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RIBBLE VALLEY BOROUGH COUNCIL

Planning Applications decided week ending: 23 March 2012

3/2010/0324

Decision Date: 19/03/2012

Wiswell
Applications for full consent
Development Address:
The Freemasons Arms 8 Vicarage Fold Wiswell Lancashire

Grid Reference 374165 441802

Development Description:
Retrospective change of use of two first floor rooms from residential accommodation to a licensed area.

Officer: John Macholc
Decision Type: APPROVED WITH CONDITIONS

1 This permission shall relate to the Unilateral Undertaking dated 23/11/11 which seeks to restrict the number of covers in the restaurant to 81 and no more than 90 covers at any one evening sitting between the hours of 1700 and 2130.

REASON: For the avoidance of doubt and to protect residential amenity.

3/2011/0044

Decision Date: 16/03/2012

Whalley
Conservation Area Consent (demoli
Development Address:
rear of 19-21 King Street Whalley Lancashire

Grid Reference 373300 436044

Development Description:
Proposed demolition of industrial and storage buildings to the rear of 19-21 King Street.

Officer: Colin Sharpe
Decision Type: APPROVED WITH CONDITIONS

1 No development (which shall include any demolition works) shall take place until the applicant, or their agent or successors in title, has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted by the applicant and approved in by the Local Planning Authority.

REASON: To ensure and safeguard the recording of any archaeological deposits to comply with the requirements of Policy ENV14 of the Ribble Valley Districtwide Local Plan and PPS5: Planning for the Historic Environment.

2 Prior to demolition works the applicant shall submit a programme of works in relation to the proposed demolition which shall include details of the maintenance of the site following demolition.

REASON: In the interests of safeguarding visual amenity in accordance with Policy G1 of the Ribble Valley Districtwide Plan.

3/2011/0045

Decision Date: 16/03/2012

Whalley
Applications for full consent
Development Address:
rear of 19-21 King Street Whalley Lancashire

Grid Reference 373300 436044

Development Description:
Demolition of industrial and storage buildings to the rear of 19-21 King St and regeneration of the site to provide 3no. two-storey dwellings - (one detached and one pair of semi-detached).

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 proposal as shown on drawing numbers 3980-04, 05 and 07.

REASON: For the avoidance of doubt and to ensure compliance 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 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 Prior to the first occupation of any of the dwellings herby permitted, their respective individual off-street parking spaces and the proposed visitor parking spaces shall have been provided to the satisfaction of the Local Planning Authority. Thereafter, these spaces shall be permanently retained clear of any obstruction to their designated use.

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

5 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (Amendment) (No 2) (England) Order 2008 (or any Order revoking or re-enacting that Order, any future extensions, external alterations to the building, including any development within the curtilage as defined in the Schedule to the Order, Part 1, Classes A to H shall not be carried out unless a further planning permission has first been granted in respect thereof. Specifically, no new door or window openings shall be formed in the rear elevation of any of the dwellings without a further planning permission having first being granted.

REASON: In the interests of the amenities of nearby residents and to comply with Policy G1 of the Ribble Valley Districtwide Local Plan.

6 No development (which shall include any demolition works) shall take place until the applicant, or their agent or successors in title, has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted by the applicant and approved in by the Local Planning Authority.

REASON: To ensure and safeguard the recording of any archaeological deposits to comply with the requirements of Policy ENV14 of the Ribble Valley Districtwide Local Plan and PPS5: Planning for the Historic Environment.

3/2011/0107

Ribchester

Applications for full consent

Development Address:

Oak Bank Farm Stoneygate Lane
Ribchester Lancashire

Grid Reference

365048 436284

Development Description:

Proposed demolition of a range of modern agricultural buildings and the creation of six holiday cottages and gardens and the change of use of an existing building to a recreation room together with internal access roads.

Decision Date:

16/03/2012

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 proposal as shown on drawing no Wade/133/437/07 and on the amended plans received by the Local Planning Authority on 24 October 2011 (drawing no's Wade/133/437/01,02,03,04 and 06).

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

3 The units of holiday accommodation hereby permitted 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 and RT1 of the Ribble Valley Districtwide Local Plan as the building is located in an area where the Local Planning Authority would not normally be minded to grant the use of buildings for a permanent residential accommodation.

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 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.

5 Prior to the first use of any of the units of holiday accommodation hereby permitted, the following shall all have been provided and available for use for their designated purpose to the satisfaction of the Local Planning Authority:

- The internal access road and all vehicle parking spaces shown on the submitted plans.
- The playing field with the play equipment, tables and utility building as shown on the submitted plans.
- The play/recreation building.

Thereafter, these facilities shall all be retained and shall be permanently available for their designated purpose.

REASON: In the interests of highway safety and to ensure the provision of the facilities that are incidental to the proposed holiday use of the units and to comply with Policies G1 and RT1 of the Ribble Valley Districtwide Local Plan.

6 There should be no extensions or alterations to the holiday cottages hereby permitted unless a further planning permission has first been granted in respect thereof.
REASON: In order that the Local Planning Authority can retain control over any such extensions or alterations in the interests of the visual amenities of the locality and to comply with Policies G1 and ENV3 of the Ribble Valley Districtwide Local Plan.

7 Prior to the first use of any of the holiday cottages hereby permitted, the 1.2m high stone wall on the external site boundaries shall have been erected in its entirety as shown on the submitted plans.

REASON: To comply with the submitted plans and in the interests of visual amenity and to comply with Policies G1 and ENV3 of the Ribble Valley Districtwide Local Plan.

8 All demolition and development works shall be carried out in accordance with the mitigation measures included in the Protected Species Survey Report dated 21 October 2010 that was submitted with the application. In the event that any bats are found or disturbed during any demolition or development, all works shall cease until advice has been obtained from a licensed ecologist.

REASON: In order to minimise the impact of development on a protected species (bats) and to comply with Policy ENV7 of the Ribble Valley Districtwide Local Plan.

3/2011/0580

Decision Date:
19/03/2012

Billington and Langho
Applications for full consent

Development Address:
land at Hole House Farm Bridge End Billington Lancshire BB7 9NY

Development Description:
Proposed construction of a micro hydro station including a building to house turbine transformer and control equipment also an associated fish ladder.

Grid Reference	
373490	435890

Officer: John Macholc
Decision Type: APPROVED WITH CONDITIONS

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

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

2 The permission shall relate to the development as shown on Plan References 1/7,2/7,3/7(2),4/7,5/7 and technical drawing 3238-001 and amended plans received on 15th March 2012 references JM3/2011/0580/LP and JM3/2011/0580/EP .

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

3 The permission in relation to the photovoltaic panels shall relate to the development as shown on amended plan and specification details received on the 15th March 2012.

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

1 The proposed building and associated works would be visually intrusive and harmful to the character of the open countryside as well as appearance and significance of the setting of the Whalley conservation area and of important views from Whalley Bridge and Caldervale. The proposed development would therefore result in conditions to the visual detriment of the open countryside conservation area and would be contrary to Policies G1, ENV3, ENV6, ENV24, ENV25 as well as national guidance in the form of PPS5 Planning for the Historic Environment and PPS2 Renewable Energy of the Ribble Valley Districtwide Local Plan.

3/2011/0764

Ribchester

Discharge of Conditions

Development Address:

21 Church Street Ribchester Lancashire PR3 3XP

Grid Reference

365011 435212

Development Description:

Application to discharge condition no. 2 (details of door infilling) of planning consent 3/2010/0584P.

Decision Date:

20/03/2012

Officer: Adrian Dowd

Decision Type: APPROVED NO CONDITIONS

3/2011/0796

Clitheroe

Applications for full consent

Development Address:

Sunnymede Cottage Hawthorne Place Clitheroe Lancashire

Grid Reference

374277 442552

Development Description:

Proposed detached dwelling in the garden of Sunnymeade Cottage.

Decision Date:

16/03/2012

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 development as shown on amended plans received by the Local Planning Authority on 6 February 2012 (Drawing Nos 379-1A and 379-2A).

REASON: For the avoidance of doubt and to ensure compliance with the submitted amended 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 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 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (Amendment) (No 2) (England) Order 2008 (or any Order revoking or re-enacting that Order, any future extensions, external alterations to the building, including any development within the curtilage as defined in the Schedule to the Order, Part 1, Classes A to H shall not be carried out unless a further planning permission has first been granted in respect thereof. Specifically, no new door or window openings shall be formed in the southern side elevation of the dwelling without a further planning permission having first being granted.

REASON: In the interests of the amenities of nearby residents and to comply with Policy G1 of the Ribble Valley Districtwide Local Plan.

5 Prior to the commencement of any site works including delivery of building materials and excavations for foundations or services, the existing Ash tree identified on drawing number 379-2A shall be protected in accordance with the BS5837 (Trees in Relation to Construction) the details of which shall be agreed in writing by the Local Planning Authority and shall be implemented in full. A tree protection monitoring schedule shall also be agreed and the tree protection measures shall be inspected by the Local Planning Authority before any site works are begun.

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 the 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 c

3/2011/0821

Chipping

Alter or Extend a Listed Building

Development Address:

Talbot Hotel 5 Talbot Street
Chipping Lancashire PR3 2QE

Grid Reference

362283 443328

Development Description:

Demolition of existing single storey rear extension and removal of render to front elevation, repair and repointing of stonework; refurbishment and extension to existing hotel to create 9no. en-suite bedrooms, function suite, bistro restaurant and bar area with ancillary hotel, kitchen and staff facilities; change of use of the existing barn to form 11no. en-suite bedrooms ancillary to the hotel accommodation; extension and refurbishment of existing car parking facilities to create 50no. ca car parking spaces including the repair and refurbishment of the existing cobbled forecourt.

Decision Date:

16/03/2012

Officer: Adrian Dowd

Decision Type: REFUSED

1 The proposal has an unduly harmful impact upon the character (including setting) and significance of the Grade II listed Stables and barn south west of the Talbot Hotel because of the loss of important historic fabric (including cow and horse stalls, troughs and hay loft), the insertion of overtly domestic style window openings, the insertion of conspicuous and visually intrusive roof lights into otherwise large and unbroken roof slopes, the loss of the open interior with impressive proportions and long sight lines and the detriment to its rural, informal and open setting and historic relationship to the Talbot Hotel.

2 The proposal has an unduly harmful impact upon the character (including setting) and significance of the Grade II listed Talbot Hotel because of the loss of important historic fabric (including an early C19 staircase, an early C19 multi-paned sash window and C18 doors, cupboards and walling), and the dominant, conspicuous and incongruous size, extent and plan form of new build and the detriment to its rural, informal and open setting and historic relationship to the Stable and barn.

3/2011/0822

Chipping

Applications for full consent

Development Address:

Talbot Hotel 5 Talbot Street
Chipping Lancashire PR3 2QE

Grid Reference

362283 443328

Development Description:

Demolition of existing single storey rear extension and removal of render to front elevation, repair and repointing of stonework; refurbishment and extension to existing hotel to create 9no. en-suite bedrooms, function suite, bistro restaurant and bar area with ancillary hotel, kitchen and staff facilities; change of use of the existing barn to form 11no. en-suite bedrooms ancillary to the hotel accommodation; extension and refurbishment of existing car parking facilities to create 50no. car parking spaces including the repair and refurbishment of the existing cobbled forecourt.

Decision Date:

16/03/2012

Officer: Adrian Dowd

Decision Type: REFUSED

1 The proposal has an unduly harmful impact upon the character (including setting) and significance of the Grade II listed Stables and barn south west of the Talbot Hotel because of the loss of important historic fabric (including cow and horse stalls and hay loft), the insertion of overtly domestic style window openings, the insertion of conspicuous and visually intrusive roof lights into otherwise large and unbroken roof slopes, the loss of the open interior with impressive proportions and long sight lines and detriment to its rural, informal and open setting and historic relationship to the Talbot Hotel. This would be contrary to Policies ENV20, ENV19, EMP9 (iii & vi) and RT1 (iii) of the Ribble Valley Districtwide Local Plan.

2 The proposal has an unduly harmful impact upon the character (including setting) and significance of the Grade II listed Talbot Hotel because of the loss of important historic fabric (including an early C19 staircase, an early C19 multi-paned sash window and C18 doors, cupboards and walling), the dominant, conspicuous and incongruous size, extent and plan form of new build and the detriment to its rural, informal and open setting and historic relationship to the Stable and barn. This would be contrary to Policies ENV20, ENV19, G1 (a & e) and RT1 (iii) of the Ribble Valley Districtwide Local Plan.

3 The proposal has an unduly harmful impact upon the character, appearance and significance of Chipping Conservation Area and the setting and significance of adjacent listed buildings and important heritage assets because of the insertion of overtly domestic style window openings and conspicuous and visually intrusive roof lights into the Stables and barn, the dominance of the site and the historic relationship between buildings by the new build, the incongruous design and layout of new build (including car park extension), harm to important trees and tree groups and loss of the rural, informal, open and relatively tranquil nature of the site. This would be contrary to Policies ENV19, ENV16, G1 (a & e) and RT1 (iii) of the Ribble Valley Districtwide Local Plan.

4 The proposal has an unduly harmful impact upon landscape features (including trees) within the site and the countryside outside of the Chipping settlement boundary which is within the Forest of Bowland Area of Outstanding Natural Beauty contrary to Policies G1(a), G5(v), ENV1 and ENV13 of the Ribble Valley Districtwide Local Plan.

5 The proposed new window to the en-suite of bedroom 11 (Stables and barn) would result in unacceptable overlooking of the neighbouring property contrary to Policies G1 and EMP9 (i) of the Ribble Valley Districtwide Local Plan.

3/2011/0833

Decision Date:
16/03/2012

Chipping
Applications for full consent

Development Address:
Prestons Yard Longridge Road
Chipping Lancashire PR3 2QD

Development Description:
Proposed demolition of the existing wooden structure to be replaced by 4no. residential units (1no. affordable).

Grid Reference	
362377	443190

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 proposal as shown on the amended plans received by the Local Planning Authority on 10 February 2012 (drawing No JP/BKP/150/1).

REASON: For the avoidance of doubt and to ensure compliance with the submitted amended 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 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 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (Amendment) (No 2) (England) Order 2008 (or any Order revoking or re-enacting that Order, any future extensions, external alterations to the building, including any development within the curtilage as defined in the Schedule to the Order, Part 1, Classes A to H shall not be carried out unless a further planning permission has first been granted in respect thereof.

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

5 The access driveways to each of the dwellings hereby permitted shall remain ungated.

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

6 Prior to the first occupation of each of the dwellings hereby permitted, their respective access driveways shall be appropriately paved in tarmacadam, concrete, block paviors or other approved materials.

REASON: To prevent loose surface material from being carried on to the public highway in the interests of highway safety and to comply with Policy G1 of the Ribble Valley Districtwide Local Plan.

7 There shall not, at any time in connection with the development, be erected or planted or allowed to remain upon the land hereinafter defined any building, wall, fence, hedge, tree, shrub or other device. The visibility splay that is the subject of this condition shall be that land in front of a line drawn 3.5m measured back from the edge of the carriageway of Longridge Road along the entire frontage of the development. This land consists of the proposed 1.5m pedestrian footway and a first 2m of the proposed properties, and shall be maintained at footway level in accordance with a scheme that has first been agreed in writing by the Local Planning Authority in conjunction with the Highway Authority.

REASON: To ensure adequate visibility at the site access in the interests of highway safety and to comply with Policy G1 of the Ribble Valley Districtwide Local Plan.

8 The proposed garages shall be made available for parking of vehicles at all times and shall not be used for any other ancillary residential accommodation without prior consent of the Local Planning Authority.REASON: In order to ensure that adequate parking exists within the site and to comply with Policy G1 of the Ribble Valley Districtwide Local Plan.

3/2011/0847

Decision Date:
16/03/2012

Twiston
Applications for full consent

Development Address:
Throstle Hall Twiston Lancashire
BB7 4BY

Development Description:
To carry out external work to improve and make repairs to the existing access track to Throstle Hall.

Grid Reference	
381250	443225

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 Drawing Numbers:
S1382/05/B - Proposed Access Track
S1382/11 - Typical Cattle Grid Details and Sections

REASON: For the avoidance of doubt and to ensure tat the development is carried out in accordance with the amended plans received on the 14 February 2012.

3 No development approved by this permission shall be commenced until details of a Sustainable Drainage System which will deal with the surface run off from the concrete strips has been submitted to and approved in writing by the Local Planning Authority. Such a scheme shall be constructed and completed in accordance with the approved plans.

REASON: To ensure a satisfactory means of drainage and to prevent pollution of the water environment in accordance with Policy G1 of the Ribble Valley Districtwide Local Plan.

Planning Applications decided week ending: 23 March 2012

3/2011/0849

Decision Date:
22/03/2012

Bashall Eaves and Mitton
Applications for full consent

Development Address:
Great Mitton Hall Mitton Road Mitton Whalley Lancashire BB7 9PQ

Development Description:
Proposed new detached garage, boundary wall, gates and hard landscaping.

Grid Reference	
371526	438925

Officer: Adrian Dowd
Decision Type: REFUSED

1 The proposal would be unduly harmful to the setting of the listed buildings (characterised by the close and harmonic juxtaposition of the church, hall and aisled barn) and the character of the area immediately adjacent to the Forest of Bowland Area of Outstanding Natural Beauty because the roadside walling and garage would be conspicuous, incongruous (including the form of construction of the boundary wall) and visually intrusive. This would be contrary to Policies ENV19, G1 and ENV2 of the Ribble Valley Districtwide Local Plan.

3/2011/0935

Decision Date:
22/03/2012

Ramsgreave
Applications for full consent

Development Address:
Haggs Hall Farm Haggs Hall Fields Ramsgreave Blackburn Lancashire

Development Description:
Proposed installation of 1no. Ecovo 10Kw wind turbine on a 15m tower.

Grid Reference	
367187	432098

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 drawings received on the 11 March 2012, drawing numbers:

630-0004-002 Rev.D Location Plan 1:10,000
630-0004-004 Rev.D Site Plan 1:1250
630-0004-001 Rev.D Site Plan 1:2500
PL EVO10-15M Rev.2.2 EVOCO 10 kW Wind Turbine 15m Tower

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

3/2011/0971

Decision Date:
16/03/2012

Sabden
Reserved Matters (following outline)

Development Address:
Cobden Mill Watt Street Sabden Lancashire BB7 9DZ

Development Description:
Reserved matters application for approval of Appearance and Landscaping, following outline approval for regeneration of the site to provide 44 dwellings (6 of which would be affordable) with access from Watt St. and associated parking.

Grid Reference	
377734	437286

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 264-01-Rev.C, 264-02-Rev. C, P01, P02, P03-Rev. D, P04-Rev. C, P05-Rev. C, P06-Rev. C, P07-Rev. P08-Rev. C, P09-Rev. C, P10-Rev. B, P11-Rev. B, P12-Rev. B, P14 and P15.

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 plans received on the 14 February 2012.

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

4 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 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 Policies G1, ENV1 and ENV16 of the Ribble Valley Districtwide Local Plan.

5 Precise specifications or samples of the fenestration and door details 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 Policies G1, ENV1 and ENV16 of the Ribble Valley Districtwide Local Plan.

6 Prior to the commencement of the development hereby permitted, details of the type, coursing and jointing of the natural stone to be used shall be submitted to and approved in writing by the Local Planning Authority. The development shall be built to conform with the details which shall have been so approved.

REASON: In the interest of the visual amenity of the area and so that the Local Planning Authority shall be satisfied as to the details and in accordance with Policies G1, ENV1 and ENV16 of the Ribble Valley Districtwide Local Plan.

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

REASON: In the interests of visual amenity in order to comply with Policies G1, ENV1 and ENV16 of the Ribble Valley Districtwide Local Plan.

8 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 dwellings hereby approved, 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 consent of the Local Planning Authority.

REASON: In order that the Local Planning Authority shall retain effective control over the site to ensure the future protection of the character and appearance of the Sabden Conservation Area in compliance with Policy ENV16 of the Ribble Valley Districtwide Local Plan.

9 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2008 (or any Order amending, revoking or re-enacting that Order) none of the dwellings hereby approved shall not be altered by the insertion of any window or doorway without the formal written permission of the Local Planning Authority.

REASON: In the interests of visual amenity and in order to safeguard nearby residential amenity in accordance with Policy G1 of the Ribble Valley Districtwide Local Plan.

10 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 additional or replacement walling or fences as defined in Schedule 2, 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, ENV1 and ENV16 of the Ribble Valley Districtwide Local Plan and in the interests of safeguarding any adjacent residential amenity or visual amenity.

11 The approved landscaping and planting scheme as indicated on Plan no's 264-01-Rev.C and 264-02-Rev.C shall be implemented in the first planting season following occupation or use of the development 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 Policies G1, ENV1 and ENV16 of the Ribble Valley Districtwide Local Plan.

12 Notwithstanding the details shown on plan drawing's 264-01-Rev.C, P14 and P15, prior to their use in the approved development, full details of the proposed P.O.S. benches, metal railings and close boarded timber fencing (including colours to be used) shall be submitted to and approved in writing by the Local Planning Authority.

REASON: To ensure the appropriate use of materials on the site in order to protect the setting of the adjacent Conservation Area in accordance with Policy ENV16 of the Local Plan.

3/2011/0998

Aighton, Bailey & Chaigley

Applications for full consent

Development Address:

Wallbanks Farm Chipping Road Chaigley Lancashire BB7 3LX

Development Description:

New build storage building for animal feed, hay and implements including Solar PV panels on South facing roof pitch.

Grid Reference	
366926	442402

Decision Date: 19/03/2012

Officer: Claire Booth

Decision Type: REFUSED

1 The proposal is considered contrary to Policies G1, G5 and ENV1 of the Districtwide Local Plan and the Council's adopted Supplementary Planning Guidance on new agricultural buildings and roads which seek to limit development in the open countryside to that needed for the purposes of agriculture or forestry or other uses appropriate to a rural area. Approval of such an application without sufficient agricultural justification would result in development to the visual detriment of the open countryside.

2 The proposal is considered at variance with Policies G1 and ENV1 of the Districtwide Local Plan, as the building would appear as a domestic outbuilding which by its siting and design would have a harmful effect on the landscape qualities of the area to the detriment of visual amenity thereby prejudicing the aims and enhancement of the Area of Outstanding Natural Beauty.

3/2011/1049

Mellor

Applications for full consent

Development Address:

Elswick Farm Mellor Brow Mellor Lancashire BB2 7EX

Development Description:

Proposed replacement dwelling.

Grid Reference	
364840	430985

Decision Date: 16/03/2012

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 development as shown on drawing number WI/06Dwg02.

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

3 Prior to the first use of the dwelling hereby permitted, three parking spaces shall be formed within its curtilage to the satisfaction of the Local Planning Authority. Thereafter, the spaces shall be permanently retained and available for use by the occupiers of the dwelling.

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

4 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (Amendment) (No 2) (England) Order 2008 (or any Order revoking or re-enacting that Order) any future extensions, external alterations to the building, including any development within the curtilage as defined in the Schedule to the Order, Part 1, Classes A?H shall not be carried out unless a further planning permission has first been granted in respect thereof.

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

5 In the first planting season following the completion of the development or the first occupation of the dwelling (whichever is the sooner) a replacement planting scheme shall be carried out on land within the applicant's ownership to replace the trees, previously covered by a Tree Preservation Order, that have recently been felled. Precise details of the number (which shall be a maximum of 9) species and location of the replacement trees shall first have been submitted to and approved in writing by the Local Planning Authority. The replacement trees 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 which is removed, or dies, or is seriously damaged or becomes seriously diseased, by a species of similar size to those originally planted.

REASON: To replace trees that have recently been felled in the interests of visual amenity and to comply with Policy ENV13 of the Ribble V

6 Prior to the first occupation of the dwelling hereby permitted a 2m high wall or fence shall be erected on the rear (west) boundary of the proposed patio area in accordance with details that have first been submitted to and approved in writing by Local Planning Authority.

REASON: In the interests of the amenities of nearby residents and to comply with Policy G1 of the Ribble Valley Districtwide Local Plan.

3/2011/1051

Clitheroe
Applications for full consent

Development Address:
3 Chapel Close Low Moor Clitheroe
Lancashire BB7 2QT

Development Description:
Extension and rebuilding of existing decking to the rear of the property. Retrospective application.

Grid Reference	
374396	441431

Decision Date:
16/03/2012

Officer: Colin Sharpe
Decision Type: APPROVED WITH CONDITIONS

1 This retrospective permission shall relate to the development as shown on drawing no TRI?XXXX-01/P02.

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

3/2012/0001

Wilpshire
Applications for full consent

Development Address:
6A Somerset Avenue Wilpshire
Lancashire BB1 9JD

Development Description:
Proposed alterations and extensions to dwelling including removal of dormer window and re-modelling of the roof.

Grid Reference	
368639	432801

Decision Date:
16/03/2012

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 Drawing Nos. 4198-01A in relation to the existing site plan, 4198-06 in relation to the proposed site plan, 4198-04A in relation to the existing floor plans and elevations and 4198-05A 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 details of the proposed materials indicated on Drawing No. 4198-05A the materials used in the external finish of the approved extensions and main property, as well as the slate used for the roof shall be of the colour and type as detailed in the submitted document entitled 'External Material Information' dated the 9th of February 2012.

REASON: In order that the Local Planning Authority may ensure that the materials to be used are appropriate to the locality in accordance with Policy G1 of the Ribble Valley Districtwide Local Plan and the adopted Supplementary Planning Guidance - "Extensions and Alterations to Dwellings".

4 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2008 (or any Order revoking or re-enacting that Order) the eastern and western side elevations of the property at first floor level shall not be altered by the insertion of any window or doorway.

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 window on the western side elevation of the property at first floor level serving the bathroom 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 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 In the event of protected species being found during the construction period, the works shall cease until further details showing a mitigation scheme including appropriate protected species licence details, have been submitted to by Natural England and the Local Planning Authority's Countryside Officer before further work commences on the development. The actions, method and time limit included in any mitigation measures or conditions identified on any Natural England licence, shall be fully implemented and adhered to.REASON: To comply with Policies G1 and ENV7 of the Ribble Valley Districtwide Local Plan ensuring that no adverse effects on the favourable conservation status of protected species protected by the Wildlife and Countryside Act 1981.

3/2012/0010

Wiswell

Applications for full consent

Development Address:

The Eaves Pendleton Road Wiswell Lancashire BB7 9BZ

Grid Reference

375156 438116

Development Description:

Proposed demolition of all buildings on the site (existing house, kennels and various outbuildings) and erection of a new dwelling house (including Bed & Breakfast element).

Decision Date:

16/03/2012

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 scheme as detailed on drawings:

105/01(02)001REVB; 105/01(00)002; 105/01(02)003REVD; 105/01(02)004REVB; 105/01(02)005REVB; 105/01(02)006REVB; 105/01(02)007REVC; 105/01(02)008REVA; 105/01(02)009REVB; 105/01(02)010REVB; 105/01(02)011REVB; 105/01(02)012REVB; 105/01(02)013REVB; and 105/01(02)014REVB.

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

3 Precise specifications and samples of walling and roofing materials and details of any window and door surrounds including materials to be used shall have been submitted to and approved 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 Prior to the commencement of the development hereby permitted, details of the type, coursing and jointing of the natural stone to be used shall be submitted to and approved in writing by the Local Planning Authority. The development shall be built to conform with the details which shall have been so approved.

REASON: In the interest of the visual amenity of the area and so that the Local Planning Authority shall be satisfied as to the details and in accordance with Policy G1 of the Ribble Valley Districtwide Local Plan.

5 Notwithstanding the submitted details, 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 10 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

6 This permission shall relate to the Extended Phase I Habitat Survey; Stage 1 Arboricultural Report with Tree Constraints Plan and Arboricultural Implications Assessments to aid in the size and design/layout and stage 2 arboricultural indications assessment and method statement submitted with the application. All details shall comply fully with recommendations of those reports.

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

7 Unless otherwise agreed in writing with the Local Planning Authority the development shall be carried out in strict accordance with the recommendations and mitigation notes attached to the protected species survey submitted with the application dated 25 May 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.

8 All details of external lighting shall be submitted to and approved by the Local Planning Authority in relation to both lighting on the main building as well as within the curtilage of the proposal. REASON: In order to prevent light spillage and safeguard residential amenity and to comply with Policies G1 and ENV2 of the Ribble Valley Districtwide Local Plan.Additional Note: The applicant is requested to have regard to the need to safeguard residential amenity during the construction process and that every effort should be made to minimise disturbance to local residents.

3/2012/0022

Whalley

Applications for full consent

Development Address:

3 Springfield Close Whalley
Lancashire BB7 9BW

Development Description:

Proposed ground floor and first floor extension and remodelling to house and garage. Works to include elevational treatments. Amended resubmission of consent 3/2011/0555P.

Grid Reference	
373629	436992

Decision Date:
16/03/2012

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 15th of February (Drawing No. 4191-06A) in relation to the amended size and design of the attached garage extension. Also Drawing Nos. 4191-03 in relation to the existing site plan and 4191-02 in relation to the existing elevations.

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

3 Notwithstanding details of the proposed materials indicated on Drawing No. 4191-06A the materials used in the external finish of the approved extensions and main property, as well as the slate used for the roof shall be of the colour and type as detailed in the submitted document entitled 'External Material Information' dated the 7th of February 2012.

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 and ENV3 of the Ribble Valley Districtwide Local Plan and the adopted Supplementary Planning Guidance - "Extensions and Alterations to Dwellings".

4 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2008 (or any Order revoking or re-enacting that Order) the south-western side elevation of the proposed two-storey rear extension at first floor level and roofslope of the extension above the garage shall not be altered by the insertion of any window or doorway.

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 In the event of protected species being found during the construction period, the works shall cease until further details showing a mitigation scheme including appropriate protected species licence details, have been submitted to by Natural England and the Local Planning Authority's Countryside Officer before further work commences on the development. The actions, method and time limit included in any mitigation measures or conditions identified on any Natural England licence, shall be fully implemented and adhered to.

REASON: To comply with Policies G1 and ENV7 of the Ribble Valley Districtwide Local Plan ensuring that no adverse effects on the favourable conservation status of protected species protected by the Wildlife and Countryside Act 1981.

3/2012/0050

Clitheroe

Applications for full consent

Development Address:
18 Moorland Avenue Clitheroe
Lancashire BB7 4PX

Development Description:
Proposed single storey extension to the side of the property.

Grid Reference	
374956	443063

Decision Date:
19/03/2012

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 1 in relation to the existing ground floor plan and elevations, Drawing 2 in relation to the proposed floor plan, Drawing 3 in relation to the proposed side and rear elevation, Drawing 4 in relation to the proposed front elevation and location plan and Drawing 5 in relation to the dimensions of the proposed extension.

Reason: For the avoidance of doubt and to ensure that the development is carried out in accordance with the submitted plans in compliance with Policy G1 and H10 of the Ribble Valley Districtwide Local Plan and the Councils SPG 'Extensions and Alterations to Dwellings'.

3/2012/0064

Slaidburn & Easington

Applications for full consent

Development Address:
Coat Rakes Slaidburn Lancashire

Development Description:
Temporary hardstanding site compound and access track. Temporary fence and gate.

Grid Reference	
373466	458466

Decision Date:
21/03/2012

Officer: Graeme Thorpe
Decision Type: APPROVED WITH CONDITIONS

1 The permission shall relate to the development as shown on Plan Reference No's P272/80020695/00/97/1004 Rev. B and P272/80020695/01/21/2011 Rev. B.

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

2 The compound and access track hereby permitted, and any ancillary works and structures shall be removed on or before the 20th of March 2013 and the site restored to its former condition to the full satisfaction of the Local Planning Authority unless a renewal of this planning permission has been granted by the Authority.

Reason:This temporary consent has been granted in consideration of specific circumstances, namely being required in connection with works being carried out in relation to a new water supply and retention of the development on a permanent basis would be contrary to the provisions of Policies G1 and ENV1 of the Ribble Valley Districtwide Local Plan.

3/2012/0067

Whalley

Applications for full consent

Development Address:
23 Calderstones Green Pendle Drive Whalley Lancashire

Development Description:
Substitution of house type to include use of part of a garage as additional living accommodation.

Grid Reference	
372481	437373

Decision Date:
21/03/2012

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. L 2993 01 in relation to the existing site plan, Drawing No. L 2993 02 in relation to the existing floor plans and elevations and Drawing No. L 2993 10 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 In order to retain the use of the internal garage space for the garaging of a private vehicle, the future development of this area for residential space or for exclusively storage purposes is to be prohibited.

Reason: In order to facilitate adequate vehicle parking 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".

3/2012/0121

Bolton-by-Bowland, Gisburn Forest and Sawley

Certificate of Lawfulness - Proposed

Development Address:
Home Farm Cottage 6 King Henry Mews Bolton-by-Bowland Lancs

Development Description:
Application for a Lawful Development Certificate for the proposed installation of a new window to the front elevation, six conservation roof lights to the third floor, a new entrance canopy and the conversion of a window to form a doorway at ground floor level to the rear of the property.

Grid Reference	
378596	448320

Decision Date:
21/03/2012

Officer: Rachel Horton
Decision Type: APPROVED NO CONDITIONS

1 The proposed works constitute permitted development as per Drawing Nos. 4205-01 in relation to the location plan, 4205-02 A in relation to the existing floor plan and elevations, 4205-03 B in relation to the proposed floor plans and 4205-05 B in relation to the proposed elevations, in accordance with the Schedule to Part 1, Classes A to H of the Town and Country Planning (General Permitted Development) (Amendment) (No.2) (England) Order 2008.

3/2012/0129

Whalley

Applications for full consent

Development Address:
Whalley Telephone Exchange Station Road Whalley Lancashire

Development Description:
To remove glazing from two ground floor window frames and install two steel cowls painted to match building.

Grid Reference	
373029	436513

Decision Date:
19/03/2012

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. WBS7964.

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

3/2012/0144

Decision Date:
21/03/2012

Balderstone
Non-Material amendment

Development Address:
West Meath Jacksons Lane
Balderstone Lancashire

Development Description:
Application for a non-material amendment to planning permission 3/2011/0975P, to allow the insertion of a new window in gable of the approved garage extension.

Grid Reference	
361688	432468

Officer: Rachel Horton
Decision Type: APPROVED WITH CONDITIONS

1 The submitted non-material amendment in relation to previously approved appn. 3/2011/0975P has been been approved subject to the following condition:

The permission shall relate to the development as shown on Dwg. No. 1B in relation to the insertion of a window to the north-eastern side elevation of the approved garage extension.