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RIBBLE VALLEY BOROUGH COUNCIL

Planning Applications decided week ending: 5 April 2012

3/2011/0482

Decision Date:
03/04/2012

Clayton-le-Dale
Outline

Development Address:
Brown Leaves Country Hotel
Longsight Road Copster Green
Lancashire

Grid Reference
367322 433665

Development Description:
Outline application for demolition of the existing hotel and associated outbuildings and the subsequent redevelopment of the site for residential use.

Officer: Graeme Thorpe
Decision Type: APPROVED SUBJECT TO LEGAL AGREEMENT

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

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

2 The permission shall relate to the development as shown on Plan Reference No's P.598-01, P.598-02, BL-SK02 Rev. A and BL-JL01 Rev. A.

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 read in accordance with the Section 106 Agreement dated 27 March 2012.

REASON: For the avoidance of doubt as the permission is subject to an agreement in relation to the low cost/affordable housing approved and the requested financial contribution towards wheeled bins.

4 Detailed plans indicating,

- the layout of the site,
- the external appearance and scale of the dwellings,
- the landscape and boundary treatments,
- parking and manoeuvring arrangements of vehicles, including a contoured site plan showing existing features, and
- the proposed slab floor level and road level,

(called the reserved matters), shall be submitted to and approved by the Local Planning Authority before development commences.

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

5 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 to be the subject of this condition shall be that land in front of a line drawn from a point 2.4 metres measured along the centreline of the proposed access road from the nearer edge of the carriageway of the A59 Longsight Road to points measured 90 metres in each direction along the nearer edge of the carriageway of the A59 Longsight Road, and shall be constructed and maintained at footway level in accordance with a scheme to be agreed by the Local Planning Authority in conjunction with the Highway Authority.

REASON: To ensure adequate visibility at the site access.

6 The existing Clayton-le-Dale boundary sign adjacent to the proposed access road shall be removed and relocated to a suitable alternative position at the developer's expense, the details of which shall be submitted to and approved in writing by the Local Planning Authority in conjunction with the Highway Authority.

REASON: To ensure adequate visibility at the site access.

7 The proposed access road from the site to the A59 Longsight Road shall be constructed to a width of 5.5 metres and this width shall be maintained for a minimum distance of 10 metres measured back from the nearside edge of the carriageway of the A59 Longsight Road.

REASON: To enable vehicles to enter and leave the site in a safe manner without causing a hazard to other road users.

8 The new estate road/access between the site and the A59 Longsight Road shall be constructed in accordance with the Lancashire County Council Specification for Construction of Estate Roads to at least base course level before any development takes place within the site.

REASON: To ensure that satisfactory access is provided to the site.

9 Prior to commencement of the built development on site, a final scheme identifying the chosen method of how a minimum of 10% of the energy requirements generated by the development will be achieved on site by renewable energy production methods shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall include the full details, specifications and types of renewable energy production methods to be used, as well as their location on site. This shall then be provided in accordance with the approved details prior to occupation of development and thereafter retained.

REASON: In order to encourage renewable energy and comply with Policy G1 of the Ribble Valley Districtwide Local Plan.

10 Prior to commencement of any site works including delivery of building materials and excavations for foundations or services all trees identified in the arboricultural Impact Assessment/tree survey [June 2011] [T1/T2/T4/T6/T7/T9/T10/T12/T15/G1/G2/G3/G8] shall be protected in accordance with the BS5837 [Trees in Relation to Construction] the details of which shall be agreed in writing, implemented in full, a tree protection monitoring schedule shall be agreed and tree protection measures inspected by the local planning authority before any site works are begun.

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

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

3/2011/0541

Decision Date:
05/04/2012

Longridge
Applications for full consent

Development Address:
land bounded by Dilworth Lane & Lower Lane Longidge

Development Description:
Full planning application for 49no. houses and associated infrastructure works.

Grid Reference	
361167	437191

Officer: Sarah Westwood
Decision Type: APPROVED WITH CONDITIONS

1 The development must be begun no later than the expiration of three years beginning with the date of this permission.

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

2 This permission shall be implemented in accordance with the proposal as detailed on drawings HT105/P/103REVA, HT107/P/110, HT107/P/112, HT107/P/113, HT108/P/100, HT108/P/102, HT108/P/103REVA, HT117/P/103-2, HT130/P/100, HT130/P/102, HT130/P/103, HT139/P/100, HT139/P/102REVA, HT139/P/103REVA, HT146/P/100, HT146/P/102, HT146/P/103, HT147/P/101, HT147/P/102-2, HT147/P/105, HT147/P/106-2, SD.1, S.D.46REVA, R057/102, 1780/03, R057/001REVC proposed site layout as amended 25 October 2011.

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

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

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

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

REASON: To reduce the increased risk of flooding in accordance with Policy G1 of the Ribble Valley Districtwide Local Plan.

5 No development approved by this permission shall be commenced until a scheme for the disposal of foul and surface waters has been 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 in accordance with Policy G1 of the Ribble Valley Districtwide Local Plan.

6 This permission shall relate to a Section 106 Agreement dated 4 April 2012 which includes provision for the delivery of affordable housing, public open space and financial contributions.

REASON: For the avoidance of doubt and to comply with Policy G1 of the Ribble Valley Districtwide Local Plan.

7 This permission shall relate to the ecology survey submitted in support of the application and dated March 2011. All details shall comply fully with the recommendations of that report in respect of required bat survey work and timings of removal of hedgerows, trees, shrub and brash outside the bird breeding season (March to August).

REASON: In the interests of protecting nature conservation interests in accordance with Policies G1 and ENV7 of the Ribble Valley Districtwide Local Plan.

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

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

9 Prior to commencement of development a scheme identifying how a minimum of 10% of the energy requirements generated by the development will be achieved by renewable energy production methods, shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall then be provided in accordance with the approved details prior to occupation of the development and thereafter retained.

REASON: In order to encourage renewable energy and to comply with Policy G1 of the Ribble Valley Districtwide Local Plan.

10 No development shall take place until an updated protected species survey has been carried out on the group of trees growing in the north-west corner of the site [T15-T26 inclusive] & the mature Oak tree [T28] during the optimum period of May to September - Bats prior to commencement of any part of development.

The results of the updated survey shall be submitted to the Local Planning Authority Countryside Officer and Natural England. If such a use by a protected species of any trees included in the tree survey report Drawing no 1780/02 is established, a mitigation scheme including appropriate protected species license details shall be submitted to and agreed in writing by Natural England & the Local Planning Authority Countryside Officer before any work commences on the approved Development.

The actions, methods & timings included in the mitigation measures identified and the conditions of any Natural England License shall be fully implemented and adhered to. In the event that any bats are found, d

11 Prior to commencement of any site works including delivery of building materials and excavations for foundations or services all trees identified in the arboricultural/tree survey [Drawing no 1780/02 - T1-T27/G14/G32 & Hedgerows H1/H2/H3 inclusive] shall be protected in accordance with the BS5837 [Trees in Relation to Construction] the details of which shall be agreed in writing, implemented in full, a tree protection monitoring schedule shall be agreed and tree protection measures inspected by the local planning authority before any site works are begun.

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

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

12 The driveway for plots numbered 48/47/49 and affecting trees T15/T20/T21 inclusive [Drawing no 1780/02] shall be constructed above existing ground level, therefore there shall be no excavations, soil stripping or site grading within the root protection area. Construction shall be undertaken in dry weather between may and October, using a load bearing system laid directly onto existing ground, the details of which shall be submitted to and agreed with the local planning authority.

REASON: In accordance with policies G1 and ENV13 of the Ribble Valley Districtwide Local Plan in order to prevent root damage and ground compaction near to trees, to ensure long-term survivability of trees under which a driveway or parking area cannot be avoided.

13 No part of the development shall commence until a scheme for the construction of the site access and the off-site highway improvement works has been submitted to, and approved in writing by, the Local Planning Authority in consultation with the Highway Authority.

REASON: To satisfy the Local Planning Authority and Highway Authority that the final details of the highway works are acceptable before work commences on site in accordance with Policy G1 of the Ribble Valley Districtwide Local Plan.

14 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 to be the subject of this condition shall be that land in front of a line drawn from a point 2.4 metres measured along the centreline of the proposed access road from the nearer edge of the carriageway of Dilworth Lane to points measured 38 metres to the west and 56 metres to the east along the nearer edge of the carriageway of Dilworth Lane, and shall be constructed and maintained at footway level in accordance with a scheme to be agreed 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 in accordance with Policy G1 of the Ribble Valley Districtwide Local Plan.

15 The new estate road/access between the site and Dilworth Lane shall be constructed in accordance with the Lancashire County Council Specification for Construction of Estate Roads to at least base course level before any development takes place within the site.

REASON: To ensure that satisfactory access is provided to the site in the interests of highway safety in accordance with Policy G1 of the Ribble Valley Districtwide Local Plan.

16 Prior to commencement of development a scheme for the construction of traffic calming measures shall be submitted to and agreed in writing by the Local Planning Authority, in consultation with the Highway Authority, in the form of vehicle activated interactive speed warning signs on both approaches to the development site on Dilworth Lane and improvements to the carriageway markings at the 30mph / national speed limit boundary to the east of the site. No dwellings within the development shall be occupied until the works have been constructed and completed in accordance with the agreed scheme.

REASON: In order that traffic generated by the development does not exacerbate unsatisfactory highway conditions in advance of the completion of the highway works and to reduce traffic speeds in the vicinity of the development in the interests of highway safety in accordance with Policy G1 of the Ribble Valley Districtwide Local Plan.

3/2011/0760

Clitheroe

Applications for full consent

Development Address:

15 Lowergate Clitheroe Lancashire BB7 1AD

Grid Reference

374515 441830

Development Description:

To remove the damaged cement render from the outside wall and replace with one of the following 1) point stonework (if suitable) or 2) re-ender (unpainted).

Decision Date:

05/04/2012

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 Precise specifications, in the form of a method statement, detailing the means by which the existing render will be removed shall have been submitted to and approved by the Local Planning Authority before the commencement of works.

Reason : In order to safeguard the character, fabric and significance of 15 Lowergate, immediately adjoining properties and Clitheroe Conservation Area.

3 Precise specifications and samples of the new traditional render and any necessary limewash to maintain a consistent appearance with immediately adjoining properties in the row, 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, appearance and significance of Clitheroe Conservation Area.

4 This permission relates to the removal of the existing cement render and a re-render. It does not include the exposure of pointed stonework (option 1 in the development description).

Reason: For the avoidance of doubt and to safeguard the character, appearance and significance of Clitheroe Conservation Area.

5 The re-rendering and limewashing shall be undertaken within six months of the commencement of existing render removal.

Reason : In order to allow any necessary drying-out of the stonework and to safeguard the character, appearance and significance of Clitheroe Conservation Area.

6 This permission shall be implemented in accordance with the proposal as amended by letter received on the 27 March 2012.

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

Planning Applications decided week ending: 5 April 2012

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 proposed flue 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 because it would be a prominent and conspicuous visual intrusion into an otherwise large and unbroken roofscape. This would be contrary to Policies ENV19, ENV16 and ENV20 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.

3/2011/0859

Grindleton

Applications for full consent

Development Address:

Old School House Lane Ends
Grindleton Lancashire BB7 4PH

Grid Reference

375097 450270

Development Description:

Change of use of redundant community centre (Old School House), to a dwelling incorporating an increase in height to create a first floor and and extension to the front

Decision Date:

04/04/2012

Officer: Graeme Thorpe

Decision Type: REFUSED

1 Contrary to paragraphs 131, 133 and 135 of the NPPF, and Policies G1, ENV1, H16 and H17 of the Local Plan. The proposal by virtue of the proposed alterations to the roof height, the design of the new build element and the use of dormer windows would be visually harmful to the streetscene, be to the further detriment of the character of the building, and would visually affect the character, appearance and setting of this location, without sufficient justification, thereby prejudicing the aims and enhancement of the Area of Outstanding Natural Beauty.

3/2011/0943

Clayton-le-Dale

Discharge of Conditions

Development Address:

Northwood Longsight Road Clayton-Le-Dale Lancashire BB1 9EX

Development Description:

Application to discharge condition no.5 (details and materials of internal site roads) and condition no.6 (landscaping) of planning consent 3/2010/0485P.

Grid Reference

366084 432905

Decision Date:

05/04/2012

Officer: Colin Sharpe

Decision Type: APPROVED WITH CONDITIONS

1 Condition Number 5 insofar as the submitted details of the surface materials of the proposed internal site roads are considered by the Local Planning Authority to be satisfactory.

2 Condition number 6 is partially discharged insofar as the details of landscaping and boundary screen planting shown on Drawing Number 311011/001/SJT are considered by the Local Planning Authority to be satisfactory. This condition cannot be fully discharged until after the approved landscaping/boundary screen planting has been fully implemented and maintained to the satisfaction of the Local Planning Authority for a period of five years.

3/2011/0969

Bolton-by-Bowland, Gisburn Forest and Sawley

Applications for full consent

Development Address:

Calder Farm Settle Road Bolton By Bowland Lancashire BB7 4NT

Development Description:

Proposed equestrian stable block and exercise menage.

Grid Reference

377999 449789

Decision Date:

05/04/2012

Officer: Colin Sharpe

Decision Type: APPROVED WITH CONDITIONS

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

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

2 The permission shall relate to the development as shown on Drawing Numbers CF01, CF02 and ACC02.

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

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

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

4 Prior to the first use of the stables building or training manège hereby permitted, the site access shall have been amended in accordance with the details shown on submitted drawing no ACC02 dated January 2012. This shall include the trimming of the existing hedgerow to 900mm above the level of the adjoining road surface on both sides of the access forward of the visibility splay line shown in red on that drawing. Thereafter, nothing in excess of 900mm above adjoining road levels shall be planted, erected or allowed to remain within the visibility splay.

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

5 Prior to their installation on the building, precise details of the colour of the solar panels, including their surrounds, shall have been submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure that the panels and their surrounds do not form an incongruous feature that would be detrimental to the appearance of the AONB and to comply with Policy ENV1 of the Ribble Valley Districtwide Local Plan.

6 No floodlighting shall be installed at the site at any time unless a further Planning Permission has first been granted in respect thereof.

Reason: In the interests of the visual amenities of the locality and the amenities of nearby residents, and to comply with Policies G1 and ENV1 of the Ribble Valley Districtwide Local Plan.

3/2011/1018

Slaidburn & Easington

Applications for full consent

Development Address:

Stephen Park Dale Head Slaidburn Lancashire BB7 4TS

Grid Reference

374576 455983

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.

Decision Date:

02/04/2012

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 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.

4 Prior to the commencement of any site works a tree protection monitoring procedure including a time scale for site visits and remedial tree works shall be agreed in writing with the local planning authority.

Prior to commencement of any site works, including delivery of building materials and excavations for foundations or services all trees identified shall be protected in accordance with the BS5837 [Trees in Relation to Construction] the details of which shall be agreed in writing.

A protection zone 12 x the DBH covering at least the entire branch spread of the tree/s, [the area of the root soil environment measured from the centre of the trunk to the edge of the branch spread] shall be physically protected and remain in place until all building work has been completed and all excess materials have been removed from site including soil/spoil and rubble.

During the building works no excavations or changes in ground levels shall take place and no building materials/spoil/soil/rubble shall be stored

5 Notwithstanding that shown on the submitted plans, no works to the grounds of the barn (including siting of benches and cycle rack, works to the boundary wall and works to form the footpath) shall be undertaken until a tree constraints plan showing location, species and DBH details has been submitted to the Local Planning Authority and the Local Planning Authority has confirmed the acceptability of works affecting trees.

Reason: Information concerning the possible impact of development upon trees within and adjoining the site has not been submitted. This information is required in order to determine if what is proposed impacts upon what appear to be trees of significant visual amenity value and in order to establish the root protection zones and mitigation measures.

Planning Applications decided week ending: 5 April 2012

3/2011/1019

Decision Date:
30/03/2012

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

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.

3/2011/1062

Decision Date:
02/04/2012

Grindleton
Applications for full consent

Development Address:
Grindleton C E Primary School
Sawley Road Grindleton Lancs

Development Description:
Proposed outdoor covered area for the use of Foundation and KS1.

Grid Reference	
376204	445626

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. RH/320111062/01 in relation to the location of the canopy, Drawing No. RH/320111062/02 in relation to the projection of the canopy and Drawing No. RH/320111062/03 in relation to the length and width of the canopy.

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, ENV3 and ENV16 of the Ribble Valley Districtwide Local Plan.

3/2012/0036

Decision Date:
02/04/2012

Thornley-with-Wheatley
Applications for full consent

Development Address:
Lyme House Farm
Thornley-with-Wheatley Lancashire
PR3 2TE

Development Description:
Proposed agricultural livestock building.

Grid Reference	
362380	440678

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:

2012/0036/01
2012/0036/02
2012/0036/03
2012/0036/04
2012/0036/05

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

3/2012/0037

Thornley-with-Wheatley
Applications for full consent

Development Address:
Lyme House Farm
Thornley-with-Wheatley Lancashire
PR3 2TE

Development Description:
Proposed agricultural livestock building.

Grid Reference	
362360	440658

Decision Date:
02/04/2012

Officer: Claire Booth
Decision Type: APPROVED WITH CONDITIONS

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

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

2 The permission shall relate to the development as shown on Drawing Numbers:

2012/0037/01
2012/0037/02
2012/0037/03
2012/0037/04
2012/0037/05

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

3/2012/0039

Thornley-with-Wheatley
Applications for full consent

Development Address:
Lyme House Farm
Thornley-with-Wheatley Lancashire
PR3 2TE

Development Description:
Proposed agricultural livestock building.

Grid Reference	
362370	440644

Decision Date:
02/04/2012

Officer: Claire Booth
Decision Type: APPROVED WITH CONDITIONS

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

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

2 The permission shall relate to the development as shown on Drawing Numbers:

2012/0039/01
2012/0039/02
2012/0039/03
2012/0039/04
2012/0039/05

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: 5 April 2012

3/2012/0062

Sabden

Applications for full consent

Development Address:

45 Whalley Road Sabden
Lancashire BB7 9DZ

Grid Reference

377776 437416

Development Description:

Rear flat roof dormer window. Two-storey rear extension with double doors at first floor. Flat roof single storey rear extension at rear of proposed two-storey addition with glass roof lantern. Rooflight (Velux) on front roofslope of the property.

Decision Date:

05/04/2012

Officer: Claire Booth

Decision Type: REFUSED

1 The proposed extensions, by virtue of their scale, design, and massing are considered contrary to Policies G1, H10 and ENV16 of the Ribble Valley Districtwide Local Plan and the SPG "Extensions and Alterations to Dwellings". The proposals would be unsympathetic and incongruous additions, out of keeping with the style, character and appearance of the original dwelling, which would be harmful to the character, appearance, and significance of Sabden Conservation Area and would also be harmful to the visual amenities of the Area of Outstanding Natural Beauty.

2 The proposal by virtue of its scale, design and massing is considered contrary to Policies G1 and H10 of the Districtwide Local Plan and the Council's adopted Supplementary Planning Guidance on alterations and extensions to dwellings. It would result in an over-bearing structure that would remove a significant amount of light and impact unduly on the residential amenities currently enjoyed by No 43 Whalley Road. The proposed Juliette balcony would also allow uninterrupted views of adjacent gardens thereby it would adversely affect the amenities of neighbouring dwellings.

3/2012/0070

Slaidburn & Easington

Applications for full consent

Development Address:

Barn adjacent to Shays Cottage
Tosside Skipton Yorkshire

Grid Reference

375364 453850

Development Description:

Convert barn to two dwellings and the creation of garden and parking area.

Decision Date:

05/04/2012

Officer: Claire Booth

Decision Type: APPROVED WITH CONDITIONS

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

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

2 The permission shall relate to the development as shown on Drawing Nos:

TRI-0810-05 Proposed Floor Plans

TRI-0810-06 Proposed Elevations

TR1-0810-07 Proposed Site Layout

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

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

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

4 Prior to the commencement of the development hereby permitted, and not withstanding the details shown on the Proposed Site Plan, plan no. TRI-0810-07, details of the location, height and materials of the new boundary walls 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 H17 of the Ribble Valley Districtwide Local Plan.

5 Prior to the commencement of the development hereby permitted, details of the location within the defined residential curtilage of the package sewage treatment plant 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 H17 of the Ribble Valley Districtwide Local Plan.

6 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, external 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 consent of the Local Planning Authority.

Reason: In order that the Local Planning Authority shall retain effective control over the development to ensure compliance with Policies G1 and H18 of the Ribble Valley Districtwide Local Plan.

7 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.

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

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

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

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

10 This permission shall relate to the proposed conversion in accordance with the structural survey submitted as part of the application and dated 16 June 2010. Any deviation from the survey may need to be the subject of a further planning application.

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

11 No work shall take place on the site until the applicant, or their agent or successors in title, has secured the making of a detailed record of the building. This must be carried out by a professionally qualified archaeological/building recording consultant or organisation in accordance with a written scheme of investigation which shall first have been submitted to and agreed in writing by the Local Planning Authority.

Reason: To ensure and safeguard the recording and inspection of matters of archaeological/historical importance associated with the building in accordance with Policies G1, ENV14 and ENV15 of the Ribble Valley Districtwide Local Plan.

12 Unless otherwise agreed in writing with the Local Planning Authority the development shall be carried out in strict accordance with the recommendations of the bat survey and report submitted with the application dated the 10 June 2010.

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.

Planning Applications decided week ending: 5 April 2012

3/2012/0085

Clitheroe

Applications for full consent

Development Address:

9 Hereford Drive Clitheroe
Lancashire BB7 1JP

Development Description:

Proposed entrance porch to front door of the property.

Grid Reference	
374941	441188

Decision Date:

30/03/2012

Officer: Claire Booth

Decision Type: APPROVED WITH CONDITIONS

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

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

2 The permission shall relate to the development as shown on Drawing Numbers: 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.

3/2012/0091

Ribchester

Applications for full consent

Development Address:

Newshams Farm Old Buckley Lane
Knowle Green Lancashire

Development Description:

Proposed extension to existing stable block providing 3no. additional loose boxes.

Grid Reference	
364658	437281

Decision Date:

04/04/2012

Officer: Claire Booth

Decision Type: APPROVED WITH CONDITIONS

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

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

2 The permission shall relate to the development as shown on Drawing Nos:

12-WSY-STB-02 - Proposed Site/ Roof Plan,

12-WSB-STB-03 - Stables 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 stables shall be for private and domestic purposes only and no trade or business whatsoever shall be carried out from within the building.
This permission shall not inure for the benefit of the land but shall operate for the benefit of the occupiers of Newshams Farm only and should not be used other than by occupiers of that dwelling.

REASON: In order to safeguard amenity and highway safety as provided for within Policy G1 of the Ribble Valley Districtwide Local Plan.

3/2012/0099

Ribchester

Applications for full consent

Development Address:

Moor House Farm Clitheroe Road
Knowle Green Lancashire

Development Description:

Proposed new agricultural storage building for feed/implements and machinery and livestock.

Grid Reference	
364698	437979

Decision Date:

30/03/2012

Officer: Claire Booth

Decision Type: REFUSED

1 The proposal is considered contrary to Policies G1, G5 and ENV3 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 contrary to Policies G1 and ENV3 of the Districtwide Local Plan and the Council's adopted Supplementary Planning Guidance on new agricultural buildings and roads, due to the scale, design, siting and inappropriate materials the building would have a harmful effect on the landscape qualities of the area to the detriment of visual amenity.

3/2012/0101

Clayton-le-Dale

Applications for full consent

Development Address:
84 Ribchester Road
Clayton-Le-Dale Lancashire BB1 9HQ

Grid Reference
367875 432880

Development Description:
Proposed two-storey extension to provide a dining room at ground floor and bedroom and bathroom at first floor.

Decision Date:
05/04/2012

Officer: Claire Booth
Decision Type: REFUSED

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

3/2012/0102

Slaidburn & Easington

Applications for full consent

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

Grid Reference
372364 452565

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

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.

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

Planning Applications decided week ending: 5 April 2012

3/2012/0105

Decision Date:
30/03/2012

Billington and Langho
Applications for full consent

Development Address:
Tree Tops Whalley New Road
Billington Clitheroe Lancashire

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

Grid Reference	
372919	435783

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.

3/2012/0122

Decision Date:
02/04/2012

Bowland Forest (Lower)
Applications for full consent

Development Address:
Wilsons Farm Easington Road
Cowark Clitheroe Lancashire

Development Description:
Proposed single storey extension to the East elevation.

Grid Reference	
367558	446183

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 Number:

4217-04 - 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.

Planning Applications decided week ending: 5 April 2012

3/2012/0123

Decision Date:
04/04/2012

Billington and Langho
Applications for full consent
Development Address:
79 Moorland Road Langho
Lancashire BB6 8HA

Development Description:
Proposed bedroom extension over front of the existing garage and tiled roof to existing porch.

Grid Reference	
370475	434309

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 Unless otherwise agreed in writing with the Local Planning Authority the development shall be carried out in strict accordance with the recommendations of the bat survey and report submitted with the application dated 02 February 2012.

Reason: To comply with policies G1 and ENV7 of the Ribble Valley Districtwide Local Plan ensuring that no species/habitat protected by the Wildlife and Countryside Act 1981 are destroyed.

3 The permission shall relate to the development as shown on Drawing Number: 12/2019/1.

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

3/2012/0130

Decision Date:
04/04/2012

Sabden
Applications for full consent
Development Address:
12 Eightacre Avenue Sabden
Lancashire BB7 9HQ

Development Description:
Demolition of existing lean-to garage and conservatory. Erection of single storey extension to side and rear of dwelling house.

Grid Reference	
377935	437769

Officer: Claire Booth
Decision Type: APPROVED WITH CONDITIONS

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

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

2 The permission shall relate to the development as shown on Drawing No:

2792/201 - Proposed Plans and Proposed Elevations

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

3/2012/0135

Decision Date:
05/04/2012

Bashall Eaves and Mitton
Applications for full consent
Development Address:
Garth Cottage Clitheroe Road Mitton
Lancashire BB7 9PH

Development Description:
Proposed demolition of existing cottage and replacement with a new dwelling.

Grid Reference	
371073	440035

Officer: Claire Booth
Decision Type: APPROVED WITH CONDITIONS

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

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

2 The permission shall relate to the development as shown on Drawing Nos:

REN/01 Dwg 02B - 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 Precise specifications or samples of walling and roofing materials and details of any surface materials to be used including their colour and texture shall have been submitted to and approved by the Local Planning Authority before their use in the proposed works.

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

4 Notwithstanding the details submitted via email dated the 04 April 2012 in relation to the siting of the proposed septic tank, the tank shall be located outside the root protection zones of any boundary trees. Details of the revised siting shall be further submitted to and approved by the Local Planning Authority before development commences upon the site.

REASON: To ensure that existing trees are not destroyed as a result of the development in the interests of the visual amenity of the area in accordance with Policies G1, ENV1 and ENV13 of the Ribble Valley Districtwide Local Plan.

5 Unless otherwise agreed in writing with the Local Planning Authority the development shall be carried out in strict accordance with the recommendations of the bat survey and report submitted with the application dated the 10 June 2010.

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.

6 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2008 (or any Order revoking, amending or re-enacting that Order) 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 order that the Local Planning Authority shall retain effective control over the development in accordance with Policy G1 and ENV1 of the Ribble Valley Districtwide Local Plan and in the interests of safeguarding any adjacent residential amenity or visual amenity.

7 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 and ENV1 of the Ribble Valley Districtwide Local Plan and in the interests of safeguarding any adjacent residential amenity or visual amenity.

3/2012/0141

Decision Date:
05/04/2012

Mellor
Applications for full consent

Development Address:
2 Huntsmans Cottages Woodfold Park Further Lane Mellor Lancs

Development Description:
Alterations and extension at rear of property at ground and first floor level.

Grid Reference	
363788	429667

Officer: Adrian Dowd
Decision Type: REFUSED

1 The proposal will be unduly harmful to the character and significance of Huntsmans Cottage heritage asset and Woodfold Park historic park and garden because of its size, design and prominence and resultant domination of the rear elevation of the historic building range. This is contrary to Policies ENV21 and G1 of the Ribble Valley Districtwide Local Plan and Ribble Valley Supplementary Planning Guidance 'Extensions and Alterations to Dwellings'.

Planning Applications decided week ending: 5 April 2012

3/2012/0147

Aighton, Bailey & Chaigley

Applications for full consent

Development Address:
47 Avenue Road Hurst Green
Lancashire BB7 9QB

Development Description:
Single storey rear extension.

Grid Reference	
368396	438254

Decision Date:
05/04/2012

Officer: Rachel Horton
Decision Type: REFUSED

1 The proposed extension by virtue of its size, design and the materials used in its construction would not be in-keeping with, and would be harmful to, the appearance of this traditional property. Representing a prominent and incongruous feature to the rear elevation as viewed within the public realm. To the detriment of the character and appearance of the property and the visual qualities of Hurst Green Conservation Area and the Forest of Bowland Area of Outstanding Natural Beauty, contrary to Policies G1, ENV1, ENV16 and H10 of the Ribble Valley Districtwide Local Plan, the Councils SPG 'Extensions and Alterations to Dwellings and the National Planning Policy Framework.

3/2012/0148

Billington and Langho

Applications for full consent

Development Address:
2 Bronte Villas Longworth Road
Billington Lancashire BB7 9TS

Development Description:
Proposed replacement domestic garage.

Grid Reference	
372932	435842

Decision Date:
04/04/2012

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. JP/MW/3423/1 in relation to the site plan as well as 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 Policies G1 and H10 of the Ribble Valley Districtwide Local Plan and the Councils SPG 'Extensions and Alterations to Dwellings'.

3/2012/0150

Osbaldeston

Applications for full consent

Development Address:
Paddock Barn Rush Paddock
Osbaldeston Lane Osbaldeston
Lancashire

Development Description:
Proposed conversion of existing garage and stable to ancillary annex accommodation including minor external alterations.

Grid Reference	
364801	432445

Decision Date:
04/04/2012

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. 11/2014/1(S) in relation to the existing floor plan and elevations and Drawing No. 11/2014/1 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 compliance with Policies G1, ENV3, H16 and H17 of the Ribble Valley Districtwide Local Plan.

3 Notwithstanding the provisions of the Town and Country Planning General Permitted Development Order 2008 (or any order revoking or re-enacting that Order) any future extensions, external alterations to the building used as annex accommodation 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 development to ensure compliance with Policies G1 and H17 of the Ribble Valley Districtwide Local Plan.

4 All new and replacement door and window head and sills of the building to be used as annex accommodation 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.

5 All doors and windows of the building to be used as annex accommodation 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.

6 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.

3/2012/0162

Longridge

Discharge of Conditions

Development Description:

Application to discharge condition no. 3 (materials), condition no. 6 (surface watre run-off) and condition no. 7 (surface water regulation system) of planning permission 3/2011/0965P.

Grid Reference	
360264	437710

Decision Date:
04/04/2012

Development Address:
land adjacent to 14 Crumpax Avenue Longridge Lancashire

Officer: Graeme Thorpe
Decision Type: APPROVED WITH CONDITIONS

1 Condition no. 3 (materials),
Condition no. 6 (surface watre run-off), and
Condition no. 7 (surface water regulation system).

3/2012/0168

Chipping

Applications for full consent

Development Description:

Single storey conservatory extension 3.60m x 3.70m to the rear of the property. Re-submission.

Grid Reference	
362018	441261

Decision Date:
05/04/2012

Development Address:
Hill House Hesketh Lane Chipping Lancashire PR3 2TH

Officer: Rachel Horton
Decision Type: REFUSED

1 The proposed conservatory by virtue of its size, design and the materials used in its construction would not be in-keeping with, and would be harmful to, the appearance of this traditional stone built property. Representing a prominent and incongruous feature to the rear elevation as viewed within the public realm. To the detriment of the character and appearance of the property and the visual qualities of the Forest of Bowland Area of Outstanding Natural Beauty, contrary to Policies G1, ENV1 and H10 of the Ribble Valley Districtwide Local Plan, the Councils SPG 'Extensions and Alterations to Dwellings and the National Planning Policy Framework.

Planning Applications decided week ending: 5 April 2012

3/2012/0170 | **Clayton-le-Dale** | **Grid Reference** 367142 433543

Applications for full consent

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

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.

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 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.

3/2012/0172 | **Clitheroe** | **Grid Reference** 374943 442627

Applications for full consent

Development Address:
99 Chatburn Road Clitheroe
Lancashire BB7 2BD

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'.

3/2012/0188 | **Bolton-by-Bowland, Gisburn Forest and Sawley** | **Grid Reference** 378666 448327

Discharge of Conditions

Development Address:
Old Joinery King Henry Mews
Bolton-by-Bowland Lancashire

Development Description:
Application for the discharge of condition no.7 (Velux rooflights), condition no.9 (materials) and condition no.13 (foul drainage treatment) of planning permission 3/2011/0792P.

Decision Date: 04/04/2012

Officer: Graeme Thorpe
Decision Type: APPROVED WITH CONDITIONS

1 Condition no.7 (Velux rooflights),
Condition no.9 (materials), and
Condition no.13 (foul drainage treatment).

Planning Applications decided week ending: 5 April 2012

3/2012/0195

Wilpshire

Applications for full consent

Development Address:

Kemple View Longsight Road
Langho Lancashire BB6 8AD

Grid Reference

369018 433865

Development Description:

Proposed glazed side extension to the Elmhurst Building at Kemple View site

Decision Date:

04/04/2012

Officer: Colin Sharpe

Decision Type: APPROVED WITH CONDITIONS

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

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

2 The permission shall relate to the development as shown on Drawing Number 109/P4

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

3/2012/0240

Grindleton

Non-Material amendment

Development Address:

Recreation Ground Sawley Road
Grindleton Lancashire

Grid Reference

376115 445664

Development Description:

Application for a non-material amendment to planning permission 3/2011/0558P, to allow the modification of window facing South East to Sawley Road from glazing up to the roof line to an arch top lintel.

Decision Date:

04/04/2012

Officer: Graeme Thorpe

Decision Type: APPROVED NO CONDITIONS