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RIBBLE VALLEY BOROUGH COUNCIL

Planning Applications decided week ending: 30 March 2012

3/2009/0279

Decision Date: 27/03/2012

Balderstone

Discharge of Conditions

Development Address:
Monks Contractors Ltd Myerscough
Smithy Road Mellor Brook
Blackburn Lancashire BB2 7LB

Development Description:
Application to discharge condition no.3 (relating to storage of materials), condition no. 4 (relating to the siting of the building) and condition no. 5 (relating to landscaping of the site) of planning consent 3/2008/0700P.

Grid Reference
363813 431311

Officer: Colin Sharpe
Decision Type: APPROVED WITH CONDITIONS

1. Condition number 3 insofar as the position of the outside storage area indicated on drawing number 96/08RevA is considered by the Local Planning Authority to be satisfactory.
2. Condition number 4 insofar as the precise position of the building indicated on drawing number 96/08RevA is considered by the Local Planning Authority to be acceptable.
3. Condition number 5 is partially discharged insofar as the landscaping details shown on drawing number 96/08RevA are considered by the Local Planning Authority to be satisfactory. This condition cannot be fully discharged until after the approved landscaping has been fully implemented and maintained to the satisfaction of the Local Planning Authority for a period of five years.

3/2009/0697

Decision Date: 27/03/2012

Grindleton

S.106 Relaxation

Development Address:
Fell View (formerly barn at Baygate)
Baygate Bolton-by-Bowland
Lancashire BB7 4PQ

Development Description:
To modify/discharge the following condition 'To utilise a minimum of 60% of the floorspace of the converted building the subject of the development for business purposes.'

Grid Reference
375850 449758

Officer: Colin Sharpe
Decision Type: REFUSED

1. A permission for the modification of the condition in the terms requested would be tantamount to granting permission for the formation of a dwelling (without the justification of an associated business use) in an unsuitable and unsustainable location. As such, the proposal is contrary to the advice in paragraph 69 of PPS3: Housing and the requirements of saved Policies G5, H2 and H15 of the Ribble Valley Districtwide Local Plan.

3/2010/0129

Decision Date: 28/03/2012

Simonstone

Discharge of Conditions

Development Address:
Pump House Dean Wood Trapp
Lane Simonstone Lancashire

Development Description:
Application for discharge of condition no.2 (ecology mitigation and enhancement); condition no.4 (details of walls, fences, gates); condition no.6 (sightlines and landscaping) and condition no.9 (materials) of planning consent 3/2009/0786/P.

Grid Reference
377749 434780

Officer: Colin Sharpe
Decision Type: APPROVED WITH CONDITIONS

1. Condition No 2 insofar as the submitted additional details of mitigation and enhancement measures following the recommendations of the Extended Phase 1 Habitat, Breeding Bird Survey and Bat Tree Risk Assessment are considered by the Local Planning Authority to be comprehensive and satisfactory.
2. Condition No 4 insofar as the submitted details of walls, fences and gates are all considered to be satisfactory and appropriate for the locality.

3 Condition No 6 is partially discharged insofar as the details shown on drawing No JSA-10-1108-B are considered by the Local Planning Authority to be acceptable. The condition, however, cannot be fully discharged until:

1. The sight lines in both directions have actually been formed in accordance with the distance requirements specified in the condition. (The sight line to the south has been formed in accordance with the required distances but the sight line to the north is 2.5m x 150m - not 160m as stated in the condition).
2. The replacement landscaping and hedgerow planting has been fully implemented to the satisfaction of the Local Planning Authority.

4 Condition No 9 insofar as the submitted details of external materials for the buildings and surface materials for the car parking area and footways are all considered to be appropriate for the locality.

3/2011/0761

Clitheroe

Applications for full consent

Development Address:

2 Swan Courtyard Castle Street
Clitheroe Lancashire BB7 2DQ

Grid Reference

374372 441823

Development Description:

Change of use to hot and cold food establishment (Use Class A3). Installation of extract ventilation duct, reconfiguration of w.cs to create one additional w.c, reconfiguration of ground floor food counter.

Decision Date:

30/03/2012

Officer: Adrian Dowd

Decision Type: APPROVED WITH CONDITIONS

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

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

2 The permission shall relate to the development as shown on Plan Reference 3211/03/D recieved on 1/03/12.

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

3 The use of the premises in accordance with this permission shall be restricted to the hours between 0700 to 1800 on weekdays and 0800 to 1800 on Saturdays and there shall be no operation on Sundays or bank holidays.

Reason: To comply with Policies G1 and S10 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.

1 The proposal would be unduly harmful to the character (including setting) and significance of the listed building and the character, appearance and significance of Clitheroe Conservation Area. This is because the external flue pipe would be conspicuous, incongruous and visually intrusive in views of the otherwise unbroken roofscape from Lowergate and Clitheroe Castle. This would be contrary to Policies ENV20, ENV19, ENV16 and G1 of the Ribble Valley Districtwide Local Plan.

3/2011/0762

Clitheroe

Alter or Extend a Listed Building

Development Address:

2 Swan Courtyard Castle Street
Clitheroe Lancashire BB7 2DQ

Grid Reference

374372 441823

Development Description:

Change of use to hot and cold food establishment (Use Class A3). Installation of extract ventilation duct, reconfiguration of w.cs to create one additional w.c, reconfiguration of ground floor food counter.

Decision Date:

30/03/2012

Officer: Adrian Dowd

Decision Type: APPROVED WITH CONDITIONS

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

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

2 The permission shall relate to the development as shown on Plan Reference 3211/03/D recieved on 1/03/12.

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

Planning Applications decided week ending: 30 March 2012

3/2011/0788

Bashall Eaves and Great Mitton

Applications for full consent

Development Address:

South Barn Bashall Hall Twitter Lane Bashall Eaves Lancashire

Development Description:

Proposed conversion of barn to form a residential dwelling.

Grid Reference	
371117	442284

Decision Date:

23/03/2012

Officer: Adrian Dowd

Decision Type: REFUSED

1 The proposal would be unduly harmful to the character (including setting) of the listed barn and the setting of other listed buildings at Bashall Hall because of the insertion of conspicuous, incongruous and visually intrusive rooflights, the loss of important historic fabric (including original walling), the unsympathetic form and treatment of openings and the unsympathetic treatment of the large and open interior. This would be contrary to Policies ENV20, ENV19, H17 and G1(a) of the Ribble Valley Districtwide Local Plan.

3/2011/0789

Bashall Eaves and Mitton

Alter or Extend a Listed Building

Development Address:

South Barn Bashall Hall Twitter Lane Bashall Eaves Lancashire

Development Description:

Proposed conversion of a barn to form a residential dwelling.

Grid Reference	
371117	442284

Decision Date:

23/03/2012

Officer: Adrian Dowd

Decision Type: REFUSED

1 The proposal would be unduly harmful to the character (including setting) of the listed barn and the setting of other listed buildings at Bashall Hall because of the insertion of conspicuous, incongruous and visually intrusive rooflights, the loss of important historic fabric (including original walling), the unsympathetic form and treatment of openings and the unsympathetic treatment of the large and open interior.

3/2011/0910

Longridge

Applications for full consent

Development Address:

Lloyds TSB 4 Berry Lane Longridge Lancashire PR3 3TZ

Development Description:

Proposed replacement of the ground floor windows to the front and side elevations.

Grid Reference	
360572	437307

Decision Date:

28/03/2012

Officer: Colin Sharpe

Decision Type: APPROVED WITH CONDITIONS

1 This retrospective permission shall relate to the development as shown on Drawing Number D9543-401RevA.

Reason: For the avoidance of doubt and to clearly define the development to which the retrospective permission relates.

3/2011/0913

Clitheroe

Discharge of Conditions

Development Address:

land at rear of Primrose Mill Woone Lane Clitheroe Lancashire

Development Description:

Application for the discharge of condition no.2 (plan drawings) condition no.5 (S.106 agreement) condition no.7 (gable windows blocks 1&2) condition no.8 (access arrangements) and condition no.11 (new road construction) of planning consent 3/2010/0054P.

Grid Reference	
373624	440918

Decision Date:

28/03/2012

Officer: Sarah Westwood

Decision Type: APPROVED WITH CONDITIONS

1 Conditions 8 & 11 are discharged.

2 Condition 7 is discharged insofar as it relates to the insertion of obscure glazing. There remains the need however the retain the glazing in perpetuity.

3 Conditions 2 & 5 are not discharged

Planning Applications decided week ending: 30 March 2012

3/2011/0999

Ribchester

Applications for full consent

Development Address:

9 Ribblesdale Road Ribchester
Lancashire PR3 3YL

Development Description:

Proposed rear single storey extension to include kitchen, utility and W.C.

Grid Reference

365073 435449

Decision Date:

28/03/2012

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. 01 Rev. A in relation to the existing and 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 in compliance with Policy G1 and ENV16 of the Ribble Valley Districtwide Local Plan.

3 Notwithstanding the details shown upon the approved plans and the materials specified in the submitted Heritage Statement all new and replacement windows and doors of the approved extension and the main property to the rear elevation shall be in timber and retained as such in perpetuity.

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 a designated Conservation Area.

3/2011/1019

Slaidburn & Easington

Alter or Extend a Listed Building

Development Address:

Stephen Park Dale Head Slaidburn
Lancashire BB7 4TS

Development Description:

Proposed change of use of barn to cafe and visitors centre. New internal door, alterations to boundary wall, provision of cycle stand and creation of new footpath.

Grid Reference

374576 455983

Decision Date:

30/03/2012

Officer: Adrian Dowd

Decision Type: APPROVED WITH CONDITIONS

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

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

2 This consent does not include the 'signage' indicated on drawing Number 175/04 for which no details have been submitted.

Reason : For the avoidance of doubt and to safeguard the character (including setting) and significance of the listed building.

3 Precise specifications and samples of boundary wall gate piers shall have been submitted to and approved by the Local Planning Authority before their use in the proposed works.

Reason : In order to safeguard the character (including setting) and significance of the listed building.

3/2011/1078

Longridge

Applications for full consent

Development Address:

18 Kestor Lane Longridge
Lancashire PR3 3JX

Development Description:

Proposed two-storey rear extension.

Grid Reference

360496 437164

Decision Date:

23/03/2012

Officer: Rachel Horton

Decision Type: REFUSED

1 The proposed size, scale, design and massing of the proposed two-storey rear extension and proximity to an adjacent property would have a harmful impact upon the amenity of neighbouring residents by virtue of its overbearing and oppressive nature as well as resulting in significant loss of light to habitable rooms contrary to Policies G1 and H10 of the Ribble Valley Districtwide Local Plan and the Councils SPG 'Extensions and Alterations to Dwellings'.

3/2012/0063

Clitheroe

Applications for full consent

Development Address:

Gleadale 74 Salthill Road Clitheroe
Lancashire BB7 1PE

Decision Date:
28/03/2012

Development Description:
Proposed two-storey extension and internal alterations.

Grid Reference	
374911	442276

Officer: Rachel Horton
Decision Type: REFUSED

1 The proposed two-storey side extension by virtue of its scale, design and massing would not appear subservient to the main dwelling but appear as a prominent feature to the visual detriment of the appearance of the property and street scene contrary to Policies G1 and H10 of the Ribble Valley Districtwide Local Plan and the Councils SPG 'Extensions and Alterations to Dwellings'.

3/2012/0083

Longridge

Applications for full consent

Development Address:

Foxfield Alston Lane Alston
Longridge Lancashire PR3 3BN

Decision Date:
28/03/2012

Development Description:
Proposed single storey garden room extension.

Grid Reference	
360794	434528

Officer: Rachel Horton
Decision Type: APPROVED WITH CONDITIONS

1 This permission shall relate to amended drawing no. 06B received on the 2nd of March 2012 in relation to the amended window openings to the built extension, drawing no. 04B in relation to the existing floor plans and elevations and drawing no. 05C in relation to the proposed site layout.

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

2 All new and replacement doors and windows shall be in timber and retained as such in perpetuity.

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

3 All new and replacement door and window head and sills shall be natural stone to match existing.

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

3/2012/0085

Clitheroe

Applications for full consent

Development Address:

9 Hereford Drive Clitheroe
Lancashire BB7 1JP

Decision Date:
30/03/2012

Development Description:
Proposed entrance porch to front door of the property.

Grid Reference	
374941	441188

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: Holmes 01A and Holmes 02A.

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

3/2012/0087

Decision Date:
28/03/2012

Gisburn
Applications for full consent

Development Address:
New Ings Farm Coal Pit Lane
Gisburn Lancashire BB7 4JH

Development Description:
Proposed change of use of land to private residential curtilage and two-storey extension to the farmhouse.

Grid Reference	
383909	447323

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:

RWIL1 - Proposed Boundary

2012/0087/WILSON/01 - Proposed Plans and Elevations

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

3 Unless otherwise agreed in writing with the Local Planning Authority the development shall be carried out in strict accordance with the recommendations and mitigation measures identified of the bat survey and report submitted with the application dated 28 June 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.

4 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2008 (or any Order revoking, amending or re-enacting that Order) any future extensions and/or alterations to the dwelling including any development within the curtilage as defined in Schedule 2, Part 1, Classes A to H 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, H17 and H18 (delete where appropriate) of the Ribble Valley Districtwide Local Plan.

5 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2008 (or any Order 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 Policy G1 of the Ribble Valley Districtwide Local Plan and in the interests of safeguarding any adjacent residential amenity or visual amenity.

3/2012/0088

Decision Date:
28/03/2012

Grindleton
Applications for full consent

Development Address:
Brooklyn Back Lane Grindleton
Lancashire BB7 4RW

Development Description:
Proposed extensions and alterations to side and front of existing dwelling, including attached garage, proposed dormers and demolition of existing garage/store.

Grid Reference	
375907	445702

Officer: Claire Booth
Decision Type: APPROVED WITH CONDITIONS

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

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

2 This permission shall be implemented in accordance with the proposal as amended by the plan received on the 28 March 2012, drawing number: 11/2016/1A.

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

3 The first floor dormer windows on the rear elevation of the building shall be obscure glazed to the satisfaction of the Local Planning Authority and remain in that manner in perpetuity.

Reason: In order to protect nearby residential amenity as required by with Policies G1 and H10 of the Ribble Valley Districtwide Local Plan and the adopted Supplementary Planning Guidance - "Extensions and Alterations to Dwellings".

1 The proposal by virtue of its scale and massing is considered contrary to Policies G1, ENV1, ENV16 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 dominant additions which would dominate the original dwelling and appear visually prominant in the streetscene, thus advesely affecting the visual amenities of the locality, conservation area and the Area of Outstanding Natural Beauty.

3/2012/0097

Sabden

Applications for full consent

Development Address:
Lower Greenbank Barn Whalley Road Sabden Lancashire

Development Description:
Proposed extension to the existing building.

Grid Reference	
375815	436148

Decision Date:
27/03/2012

Officer: Claire Booth
Decision Type: REFUSED

1 The proposal is considered contrary to the provisions of Policies G1, ENV1, and H17 of the Districtwide Local Plan by virtue of a design that is unsympathetic to the original form and character of the building in terms of the alterations comprising an extension with an alternative roof profile and domestic openings. Approval would thus be detrimental to the building's historic fabric and the visual amenities of the Area of Outstanding Natural Beauty.

3/2012/0102

Slaidburn & Easington

Applications for full consent

Development Address:
Rooks Barn Tinklers Lane Slaidburn Lancashire BB7 4TP

Development Description:
Installation in ground of a domestic sewage treatment plant (a Dicester type) to replace an existing septic tank.

Grid Reference	
372364	452565

Decision Date:
30/03/2012

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 submitted site and location plans, and as outlined in the submitted documents.

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

Planning Applications decided week ending: 30 March 2012

3/2012/0104

Mellor

Certificate of Lawfulness - Proposed

Development Address:

Wisteria Cottage 22 St Marys Gardens Mellor Lancashire BB2 7JW

Grid Reference

365345 430742

Development Description:

Application for a Lawful development Certificate for a the proposed demolition of the existing pre-cast concrete garage from concrete base and the laying of two course enginering bricks on to the existing concrete base, erection of a double skin, pitch roof hobby shed onto the brickwork.

Decision Date: 30/03/2012

Officer: Rachel Horton

Decision Type: REFUSED

3/2012/0105

Billington and Langho

Applications for full consent

Development Address:

Tree Tops Whalley New Road Billington Clitheroe Lancashire

Grid Reference

372919 435783

Development Description:

Proposed conversion of existing garage and proposed link extension to form annex to existing dwelling.

Decision Date: 30/03/2012

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. 2012.1 and the Proposed Site Plan.

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

3 The proposed development shall only be occupied as an extended family unit in conjunction with the property to which it is attached or related to and it shall not be used as a separate unit.

Reasons: In order to comply with Policies G1 and H9 of the Ribble Valley Districtwide Local Plan. The division of the dwelling into separately occupied units could be injurious to the amenities of the neighbouring occupiers and to the character of the area and would require further consideration by the Local Planning Authority.

4 The actions, methods & timing details included in the mitigation notes attached to the decision notice shall be ahered to and in the event that any bats are found or disturbed during any part of the development, work shall cease until further advice has been sought from a licensed ecologist.

Reason: To protect the bat population from 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.

3/2012/0106

Whalley

Applications for full consent

Development Address:

15 Green Park Whalley Lancashire BB7 9TJ

Grid Reference

373235 436354

Development Description:

Proposed single storey side and rear extension.

Decision Date: 23/03/2012

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 Nos. 7005 in relation to the proposed site plan, existing elevations, existing and proposed floor plans, 7006 in relation to the proposed elevations and 7007 in relation to the sections and drainage detail.

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

3 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2008 (or any Order revoking, amending or re-enacting that Order) the western side elevation of the rear extension facing the boundary of No. 13 Green Park shall not be altered by the insertion of any window or doorway without the formal written permission of the Local Planning Authority.

Reason: In order to safeguard nearby residential amenity in accordance with Policies G1 and H10 of the Ribble Valley Districtwide Local Plan and the adopted Supplementary Planning Guidance - "Extensions and Alterations to Dwellings".

3/2012/0110

Decision Date: 27/03/2012

Gisburn

Discharge of Conditions

Development Address:
Ivy Cottage Burnley Road Gisburn Lancashire BB7 4ET

Development Description:
Application to discharge condition no. 3 (plan for vehicles to enter and leave in forward gear) of planning consent 3/2009/0065P.

Grid Reference	
382832	448724

Officer: Claire Booth
Decision Type: APPROVED WITH CONDITIONS

1 Condition no. 3 of approved application 3/2009/0065P is discharged, insofar as it relates to the submitted turning and parking provision within the site and the height of the boundary wall to ensure adequate visibility between the access and the highway junction.

3/2012/0111

Decision Date: 28/03/2012

Billington and Langho

Application for tree works

Development Address:
Plot 4 Weavers Croft Brockhall Village Old Langho BB6 8BJ

Development Description:
Fell one horse chestnut and one larch tree.

Grid Reference	
374170	441987

Officer: David Hewitt
Decision Type: APPROVED NO CONDITIONS

3/2012/0114

Decision Date: 28/03/2012

West Bradford

Discharge of Conditions

Development Address:
Croft Cottage 2 Grindleton Road West Bradford Lancashire

Development Description:
Application to discharge of condition no. 3 (materials) of planning consent 3/2011/1013P

Grid Reference	
374476	444513

Officer: Rachel Horton
Decision Type: APPROVED WITH CONDITIONS

1 Condition no. 3 of approved application 3/2011/1013 is fully discharged, insofar as it relates to the submitted roofing and walling materials used in the construction of the approved garage with attached out-building and the submitted stone sample in relation to the partial re-build of the stone boundary wall.

Planning Applications decided week ending: 30 March 2012

3/2012/0124

Decision Date:
28/03/2012

Simonstone
Discharge of Conditions

Development Address:
Fort Vale Engineering Ltd
Caldervale Park Simonstone Lane
Simonstone Lancashire BB12 7NX

Grid Reference
377730 433332

Development Description:
Application for the discharge of condition no. 4 (surface water regulation) and condition no 5 (surface water drainage) of planning consent 3/2011/0662P.

Officer: Sarah Westwood
Decision Type: APPROVED WITH CONDITIONS

1 Conditions 4 & 5 are discharged insofar as they relate to the submitted proposed drainage layout drawing and drainage calculations ('Micro Drainage'). There remains the need however to ensure that the schemes required by conditions 4 & 5 are completed in accordance with the details hereby approved.

3/2012/0149

Decision Date:
28/03/2012

Wiswell
Application for tree works

Development Address:
Glebe Cottage 16 Old Back Lane
Wiswell BB7 9BS

Grid Reference
374524 437427

Development Description:
Prune willow tree and remove hawthorn tree.

Officer: David Hewitt
Decision Type: APPROVED WITH CONDITIONS

1 All tree work hereby granted consent shall be in accordance with BS3998 for tree work

2 There shall be no deviation from the tree work hereby granted consent

3 Consent is hereby granted for Crown Reduction in accordance with the details of the application as submitted.

4 Consent is hereby granted for dead wood pruning

3/2012/0170

Decision Date:
30/03/2012

Clayton-le-Dale
Applications for full consent

Development Address:
Oak Farm Barn Longsight Road
Clayton-le-Dale Lancashire

Grid Reference
367142 433543

Development Description:
Demolition of existing garage and relocation of garage, carport, home office/hobby room and garden store in the North East corner of the site. Amended re-submission of planning permission 3/2011/0786P.

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 4155-01 and 4155-02C, and the materials shall be in accordance with the document 'Schedule of External Materials' submitted with the application.

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

3 The proposed development shall be for ancillary domestic use in conjunction with the property to which it is attached or related to and it shall not be used as a separate unit, whether it be for residential or business use.

Reasons: In order to comply with Policies G1 and G5 of the Ribble Valley Districtwide Local Plan. The division of the site into separately occupied units could be injurious to the amenities of the neighbouring occupiers and to the character of the area, and would require further consideration by the Local Planning Authority.

Planning Applications decided week ending: 30 March 2012

3/2012/0172

Clitheroe

Applications for full consent

Development Address:

99 Chatburn Road Clitheroe Lancashire BB7 2BD

Grid Reference

374943 442627

Development Description:

Removal of existing freestanding timber-framed garage in driveway. Demolition of existing single storey rear extension back to original line of rear wall of house. New single storey, gable-ended extension to be built retaining a path adjacent to boundary fence. Extension to create larger kitchen, linked to rear reception room, breakfast area, utility/shower room and store. Internal alterations to include locating W.C. below existing stairs in the hall.

Decision Date: 30/03/2012

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. 1829.E.001 in relation to the existing floor plan and elevations and Drawing No. 1829.P.001 Rev.B in relation to the proposed floor plan and elevations.

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

3/2012/0222

Clitheroe

Non-Material amendment

Development Address:

89 Peel Street Clitheroe Lancs BB7 1NF

Grid Reference

374475 441487

Development Description:

Application for non-material amendment to planning consent 3/2011/0942 to increase extension by 500mm.

Decision Date: 27/03/2012

Officer: Rachel Horton

Decision Type: APPROVED WITH CONDITIONS

1 The submitted non-material amendment in relation to previously approved appn. 3/2011/0942P has been approved subject to the following condition:

This permission shall relate to the development as shown on Dwg. Nos. RH/320120222/01A in relation to the proposed site plan, RH/320120222/01B in relation to the proposed floor plan and RH/320120222/01C in relation to the proposed elevations.

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

3/2012/0226

Whalley

Application for tree works

Development Address:

Whalley Methodist Church King Street Whalley BB7 9SN

Grid Reference

374170 441987

Development Description:

Crown lift and crown thin three trees

Decision Date: 28/03/2012

Officer: David Hewitt

Decision Type: APPROVED WITH CONDITIONS

1 All tree work hereby granted consent shall be in accordance with BS3998 for tree work

2 There shall be no deviation from the tree work hereby granted consent

3 Consent is hereby granted for Crown Thinning in accordance with the details of the application as submitted

4 Consent is hereby granted for Crown Lifting in accordance with the details included in the application as submitted.

3/2012/0227

Billington and Langho

Application for tree works

Development Address:
land at Larkhill Cottages Old Langho Blackburn BB6 8AR

Development Description:
Selective pruning to various trees

Grid Reference
374170 441987

Decision Date:
28/03/2012

Officer: David Hewitt
Decision Type: APPROVED WITH CONDITIONS

1 All tree work hereby granted consent shall be in accordance with BS3998 for tree work

2 There shall be no deviation from the tree work hereby granted consent

3 Consent is hereby granted for Crown Lifting in accordance with the details included in the application as submitted.

4 Consent is hereby granted for Crown Reduction in accordance with the details of the application as submitted.

5 Consent is hereby granted for dead wood pruning

3/2012/0229

Bolton-by-Bowland, Gisburn Forest and Sawley

Application for tree works

Development Address:
Smithies Bridge House Sawley BB7 4NA

Development Description:
Fell one oak and one sycamore tree.

Grid Reference
374170 441987

Decision Date:
28/03/2012

Officer: David Hewitt
Decision Type: APPROVED NO CONDITIONS

3/2012/0232

Billington and Langho

Application for tree works

Development Address:
Woodlea Whitehalgh Lane Langho BB6 8ET

Development Description:
Crown reduce ash tree

Grid Reference
370059 434114

Decision Date:
28/03/2012

Officer: David Hewitt
Decision Type: APPROVED WITH CONDITIONS

1 All tree work hereby granted consent shall be in accordance with BS3998 for tree work

2 There shall be no deviation from the tree work hereby granted consent

3 Consent is hereby granted for Crown Reduction in accordance with the details of the application as submitted.