordance with the Schedule to Part 1, Class A of the Town and Country Planning (General Permitted Development) (Amendment) (No.2) (England) Order 2008

3/2011/1046

Newsholme and Paythorne

Variation of Condition

Development Address:
Higher House Higher Farm Kiln
Lane Paythorne Lancashire

Grid Reference
382894 452161

Development Description:
Variation of condition no. 14 of planning permission 3/2009/0061P in respect of the conversion of the traditional barn so as to enable this property to be capable of occupation for unrestricted residential use. The two new-build holiday cottages to remain subject to the occupancy restriction.

Decision Date:
09/02/2012

Officer: Graeme Thorpe
Decision Type: APPROVED WITH CONDITIONS

1 The two new build holiday cottages subject to this Application, Unit's 1 and 2, shall not be let to or occupied by any one person or group of persons for a continuous period of longer than 3 months in any one year and in any event shall not be used as a permanent accommodation. A register of such lettings shall be kept and made available to the Local Planning Authority to inspect on an annual basis.

Reason: In order to comply with Policies G1, G5, ENV3, RT1 and RT3 of the Ribble Valley Districtwide Local Plan. The building is located in an area where the Local Planning Authority would not normally be minded to grant the use of building for a permanent residential accommodation.
permanent residential accommodation.

3/2011/1056

West Bradford

Removal of Condition

Development Address:
Laneside Farm Grindleton Road
West Bradford Lancashire

Grid Reference
374880 444867

Development Description:
Application for the removal of condition no. 11 (occupancy period) of planning consent 3/2007/1109P.

Decision Date:
03/02/2012

Officer: Graeme Thorpe
Decision Type: APPROVED NO CONDITIONS

3/2011/1057

Salesbury

Applications for full consent

Development Address:
20 The Hazels Salesbury
Lancashire BB1 9HZ

Grid Reference
368317 432946

Development Description:
Proposed rear and side extension, dormer extension, alterations to dwelling and provision of additional car parking space.

Decision Date:
09/02/2012

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. 4199-1 in relation to the existing floor plans and elevations and Drawing No. 4199-02C 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 The glazed balcony at first floor level of the hereby approved two-storey rear extension shall be constructed with obscure glazed full height glazed screens to each side as per the details of approved Drawing No. 4199-02C. Details of which shall be submitted to, and agreed in writing, by the Local Planning Authority before development commences. Thereafter it shall be maintained in that condition in perpetuity to the satisfaction of the Local Planning Authority.

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

3/2011/1058

Bolton-by-Bowland, Gisburn Forest and Sawley

Variation of Condition

Development Address:
Brockthorn Tosside Skipton
Yorkshire BD23 4SX

Grid Reference
375853 455114

Development Description:
Appliction to vary condition no. 4 of planning consent 3/2010/0693P, to allow the external works for the development to be completed before the expiration of three years of the date of this permission; and to vary condition no. 14 to allow one of the units to be used as permanent residential accommodation while keeping the other unit as a holiday let.

Decision Date:
09/02/2012

Officer: Graeme Thorpe

Decision Type: APPROVED WITH CONDITIONS

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

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

2 Unit 3 (as shown on 3987-02C) shall not be let to or occupied by any one person or group of persons for a continuous period of longer than 3 months in any one year and in any event shall not be used as a permanent accommodation. A register of such lettings shall be kept and made available to the Local Planning Authority to inspect on an annual basis.

Reason: In order to comply with Policies G1, G5, ENV1, RT1, RT3 of the Ribble Valley Districtwide Local Plan. The building is located in an area where the Local Planning Authority would be mindful of granting the use of a building for a permanent residential accommodation without justifiation.

3/2011/1060

West Bradford

Applications for full consent

Development Address:
Westfield Cottage West Bradford
Lancashire BB7 3SZ

Grid Reference
374376 444671

Development Description:
Proposed installation of 4no. Velux rooflights to the rear elevation (to be of Conservation type).

Decision Date:
03/02/2012

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. 2603/102 in relation to the existing floor plans, 2603/202 in relation to the proposed floor plans, 2603/101 in relation to the existing roofslope, 2603/201 in relation to the proposed roofslope and 2603/301 in relation to the proposed section-thro the roofslope as well as the submitted Velux specification details.

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

3/2011/1061

Decision Date:
10/02/2012

Billington and Langho
Applications for full consent

Development Address:
Whinfield 15 Whinney Lane Langho
Blackburn Lancashire

Development Description:
Raise ridge height by 1metre. Raise rear eaves level by 2.25.metres. Miscellaneous internal alterations. Re-submission.

Grid Reference
370665 434170

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:
RH/2011/2 Sheet 1
RH/2011/2 Sheet 2
RH/2011/2 Sheet 3

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 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".

4 Avoid removing roofing materials between May and August, remove lower roof tiles, battens & under felt carefully by hand.

In the event that any bats are found or disturbed during any part of the development/roofing work, all work shall cease until further advice has been sought from a licensed ecologist.

Reason: To protect the bat population from damaging activities and reduce or remove the impact of development n accordance with Policy ENV7 of the Ribble Valley Districtwide Local Plan.

3/2011/1075

Decision Date:
10/02/2012

Clitheroe
Applications for full consent

Development Address:
Jacksons Haulage Salthill Industrial Estat Lincoln Way Clitheroe
Lancashire

Development Description:
Proposed erection of a trade warehouse building.

Grid Reference
375111 442256

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. JACKS/02 Dwg 01 in relation to the location plan and Drawing No. JACKS/02 Dwg 03 in relation to the site plan and proposed elevations.

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

3 The building shall be used for storage and distribution purposes within Use Class B8 only. Whilst "trade only" sales are permitted there shall be no retail sales whatsoever from the building.

Reason: For the avoidance of doubt, to comply with the terms of the application and because retail sales from this location could be harmful to the vitality of the retail area of Clitheroe town centre contrary to Policy S2 of the Ribble Valley Districtwide Local Plan.

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

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

5 The use of the premises in accordance with this permission shall be restricted to the hours between 08:00 to 18:00 on weekdays and 08:00 to 16:00 on Saturdays and there shall be no operation on Sundays or Bank Holidays.

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

3/2012/0095

Decision Date:
10/02/2012

Balderstone
Observations to Another Local Aut

Development Address:
Samlesbury Aerodrome
Myerscough Road Balderstone
Lancs

Development Description:
Environmental Impact Assessment (EIA) screening opinion in respect of the proposed 'Parcel A' development of the Enterprise Zone located at Samlesbury Site.

Grid Reference	
362013	431439

Officer: John Macholc
Decision Type: NO OBJECTIONS