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RIBBLE VALLEY BOROUGH COUNCIL

Planning Applications decided week ending: 20 April 2012

3/2010/0246

Decision Date:
13/04/2012

Billington and Langho
Applications for full consent
Development Address:
Petre Garage Ltd Whalley Road Langho Blackburn BB6 8AB

Development Description:
Retrospective application for the erection of a single storey valeting bay with a single storey W.C. extension to the rear.

Grid Reference	
370997	434852

Officer: Colin Sharpe
Decision Type: APPROVED WITH CONDITIONS

1 Retrospective permission is hereby grantred for the structure as shown on drawing number 023/03/10/002 except that all four bays shall have a rear wall (as existed at the time of this permission) such that there is no direct access/egress from any of the bays on to the adjoining highway, Longsight Road.

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

3/2011/0366

Decision Date:
18/04/2012

Rimington and Middop
Applications for full consent
Development Address:
land to the west of Coal Pits Lane Gisburn Lancashire

Development Description:
Proposed erection of one 32m high, 225Kw wind turbine.

Grid Reference	
384065	446049

Officer: Graeme Thorpe
Decision Type: REFUSED

1 Proposal by virtue of its location, siting, scale and height would be contrary to Policies G1, G5, ENV2, ENV3, ENV24, ENV25, ENV26 of the Districtwide Local Plan, the guidance provided within the Forest of Bowland AONB Renewable Energy Position Statement, and the NPPF, in that it would represent an isolated, incongruous feature into the open landscape surrounding a major landmark to the detriment of the visual amenity of the area. Its approval would also prejudice the aims and enhancement of the adjacent Area of Outstanding Natural Beauty.

2 Insufficient information has been supplied in order to accurately assess the likely impact on the surrounding amenity of the area by the noise created by the wind turbine whilst in use. As such the proposal is not in compliance with the Policies G1, ENV2, ENV3, ENV24, ENV25 and ENV26 of the Districtwide Local Plan as the application does not demonstrate that the objectives of the designation of the area are not compromised, and that there are no adverse affects on the nearby residential properties or on the adjacent bridleway.

3 The proposed wind turbine by virtue of its size, siting and location so close to the adjacent Public Rights of Way would impact on the enjoyment of users, and for these reasons the scheme is considered at variance with Policy G1 of the Districtwide Local Plan.

3/2011/0562

Decision Date:
13/04/2012

Gisburn
Applications for full consent
Development Address:
Ellenthorpe Gisburn Road Gisburn Lancashire BB7 4LR

Development Description:
Change of use of former hunt kennels and agricultural land to form equestrian livery yard and conversion of field barn to form additional stabling.

Grid Reference	
381890	449859

Officer: Claire Booth
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 914 of the Town and Country Planning Act 1990.

2 The permission shall relate to the development as shown on Drawing Number(s):

HIN/15 Dwg 01B - Proposed Site Plan (illustrating the route horses will take), received 28 March 2012.

Ellenthorpe 01 - Existing and Proposed Uses.

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

3 The route to be taken by horses between the stable block to the northern side of the site and the field to the southern side of the site, where the highway intervenes shall at all times be the route shown by the hashed line on drawing number: 15 Dwg 01B.

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

4 The equestrian use of the site shall relate to the conversion of an existing building into 10 stables for livery use and not for any other purposes. In particular, the site shall not be used for the holding of any equestrian events or shows unless a further planning permission has first been granted in respect thereof.

REASON: For the avoidance of doubt, and in the interests of highway safety as such events/shows would result in an unacceptable increase in the use of the narrow country roads in the vicinity of the application site and to comply with Policy G1 of the Ribble Valley Districtwide Local Plan.

5 No permanent fences shall be formed or erected within the field without a further planning application in respect thereof.

REASON: In the interests of the visual amenities of the locality and to comply with Policies G1, ENV1 and RT1 of the Ribble Valley Districtwide Local Plan

6 No more than ten horses can occupy the site at any one time, which includes any horses kept by the proprietor of Ellenthorpe Livery, and no stables shall be created in the field shelter or elsewhere on site, unless a further planning permission has first been granted in respect thereof.

REASON: For the avoidance of doubt and in the interests of highway safety as an increase in the number of horses stabled, would result in an unacceptable increase in the use of the narrow country roads in the vicinity of the application site, and the amount of land currently available cannot sustain any further increase in use, to comply with Policy G1 and ENV6 of the Ribble Valley Districtwide Local Plan.

7 No sand paddock or similar facility for the exercising of horses shall be formed, nor shall any fences or lighting associated with such a facility be erected without a further planning permission in respect thereof.

REASON: In the interests of the visual amenities of the locality and to comply with Policies G1, ENV1 and RT1 of the Ribble Valley Districtwide Local Plan.

8 Access to the site/ stable yard shall not be altered without a further planning application having first been approved by the Local Planning Authority.

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

Planning Applications decided week ending: 20 April 2012

3/2011/0672

Decision Date:
17/04/2012

Billington and Langho
Applications for full consent

Development Address:
51 Moorland Road Langho
Blackburn Lancashire BB6 8HA

Development Description:
Single storey extension to rear of existing dwelling.

Grid Reference	
370390	434246

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:

L1100 C - Proposed Ground Floor Plan - Received 19 November 2011
L1101 C - Proposed First Floor Plan - Received 19 November 2011
L1103 A - Pro: Roof Plan - Received 19 November 2011
L1500 A - Pro: Section AA - Received 19 November 2011
L2001 C - Pro: Elevation Rear (West) - Received 28 February 2012
L2002 C - Pro: Elevation Gable (South) - Received 28 February 2012
L2003 C - Proposed Elevation Side (North) - Received 07 March 2012

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

3/2011/0824

Decision Date:
13/04/2012

Mellor
Applications for full consent

Development Address:
Hawkshaw Farm Longsight Road
Clayton-Le-Dale Lancashire

Development Description:
Proposed earth walled, covered slurry store to be built on a former composting site.

Grid Reference	
365341	432076

Officer: Colin Sharpe
Decision Type: APPROVED WITH CONDITIONS

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

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

2 This permission shall relate to the proposal as shown on drawing no's CS/11/0824/1, 2 and 3 (and in accordance with any other details that might be requested by the Environment Agency).

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

3 The development should be carried out in accordance with all the advice and requirements contained in the letter dated 26 March 2012 from the Environment Agency to the Local Planning Authority (and copied to the applicant).

REASON: To ensure protection of the natural environment in accordance with the requirements of Policy G1 of the Ribble Valley Districtwide Local Plan.

Planning Applications decided week ending: 20 April 2012

3/2011/0909

Decision Date:
13/04/2012

Waddington
Applications for full consent

Development Address:
22 Waddow Grove Waddington
Lancashire BB7 3JL

Development Description:
Proposal for a 3 bedroom detached dwelling house to be built in the garden on the corner plot of 22 Waddow Grove adjacent to the existing bungalow.

Grid Reference	
373048	443805

Officer: Colin Sharpe
Decision Type: APPROVED WITH CONDITIONS

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

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

2 This permission shall relate to the proposal as shown on drawing number 006/A/01/002/REVP02.

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

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

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

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

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

5 Prior to the first occupation of the dwelling hereby permitted, the access on to The Grove and two vehicle parking spaces shall have been formed in accordance with the submitted plans. Thereafter, these facilities shall be retained permanently clear of any obstruction to their designated use.

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

6 The kerbing at the vehicular crossing shall be reinstated in accordance with the Lancashire County Council Specification for Construction of Estate Roads, concurrent with the formation of the improved access.

REASON: To ensure the provision of the necessary access and to maintain the proper construction of the highway in the interests of highway safety and to comply with Policy G1 of the Ribble Valley Districtwide Local Plan.

7 This permission requires the construction, improvement or alteration of an access to the public highway. Under the Highways Act 1980 Section 184, the County Council as Highway Authority, must specify the works to be carried out. Only the Highway Authority or a contractor approved by the Highway Authority can carry out these works and therefore before any works are commenced, the applicant must contact the County Council Environmental Directorate for further information.

REASON: To ensure a satisfactory standard of construction in the interests of highway safety and to comply with Policy G1 of the Ribble Valley Districtwide Local Plan.

3/2011/0918

Clayton-le-Dale

Applications for full consent

Development Address:

La Scala Restaurant Longsight Road Clayton-le-Dale Lancashire

Grid Reference

366225 433017

Development Description:

Alterations to existing restaurant which include:- construction of raised terrace area to the side of the building; creation of illuminated vertical gardens (to both sides), removal of existing timber; repainting walls; reforming ramp and steps and replacing windows.

Decision Date:

13/04/2012

Officer: Colin Sharpe

Decision Type: APPROVED WITH CONDITIONS

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

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

2 This permission shall relate to the proposal as shown on drawing numbers 11/143/02b, 04, 05b and 06a.

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

3/2011/0919

Slaidburn & Easington

Applications for full consent

Development Address:

Laythams Farm Back Lane Slaidburn Lancashire BB7 3AJ

Grid Reference

369025 452709

Development Description:

Proposed establishment of new sheep milking dairy and associated cheese processing facility.

Decision Date:

13/04/2012

Officer: Colin Sharpe

Decision Type: APPROVED WITH CONDITIONS

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

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

2 This permission shall relate to the proposal as shown on drawing numbers LSD/ELEV/ELEV2 and SP (as amended by condition 3 of this planning permission).

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

3 Notwithstanding the details shown on the submitted plans, the south and east elevations of the cheese dairy building and the lower walls of the south elevation of the sheep housing building, shall have an external finish of stone cladding.

REASON: In order to protect the appearance and character of the Forest of Bowland Area of Outstanding Natural Beauty in accordance with the requirements of Policy ENV1 of the Ribble Valley Districtwide Local Plan.

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

REASON: In order to protect the appearance and character of the Forest of Bowland Area of Outstanding Natural Beauty in accordance with the requirements of Policy ENV1 of the Ribble Valley Districtwide Local Plan.

5 Whilst the landscaping and hedgerow planting details shown on drawing number LSD/SP are acceptable, no development shall commence until further details/plans have been submitted to and approved in writing by the Local Planning Authority as follows:

- A plan showing additional screen planting on or close to the western boundary of the site.
- A schedule showing the numbers of each species to be planted, their spacings, and their size when planted.

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 planted.

REASON: In order to protect the appearance and character of the F

6 No works shall take place on the site until the applicant, or their agent or successors in title, has secured the implementation of a programme of archaeological work. This must be carried out in accordance with a written scheme of investigations, 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 site and to comply with Policy ENV14 of the Ribble Valley Districtwide Local Plan.

7 Prior to the first use of the dairy building hereby permitted, a scheme for the disposal of foul and surface waters shall have been installed in accordance with precise derails that have first been submitted to and approved in writing by the Local Planning Authority.

REASON: To ensure a satisfactory means of drainage, to prevent pollution and to comply with Policy G1 of the Ribble Valley Districtwide Local Plan.

8 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.

3/2011/0928

Decision Date:
13/04/2012

Longridge
Advertisements

Development Address:
Lloyds TSB 4 Berry Lane Longridge
Lancashire PR3 3TZ

Development Description:
The installation of 3no. LTSB illuminated A1 marketing units fitted internally to the front and side elevations. The installation of an illuminated ATM tablet above existing cash machine.

Grid Reference	
360572	437307

Officer: Colin Sharpe
Decision Type: APPROVED WITH CONDITIONS

1 This consent shall relate to the proposed advertisement signs as shown on drawing numbers D9543-401/A and D9543-004/A.

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

2 Any advertisement displayed, and any site used for the display of advertisements, shall be maintained in a clean and tidy condition to the reasonable satisfaction of the Local Planning Authority.

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

3 Any structure or hoarding erected or used principally for the purpose of displaying advertisements shall be maintained in a safe condition.

REASON: Required by the Town and Country Planning (Control of Advertisements) Regulations 1992.

4 Where an advertisement is required under these Regulations to be removed, the removal shall be carried out to the reasonable satisfaction of the Local Planning Authority.

REASON: Required by the Town and Country Planning (Control of Advertisements) Regulations 1992.

5 No advertisement shall be sited or displayed so as to obscure, or hinder the ready interpretation of, any road traffic sign, railway signal or aids to navigation by water or air, or so as otherwise to render hazardous the use of any highway, railway, waterway or aerodrome (civil or military).

REASON: Required by the Town and Country Planning (Control of Advertisements) Regulations 1992.

3/2011/0976

Longridge

Applications for full consent

Development Address:

Weavers Arms Market Place
Longridge Lancashire PR3 3RR

Grid Reference

360624 437184

Development Description:

Proposed conversion of the former Weavers Arms public house into two dwellings and demolition of the rear toilet block to create a terrace. Conversion of detached structure into a garage.

Decision Date:

13/04/2012

Officer: Colin Sharpe

Decision Type: APPROVED WITH CONDITIONS

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

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

2 This permission shall relate to the proposal as shown on drawing no's 11-025/1100REVA and 1101REVA.

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

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

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

4 Prior to the first occupation of either of the two dwellings hereby permitted, the existing outbuildings shall have been converted into a garage in accordance with the submitted plans. Thereafter, this garage shall be retained permanently available for the garaging of cars in association with one of the dwellings; and shall not be used for any other purposes, such as domestic storage, that would preclude its use for the garaging of cars.

REASON: In order to limit the amount of on-street parking in the interests of highway safety and to comply with Policy G1 of the Ribble Valley Districtwide Local Plan.

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

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

6 Prior to the first occupation of either of the dwellings hereby permitted, the existing external steel staircase shall be demolished and removed from the site.

REASON: To comply with the terms of the application and in the interests of visual amenity in accordance with the requirements of Policies G1 and ENV16 of the Ribble Valley Districtwide Local Plan.

Planning Applications decided week ending: 20 April 2012

3/2011/0977

Decision Date:
13/04/2012

Longridge
Conservation Area Consent (demoli

Development Address:
Weavers Arms Market Place
Longridge Lancashire PR3 3RR

Development Description:
Conservation Area Consent for the demolition of rear tilet block to create a terrace at the former Weaver Arms PH prior to conversion of building into two dwellings. Conversion of detached structure into a garage.

Grid Reference	
360624	437184

Officer: Colin Sharpe
Decision Type: APPROVED WITH CONDITIONS

1 This Consent shall relate to the demolition works and conversion of the existing building as shown on drawing no's 11-025/1100REVA and 1101REVA.

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

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

REASON: In the interest of safeguarding visual amenity in accordance with Policies G1 and ENV16 of the Ribble Valley Districtwide Local Plan.

3/2011/0981

Decision Date:
13/04/2012

Clitheroe
Applications for full consent

Development Address:
Kendal House 24 Chatburn Road
Clitheroe Lancashire BB7 2AP

Development Description:
Proposed single storey rear extension to increase reception areas.

Grid Reference	
374711	442245

Officer: Claire Booth
Decision Type: APPROVED WITH CONDITIONS

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

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

2 The permission shall relate to the development as shown on the amended plans, received on the 28 March 2012, drawing numbers 1A and 2A.

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

3 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2008 (or any Order revoking, amending or re-enacting that Order) the building(s) shall not be altered by the insertion of any window or doorway without the formal written permission of the Local Planning Authority.

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

3/2011/1001

Decision Date:
17/04/2012

Whalley
Applications for full consent

Development Address:
1 Portfield Bar Whalley Lancashire
BB7 9DL

Development Description:
New detached dwelling within the curtilage of 1 Portfield Bar, Whalley.

Grid Reference	
374621	435047

Officer: Colin Sharpe
Decision Type: REFUSED

1 The proposed development would detract from the openness of the Green Belt, thereby conflicting with the purposes of including this site within the Green Belt, contrary to Policy ENV4 of the Ribble Valley Districtwide Local Plan and Section 9 of the National Planning Policy Framework.

1 The proposed development would detract from the openness of the Green Belt, thereby conflicting with the purposes of including this site within the Green Belt, contrary to Policy ENV4 of the Ribble Valley Districtwide Local Plan and Section 9 of the National Planning Policy Framework.

1 The proposed development would detract from the openness of the Green Belt, thereby conflicting with the purposes of including this site within the Green Belt, contrary to Policy ENV4 of the Ribble Valley Districtwide Local Plan and Section 9 of the National Planning Policy Framework.

1 The proposed development would detract from the openness of the Green Belt, thereby conflicting with the purposes of including this site within the Green Belt, contrary to Policy ENV4 of the Ribble Valley Districtwide Local Plan and Section 9 of the National Planning Policy Framework.

3/2011/1040

Longridge

Applications for full consent

Development Description:

Proposed installation of three Vodafone Dual Band Antennas set within existing church tower behind replacement replica GRP Louvres and associated equipment cabinet and ancillary works.

Grid Reference	
360604	437396

Decision Date:
13/04/2012

Development Address:
The Church of St Lawrence with St Paul Church Street Longridge Lancashire

Officer: Adrian Dowd

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 consent shall relate to amended plans received on 16 February 2012, reference 200/7, 300/7, 601/7, 600/7 and 603/7.

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

3 Any works shall be carried out taking into account the bird breeding season - February to end of August, any birds found to be nesting within or on the outside of the church tower during any stage of the work shall not be disturbed, removed or harmed. If any nesting bird is so disturbed during the development, work shall cease until further advice has been sought from a licensed ecologist/RSPB/Swift Conservation representative.

REASON: To protect the bird population from damaging activities and reduce or remove the impact of development.

To ensure there are no adverse effects on the favourable status of a bird population before and during the proposed development.

4 Any works shall be carried out taking into account the bird breeding season - February to end of August, any birds found to be nesting within or on the outside of the church tower during any stage of the work shall not be disturbed, removed or harmed. If any nesting bird is so disturbed during the development, work shall cease until further advice has been sought from a licensed ecologist/RSPB/Swift Conservation representative. Also, in the event that any bats are found, disturbed or harmed during any part of the development, work shall cease until further advice has been obtained from a licensed ecologist.

REASON: To protect the bird and bat population from damaging activities and reduce or remove the impact of development in order to comply with Policy ENV7 of the Ribble Valley Districtwide Local Plan.

5 Prior to the commencement of development, precise details of the materials of the replacement louvers, including their colour, shall be submitted to and approved in writing by the Local Planning Authority.

REASON: In the interests of visual amenity and to protect the appearance and character of the listed building in accordance with the requirements of Policies G1, ENV16 and ENV19 of the Ribble Valley Districtwide Local Plan.

3/2011/1050

Decision Date:
13/04/2012

Ramsgreave
Reserved Matters (following outline)

Development Address:
land at Waverley Road Ramsgreave Lancashire BB1 9BN

Development Description:
Reserved matters application for the Design and External appearance of building, landscape, boundary and parking, following Outline consent for the erection of two detached dwellings (3/2011/0406P).

Grid Reference	
368356	431564

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 4187-1B, 4187-2A and 4187-3A.

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

3 This permission shall be implemented in accordance with the proposal as amended by letter and plan received on the 15 February 2012.

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

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

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

5 The parking area for each of the two dwellings and the existing access track between the parking areas shall be appropriately paved in tarmacadam, concrete, block paviours, or other appropriate materials, prior to the occupation of the two properties. Details of the material to be used shall be submitted and approved in writing by the Local Planning Authority prior to its use.

REASON: To prevent loose surface material from being carried onto the public highway thus causing a potential source of danger to other road users in accordance with Policy G1 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, amending or re-enacting that Order) any future extensions and/or alterations to the dwellings, any development within the curtilage or the erection of any fences/walls/gates as defined in Schedule 2 Part 1 Classes A to H, and Part II Class A, shall not be carried out without the formal written consent of the Local Planning Authority.

REASON: In order that the Local Planning Authority shall retain effective control over the development in accordance with Policies G1 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) the dwellings shall not be altered by the insertion of any window or doorway without the formal written permission of the Local Planning Authority.

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

8 Prior to the commencement of the building development, full details of the proposed fencing to be used shall be submitted to and agreed in writing with the Local Planning Authority prior to its erection.

REASON: In the interests of visual amenity.

Planning Applications decided week ending: 20 April 2012

3/2012/0002

Decision Date:
13/04/2012

Wiswell
Applications for full consent

Development Address:
Pepper Hill Wiswell Lancashire BB7 9BZ

Development Description:
Proposed replacement dwelling.

Grid Reference	
375184	438076

Officer: Graeme Thorpe
Decision Type: APPROVED WITH CONDITIONS

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

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

2 The permission shall relate to the development as shown on Plan Drawing No's TRI-0791-01A, TI-0791-02, 4206-01, 4206-02, 4206-03, 4206-04A, 4206-05, 4206-06 and the Location Plan.

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

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

REASON: In order that the Local Planning Authority may ensure that the materials to be used are appropriate to the locality in accordance with Policies G1 and ENV1 of the Ribble Valley Districtwide Local Plan.

4 Before the access is used for vehicular purposes, any gateposts erected at the access shall be positioned 5m behind the nearside edge of the carriageway and visibility splay fences or walls shall be erected from the gateposts to the existing highway boundary, such splays to be not less than 45o to the centre line of the access. The gates shall open away from the highway. Should the access remain ungated 45o splays shall be provided between the highway boundary and points on either side of the drive measured 5m back from the nearside edge of the carriageway.

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

5 The actions, methods & timings included in the mitigation notes attached to the protected species survey dated the 20th and 26th of July 2011 shall be adhered 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 development.

6 No development shall take place until a further bat survey has been carried out during the last optimum bat activity period of May to September prior to the commencement of development. The findings of the updated survey shall be submitted to and agreed in writing with the Local Planning Authority Countryside Officer and Natural England. If such a use by bats of the building is established a mitigation plan including appropriate protected species licence details, shall be submitted to the Local Planning Authority Countryside Officer and Natural England. The actions, methods and timings included in the mitigation measures identified and the conditions of any Natural England Licence shall be fully implemented and adhered to. In the event that any bats are found, disturbed or harmed during any part of the development, work shall cease until further advice has been obtained from a licensed ecologist.

REASON: To ensure that there are no adverse effects on the favourable conservation status of a bat popula

7 From the time of the first occupation of the dwelling hereby permitted, and thereafter in perpetuity, nothing shall be planted, erected, placed or allowed to remain within a visibility splay measured from a point 2.4m back from the carriageway edge at the centre of the access into the site to points on the nearside carriageway edge 40m in both directions.

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

3/2012/0019

Clitheroe

Alter or Extend a Listed Building

Development Address:

5 Church Street Clitheroe
Lancashire BB7 2DD

Grid Reference

374397 441949

Development Description:

Listed Building consent to convert the rooms on the ground, first and second floors into a reception area with offices on each of the floors. Including alterations to the shop front and signage.

Decision Date:

13/04/2012

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 This permission shall relate to the development as shown on plan drawing no's 2840/100, 2840/101 and 2840/200 (Proposed Attic/Basement and Ground/First/Second floor plans).

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

3 This permission shall be implemented in accordance with the proposal as amended by letter and plan received on the 13 February 2012.

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

4 Details of the paint to be used to repaint the front and rear elevations of the building and to repaint the door and window frames, including make and colour, shall have first been submitted to and approved by the Local Planning Authority before their use in the proposed works.

REASON: In order to safeguard the character and significance of the Listed Building in accordance with Local Plan Policies G1, ENV19 and ENV20.

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

REASON: To comply with Policy G1 of the Ribble Valley Districtwide Local Plan and PPS5 to ensure a satisfactory standard of appearance in the interests of visual amenity.

6 The precise design, style, type and specifications of the proposed new external windows frames, glazing and doors to the rear elevation of the building (as indicated on drawing no. 2840/101), including materials to be used, shall have been submitted to and approved by the Local Planning Authority before their use in the proposed works. The new windows and doors shall be painted within one month of their installation and in accordance with details submitted with Condition 3.

REASON: In order to safeguard the character and significance of the Listed Building in accordance with Local Plan Policies G1, ENV19 and ENV20.

7 The permission does not grant approval for the replacement of any existing windows or doors within the front elevation of the building.

REASON: For the avoidance of doubt as the scheme did not include any further external alterations other than those indicated to the rear of the building.

8 A full working method statement relating to the works involved with the unblocking of the windows to the rear elevation, the removal of the wooden sheds to the rear, the levelling of the ground floor in the front entrance, the insertion of the new kitchen and toilet facilities at first floor and the careful removal of the partition walls, shall be submitted to and approved in writing by the Local Planning Authority prior to works commencing on site.

REASON: For the avoidance of doubt and in order to ensure that the works involve no loss or damage of historic fabric within the building and in order to safeguard the character and significance of the Listed Building. In accordance with Local Plan Policies G1, ENV19 and ENV20.

3/2012/0032

Clitheroe

Applications for full consent

Development Address:

5 Church Street Clitheroe Lancshire BB7 2DD

Grid Reference

374397 441949

Development Description:

Proposed change of use from a ground floor Pharmacy (use class A1) and office space on the first and second floor (use class B1) to an estate agency on the ground floor (use class A2) and office space on the first and second floor (use class B1) with the attic and basement to be used for storage of archive files and general storage. Partial demolition to the rear of the building.

Decision Date:

13/04/2012

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 This permission shall relate to the development as shown on plan drawing no's 2840/100, 2840/101 and 2840/200 (Proposed Attic/Basement and Ground/First/Second floor plans).

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

3 This permission shall be implemented in accordance with the proposal as amended by letter and plan received on the 13 February 2012.

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

4 Details of the paint to be used to repaint the front and rear elevations of the building and to repaint the door and window frames, including make and colour, shall have first been submitted to and approved by the Local Planning Authority before their use in the proposed works.

REASON: In order to safeguard the character and significance of the Listed Building in accordance with Local Plan Policies G1, ENV19 and ENV20.

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

REASON: To comply with Policy G1 of the Ribble Valley Districtwide Local Plan to ensure a satisfactory standard of appearance in the interests of visual amenity.

6 The precise design, style, type and specifications of the proposed new external windows frames, glazing and doors to the rear elevation of the building, including materials to be used, shall have been submitted to and approved by the Local Planning Authority before their use in the proposed works. The new windows and doors shall be painted within one month of their installation and in accordance with details submitted with Condition 3.

REASON: In order to safeguard the character and significance of the Listed Building in accordance with Local Plan Policies G1, ENV19 and ENV20.

7 The permission does not granted approval for the replacement of any existing windows or doors within the front elevation of the building.

REASON: For the avoidance of doubt as the scheme did not include any further external alterations other than those indicated to the rear of the building.

8 A full working method statement relating to the works involved with the unblocking of the windows to the rear elevation, the removal of the wooden sheds to the rear, the levelling of the ground floor in the front entrance, the insertion of the new kitchen and toilet facilities at first floor and the careful removal of the partition walls, shall be submitted to and approved in writing by the Local Planning Authority prior to works commencing on site.

REASON: For the avoidance of doubt and in order to ensure that the works involve no loss or damage of historic fabric within the building and in order to safeguard the character and significance of the Listed Building. In accordance with Local Plan Policies G1, ENV19 and ENV20.

3/2012/0061

Decision Date:
13/04/2012

Longridge
Applications for full consent

Development Address:
Prospect Cottage Lower Lane
Longridge Lancashire PR3 3SL

Development Description:
Proposed erection of a new dwelling and detached garage, and a reduction of existing double garage to a single garage to form access.

Grid Reference	
360638	436829

Officer: Graeme Thorpe
Decision Type: APPROVED WITH CONDITIONS

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

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

2 The permission shall relate to the development as shown on Plan Drawing No's GL19/23B, GL19/22D and GL19/15C.

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

3 This permission shall be implemented in accordance with the proposal as amended by letter and plan received on the 15 March 2012.

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

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

REASON: In order that the Local Planning Authority may ensure that the materials to be used are appropriate to the locality in accordance with Policies G1 and ENV16 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 amending, revoking 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 and ENV16 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 amending, revoking or re-enacting that Order) the building 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".

7 The dwelling hereby approved shall be constructed with the first floor windows in the west and east facing elevations obscure glazed, details of which shall be submitted to and agreed in writing by the Local Planning Authority before development commences; and also fitted with restrictors limiting the degree of opening of each opening light to not more than 45o. Thereafter, it shall be maintained in that condition in perpetuity to the satisfaction of the Local Planning Authority.

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

8 Prior to the occupation of the new dwelling, the existing garage at Prospect Cottage shall be reduced in width as per the details shown on plan drawing GL19/23B.

REASON: In order to provide a satisfactory access to the site.

9 The widened driveway shall remain un-gated where it meets the highway boundary.

REASON: To permit vehicles to pull clear of the highway when entering the site and to assist visibility.

10 That part of the access extending from the highway boundary for a minimum distance of 5 metres into the site shall be appropriately paved in tarmacadam, concrete, block paviours, or other approved materials.

REASON: To prevent loose surface material from being carried onto the public highway thus causing a potential source of danger to other road users.

11 The actions, methods and timings included in the mitigation notes attached to the protected species survey dated the 2nd of September 2011 shall be adhered to and in the event that any bats are found 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 development.

12 Prior to commencement of any site works including delivery of building materials and excavations for foundations or services all trees identified in the Arboricultural Implications/Tree Constraints [T033/334/335/0337/0338/0339/0340/0341 & G1/2/3 inclusive] shall be protected in accordance with the BS5837 [Trees in Relation to Construction] the details of which shall be submitted and agreed in writing, implemented in full, a tree protection monitoring schedule shall also be submitted and agreed in writing. The local planning authority shall inspect all tree protection measures before any site works are begun.

The root protection zone shall be in accordance with the Root Protection Zones identified in the Tree Constraints report 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

13 Prior to the commencement of development, a plan showing the proposed finished ground floor level of the proposed dwelling in relation to existing ground levels on the site shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with that approved plan.

REASON: In the interests of visual amenity and the amenities of nearby residents and to comply with Policies G1 and ENV16 of the Ribble Valley Districtwide Local Plan.

3/2012/0098

Decision Date:
13/04/2012

Billington and Langho
Applications for full consent

Development Address:
Hillock House Northcote Road
Langho Lancs BB6 8BD

Development Description:
Proposed internal alterations to existing private dwelling house to form self-contained ground floor one-bedroom private flat.

Grid Reference	
370344	435743

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/320120098/01 in relation to the site location plan, 1004-04 in relation to the existing north-west elevation, 1004-09 in relation to the proposed north-west elevation, 1004-05 in relation to the existing south-west elevation, 1004-10 in relation to the proposed south-west elevation, 1004-01 in relation to the existing ground floor plan, 1004-06 in relation to the proposed ground floor plan, 1004-02 in relation to the existing first floor plan, 1004-07 in relation to the proposed first floor plan, 1004-03 in relation to the existing second floor plan and 1004-08 in relation to the proposed second floor plan.

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 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 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, ENV3 and H17 of the Ribble Valley Districtwide Local Plan.

3/2012/0120

Observations to Another Local Auth

Grid Reference 359834 437159

Decision Date: 17/04/2012

Development Address: former Ridings Depot and land to North and South of Whittingham Road Longridge Lancashire

Development Description: Proposed mixed use development including up to 200 residential units, 929 sq. m. of office space (Class B1), fitness facility and swimming pool (Class D2) public open space (1.ha) on land to North of Whittingham road (comprising of former Ridings Depot and land to the North and West of the former depot) and residential apartment with care (Class C2) on land to the South of Whittingham Road and East of Green Nook Lane with accesses to Whittingham Road and associated works (outline application). Re-submission of planning application 06/2011/0344.

Officer: Graeme Thorpe

Decision Type: NO OBJECTIONS

3/2012/0137

Whalley

Applications for full consent

Grid Reference 372653 439551

Decision Date: 17/04/2012

Development Address: Fishes And Peggy Hill Farm Henthorn Road Clitheroe Lancashire

Development Description: Construction of new 100 cow cubicle house and assorted yards/roads and slurry lagoon.

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 C484-5, CBCa/AP/1, 'Additional Planting', 'Agricultural Building - Elevations (C484-5)', 'Existing & Proposed Plans and Elevations', 'Proposed Layout', 'Slurry Lagoon' and 'Plan View'.

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

3 This permission shall be implemented in accordance with the proposal as amended by letter and plan received on the 12th of April 2012.

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

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

Reason: In the interests of the amenity of the area and to comply with Policies G1 and ENV3 of the Ribble Valley Districtwide Local Plan.

Planning Applications decided week ending: 20 April 2012

3/2012/0138

Whalley

Applications for full consent

Development Address:

Fishes and Peggy Hill Farm
Henthorn Road Clitheroe Lancashire

Development Description:

Construction of new machinery store and associated roadway.

Grid Reference	
373252	440982

Decision Date:
17/04/2012

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 Plans referenced 'Machinery Shed Elevations', 'Additional Planting' and MSSR/AP/1.

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

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

Reason: In the interests of the amenity of the area and to comply with Policies G1 and ENV3 of the Ribble Valley Districtwide Local Plan.

3/2012/0139

Whalley

Applications for full consent

Development Address:

Fishes and Peggy Hill Farm
Henthorn Road Clitheroe Lancashire

Development Description:

Construction of silage clamp and associated roadway.

Grid Reference	
372561	439533

Decision Date:
17/04/2012

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 Plans referenced C484-5, SCCR/AP/1 and 'Additional Planting'.

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

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

Reason: In the interests of the amenity of the area and to comply with Policies G1 and ENV3 of the Ribble Valley Districtwide Local Plan.

Planning Applications decided week ending: 20 April 2012

3/2012/0140

Bowland Forest (Lower)

Applications for full consent

Development Address:

Radholme Laund Farm Cow Ark
Clitheroe Lancashire BB7 3DF

Grid Reference

366504 445794

Development Description:

Erection of a new dairy cubicle building and new access track, to facilitate expansion of milking herd.

Decision Date:

17/04/2012

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 2E011, 2E094, LG/VV/2704 and the plans marked 'Proposed New Building & Track'.

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

3 This permission shall be implemented in accordance with the proposal as amended by letter and plan received on the 5th of April 2012.

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

3/2012/0145

Chatburn

Applications for full consent

Development Address:

16 Crow Trees Brow Chatburn
Lancashire BB7 4AA

Grid Reference

376680 443976

Development Description:

Alterations to the existing driveway.

Decision Date:

18/04/2012

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 30112TPL (A), 30112TPL (B) and 30112TPL (C).

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

3/2012/0152

Clitheroe

Applications for full consent

Development Address:

Wilkin House Highfield Road
Clitheroe Lancashire BB7 1NE

Grid Reference

374356 441602

Development Description:

Change of use from class B1 (office use) to class C3 (residential).

Decision Date:

16/04/2012

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. 1/1/1 Rev. E in relation to the existing floor plan and Drawing No. 1/1 Rev. E in relation to the proposed floor plan.

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

3/2012/0153

Longridge

Applications for full consent

Development Address:
4 Stanley Street Longridge
Lancashire PR3 3NJ

Grid Reference
360208 437529

Development Description:
Conversion of 4 Stanley St. into 2no. self-contained flats including extensions, plus creation of a new dwelling to rear of 4 Stanley St. following demolition of remains of derelict barn.

Decision Date:
18/04/2012

Officer: Graeme Thorpe
Decision Type: REFUSED

1 The proposal by virtue of its location, scale and design in relation to existing adjacent dwellings, 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 the unacceptable loss of privacy for the occupiers of the adjacent dwellings (on Sharples Court) due to the close proximity of the new dwelling in relation to the habitable room windows at first floor.

2 The proposal by virtue of its location, scale and design in relation to existing adjacent dwellings, is considered contrary to Policies G1, ENV16 and H10 of the Districtwide Local Plan, the Council's adopted Supplementary Planning Guidance on alterations and extensions to dwellings and Section 72 (1) of the Planning (Listed Buildings and Conservation Areas) Act 1990. It would result in a development that would not have an acceptable relationship with its surroundings, would not therefore reflect the character and appearance of the Conservation Area (nor preserve or enhance the area), and would also adversely affect the amenities of the occupiers of adjacent dwellings (both on Sharples Court and Warwick Street).

3/2012/0173

Clitheroe

Applications for full consent

Development Address:
3 Langdale Avenue Clitheroe
Lancashire BB7 2PG

Grid Reference
373176 441374

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

Decision Date:
17/04/2012

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 Number: LAC/2011/04.

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

3 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2008 (or any Order revoking, amending or re-enacting that Order) the building(s) shall not be altered by the insertion of any window or doorway without the formal written permission of the Local Planning Authority.

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

Planning Applications decided week ending: 20 April 2012

3/2012/0178

Aighton, Bailey & Chaigley

Alter or Extend a Listed Building

Development Address:

Bayley Arms Hotel Avenue Road
Hurst Green Lancashire

Grid Reference

368458 438148

Development Description:

Full redecoration to the external building in like-for-like colours. Internal alterations as follows: Form new structural opening linking the existing Bar Area to the proposed Dining Area. The removal of asbestos containing artex to the existing Lounge Area ceiling and re-skimmed and painted, with new timber beams applied and stained dark. New 1100mm high timber T&G wall panelling, stained dark and polished to all walls within the proposed Dining and Snug Area. New fixed seating to the proposed Dining and Snug Area in a traditional style,having turned legs and deep buttoned backs. New areas of flooring, which include timber, stone, rugs and ceramic tiles. General redecoration throughout - painted finishes to be repainted, existing stained joinery to be restained dark and polished. New joinery to be stained dark and polished. All alterations to enhance and to be sympathetic to the character of the building.

Decision Date:

18/04/2012

Officer: Adrian Dowd

Decision Type: REFUSED

1 The proposal would have an unduly harmful impact upon the character and significance of the listed building because of the loss of and damage to important historic fabric. This includes the removal of walling which maintains the identities and planform of the historic barn and housebody elements, the alteration of flooring and the alteration of ceiling/first floor structures.This would be contrary to Policy ENV20 of the Ribble Valley Districtwide Local Plan.

3/2012/0183

Thornley-with-Wheatley

Applications for full consent

Development Address:

Lime Kiln Cottage Bedlam Road
Thornley-with-Wheatley Lancs

Grid Reference

362736 441073

Development Description:

Proposed erection of garage with office over and associated site works for disabled use. Re-submission of 3/2011/0745P.

Decision Date:

20/04/2012

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 The permission shall relate to the development as shown on Plan Reference 100/11/01A in relation to the location plan, existing floor plans and elevations and Plan Reference 100/11/03A 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, ENV1 and H10 of the Districtwide Local Plan the Councils SPG 'Extensions and Alterations to Dwellings' and the NPPF.

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

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

4 The use of the office accommodation at first floor level of the approved development shall be incidental or ancillary to the enjoyment of and in conjunction with 'Lime Kiln Cottage' and shall not be separated from the main dwelling for any other purpose including independent business use.

Reason: In order that the Local Planning Authority shall retain effective control over the development and to safeguard nearby residential amenity in compliance with Policies G1, ENV1 and H10 of the Ribble Valley Districtwide Local Plan.

1 The proposed garage/office by virtue of its scale, size, design, siting and the materials used would not appear subservient to the main property but represent a prominent and incongruous feature within the landscape. To the detriment of the character and appearance of the original property, the appearance of this pair of traditional stone built cottages and the visual qualities of this Area of Outstanding Natural Beauty. Moreover the extension of built form eastwards will also have an adverse impact upon the appearance of this pair of traditional stone-built cottage properties and the openness of the 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 NPPF.

3/2012/0184

Longridge

Applications for full consent

Development Description:

Formation of industrial link from Unit 3 to Unit 4 at land to rear of 90 Berry Lane. Revised application - see 3/2011/0904P.

Grid Reference	
360235	437636

Decision Date:
13/04/2012

Development Address:
land to rear of 90 Berry Lane
Longridge Lancashire PR3 3WH

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(s):

0341/93/05C - Proposed Site Plan
0341/93/20 E - Proposed Elevations
0341/93/10F - Proposed Floor Plans

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

3 No raw materials, finished or unfinished products or parts, crates materials, waste, refuse, or any other item shall be stacked or stored outside the industrial unit hereby permitted without the prior approval in writing of the Local Planning Authority.

REASON: To comply with Policy G1 of the Ribble Valley Districtwide Local Plan in the interests of the visual amenity of the area and to safeguard, where appropriate, neighbouring residential amenity.

4 No work, display or storage activities shall take place outside the building on the site.

REASON: To comply with Policy G1 of the Ribble Valley Districtwide Local Plan in the interests of the visual amenity of the area and to safeguard, where appropriate, neighbouring residential amenity.

5 Before the industrial use hereby permitted is first occupied or brought into use, the building shall be insulated in accordance with a scheme to be submitted and approved in writing by the Local Planning Authority.

REASON: To comply with Policy G1 of the Ribble Valley Districtwide Local Plan in the interests of safeguarding neighbouring residential amenities.

6 Any fixed plant and machinery installed and used in connection with the industrial unit hereby permitted shall be installed and acoustically insulated in compliance with BS4142.

REASON: To comply with Policy G1 of the Ribble Valley Districtwide Local Plan in the interests of the safeguarding neighbouring residential amenities.

7 The industrial unit/ link building hereby permitted shall not be used outside the hours of 0800 to 1800 Monday to Friday, 0830 to 1230 on Saturdays, nor at any time on Sundays, Bank or Public Holidays.

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

Planning Applications decided week ending: 20 April 2012

3/2012/0186

Clitheroe

Applications for full consent

Development Address:

136 Pimlico Road Clitheroe
Lancashire BB7 4PT

Grid Reference

374805 443022

Development Description:

Proposed ground floor rear extension to provide an extended kitchen diner.

Decision Date:

17/04/2012

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:

11049/21 - Proposed Ground Floor Plan,
11049/22 - Proposed First Floor Plan,
11049/24 - Proposed Side Elevation,
11049/25 - Proposed Rear Elevation, and,
11049/27 - Proposed Cross Section.

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

3 The extension hereby approved shall be constructed with its north facing side elevation window obscure glazed, details of which shall be submitted to, and agreed in writing, by the Local Planning Authority before development commences. Thereafter it shall be maintained in that condition in perpetuity to the satisfaction of the Local Planning Authority.

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

3/2012/0187

Clayton-le-Dale

Applications for full consent

Development Address:

land at Lynbrook Longsight Road
Clayton-le-Dale Lancashire

Grid Reference

367231 433730

Development Description:

Proposed demolition of the former Women's Institute Building and the erection of one dwelling.

Decision Date:

19/04/2012

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 the proposed site plan, proposed elevations and proposed floor plan (as submitted with the application), and the access shall be in accordance with the 'Detail of Visibility Splay' plan.

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

3 This permission shall be implemented in accordance with the proposal as amended by letter and plan received on the 26th of March 2012.

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

4 Before the access is used for vehicular purposes, any gateposts erected at the access shall be positioned 5m behind the nearside edge of the carriageway.

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

5 Before the access is used for vehicular purposes, that part of the access extending from the highway boundary for a minimum distance of 5m into the site shall be appropriately paved in tarmacadam, concrete, block paviors, or other approved materials.

Reason: To comply with Policy G1 of the Ribble Valley Districtwide Local Plan and to prevent loose surface material from being carried on to the public highway thus causing a potential source of danger to other road users.

6 The vehicular parking and turning space shall be laid out as detailed on the submitted plans and be available for use before the development is brought into use.

Reason: To comply with Policies G1, T1 and T7 and T8 of the Ribble Valley Districtwide Local Plan and to allow for the effective use of the parking areas. Vehicles reversing to and from the highway are a hazard to other road users.

7 There shall not at any time in connection with the development be erected or planted or allowed to remain upon the land hereinafter defined any building, wall, fence, hedge, tree, shrub or other device.

The visibility splay 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 driveway from the nearer edge of the carriageway of Longsight Road to points measured (a) 90 metres to the west along the nearer edge of the carriageway of Longsight Road and (b) 90 metres to the east along the centreline of the carriageway of Longsight Road, and shall be constructed and maintained at verge/footway level in accordance with a scheme to be agreed by the Local Planning Authority in conjunction with the Highway Authority.

Reason: To comply with Policy G1 of the Ribble Valley Districtwide Local Plan, and to ensure adequate visibility at the site access.

3/2012/0192

Ribchester

Applications for full consent

Development Address:
land at Clitheroe Road Knowle Green Lancashire

Development Description:
Proposed widening of existing access off the public highway.

Grid Reference	
364034	438180

Decision Date:
17/04/2012

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. P271/80020696/00/97/1001 Rev. A in relation to the location plan, site plan and elevation of the proposed access gate.

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

3/2012/0201

Clitheroe

Applications for full consent

Development Address:
3 Albion Court Waterloo Road Clitheroe Lancashire BB7 1NS

Development Description:
Proposed change of use of unit from Light Industrial (class B1[c]) to class D2 - studio/personal training room.

Grid Reference	
374607	442002

Decision Date:
20/04/2012

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 GT?EL?3AC/1, GT/EL/3AC/2 and C.A.

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

3 The development hereby permitted shall be used as a Studio/Personal Traning Unit and for no other purpose, including any use falling within Class D2 of the Town and Country Planning (Use Classes) Order 1987 (As Amended).

Reason: The permission granted is for a specific use, and it is considered that other uses within the same Use Class may give rise to adverse effects on the locality that would require further consideration.

4 The use of the premises in accordance with this permission shall be restricted to the hours between 0700 to 2030 hrs on weekdays, 0800 to 1800 on Saturdays and 1000 to 1400 hrs on Sundays.

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

3/2012/0202

Whalley

Discharge of Conditions

Development Address:
21 Clitheroe Road Whalley
Lancashire BB7 9AA

Development Description:
Application to discharge condition no.4 (materials) of planning permission 3/2011/0605P.

Grid Reference	
373422	436590

Decision Date:
19/04/2012

Officer: Rachel Horton
Decision Type: APPROVED WITH CONDITIONS

1 Condition no. 4 of approved application 3/2011/0605 is fully discharged, insofar as it relates to the materials used in the construction of the approved two-storey side extension, single storey rear extensions and detached garage.

3/2012/0203

Simonstone

Applications for full consent

Development Address:
Red Rock Sabden Road Padiham
Lancashire BB12 9AD

Development Description:
Extended garden curtilage and erection of a garage and granny annex.

Grid Reference	
378931	436004

Decision Date:
20/04/2012

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 Plan References RH/320120203/01 in relation to the location plan and extension of residential curtilage and BRA/01 Dwg 02 in relation to the site plan and proposed floor plans and elevations of the development.

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, H9, H10, H12 of the Ribble Valley Districtwide Local Plan and the Councils SPG 'Extensions and Alterations to Dwellings'.

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. Use of the approved building as a separately occupied unit 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 Prior to commencement of any site works including delivery of building materials and excavations for foundations or services all trees identified on the proposed plans and elevation plan BRA/01 Dwg 02 [T1 - T9] inclusive shall be protected in accordance with the BS5837 2005/2012 [Trees in Relation to Construction/Design, Demolition and Construction] The details of which shall be agreed in writing and implemented in full. A tree protection monitoring schedule shall also 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 surfaci

3/2012/0204

Bashall Eaves and Mitton

Applications for full consent

Development Address:
Hodder House Chipping Road
Chaigley Lancashire BB7 3LP

Development Description:
Proposed single storey link extension between existing house and outbuilding. Resubmission.

Grid Reference	
369931	441037

Decision Date:
20/04/2012

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 The permission shall relate to the development as shown on Plan Reference 1145/01 Rev. A in relation to the location plan, 1145/02 Rev. A in relation to the existing floor plans and elevations and 1145/10 Rev. E in relation to the proposed floor plans and elevations.

Reason: For the avoidance of doubt and to ensure that the development is carried out in accordance with the submitted plans in compliance with Policies G1, H10, ENV1 and H17 of the Ribble Valley Districtwide Local Plan, the Councils SPG 'Extensions and Alterations to Dwellings' and the National Planning Policy Framework.

3/2012/0205

Mellor

Applications for full consent

Development Address:
11 Glendale Drive Mellor Lancashire
BB2 7HB

Development Description:
Proposed front single storey extension.

Grid Reference	
365221	430554

Decision Date:
17/04/2012

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. RH/320120205/01 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.

3 Before the development hereby permitted is first occupied, the window (serving the w.c) to the northern elevation of the extension shall be obscure glazed and maintained as such 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".

Planning Applications decided week ending: 20 April 2012

3/2012/0217 | **Bolton-by-Bowland, Gisburn Forest and Sawley** | **Grid Reference** 378666 448327

Non-Material amendment

Development Address:
The Old Joinery King Henry Mews
Bolton-by-Bowland Clitheroe
Lancashire BB7 4NR

Development Description:
Application for a non-material amendment to planning consent 3/2011/0792P to lower the window openings at first floor to accommodate the internal layout.

Decision Date: 18/04/2012

Officer: Graeme Thorpe
Decision Type: APPROVED WITH CONDITIONS

1 The permission shall relate to the development as shown on Plan Drawing Number's 2858/201 and 1779/2 Rev. A.

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

3/2012/0224 | **Billington and Langho** | **Grid Reference** 370943 433603

Certificate of Lawfulness - Proposed

Development Address:
4 Hawthorn Close Langho Blackburn
Lancashire BB6 8DZ

Development Description:
Lawful development certificate for proposed extension to rear of existing garage.

Decision Date: 18/04/2012

Officer: Rachel Horton
Decision Type: APPROVED NO CONDITIONS

1 The proposed works constitute permitted development as per Drawing No. RH/320120224/01 in relation to the site plan, floor plan and elevations, in accordance with the Schedule to Part 1, Class E of the Town and Country Planning (General Permitted Development) (Amendment) (No.2) (England) Order 2008.

3/2012/0230 | **Balderstone** | **Grid Reference** 362530 431390

Renewal of Planning Permission

Development Address:
Unit S417 Samlesbury Aerodrome
Balderstone Lancashire BB2 7LF

Development Description:
Renewal of planning permission 3/2010/0198P for a portacabin toilet facility next to S417 classroom facility at Samlesbury site - permission is sought for a further three years to enable a temporary project on site to be completed.

Decision Date: 17/04/2012

Officer: Graeme Thorpe
Decision Type: APPROVED FOR A TEMPORARY PERIOD

1 The building hereby permitted, and any ancillary works and structures shall be removed on or before 16th of April 2015, and the site restored to its former condition to the full satisfaction of the Local Planning Authority unless a renewal of this planning permission has been granted by the Authority.

Reason: This temporary consent has been granted in consideration of specific circumstances, namely the retention of the development on a permanent basis would possibly be contrary to the provisions of Policies G1 and EMP8 of the Ribble Valley Districtwide Local Plan.

2 The permission shall relate to the development as shown on Plan Reference 09S0146/021 A.

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

3/2012/0243 | **Longridge** | **Grid Reference** 360337 437045

Applications for full consent

Development Address:
31 Little Lane Longridge Lancashire
PR3 3WS

Development Description:
Proposed canopy over existing flat roofed front bay window extending over existing front door to an existing semi-detached dwelling.

Decision Date: 20/04/2012

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. 147-12-Proposed Canopy SK02.

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

3/2012/0244

Read

Applications for full consent

Development Address:
2 Beaufort Close Read Lancashire BB12 7QF

Development Description:
Proposed single storey extension to side and rear to form playroom and garden room.

Grid Reference	
377033	434729

Decision Date:
18/04/2012

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 The permission shall relate to the development as shown on Plan Reference 2012.3. 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'.

3/2012/0257

Simonstone

Applications for full consent

Development Address:
9 Haugh Avenue Simonstone Burnley Lancashire BB12 7HZ

Development Description:
Proposed erection of conservatory to the rear of the property.

Grid Reference	
377410	434499

Decision Date:
18/04/2012

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 The permission shall relate to the development as shown on Plan References 099/728011 in relation to the existing floor plan and elevations and 099/728012 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 Policy G1 and H10 of the Ribble Valley Districtwide Local Plan and the Councils SPG 'Extensions and Alterations to Dwellings'.

3/2012/0331

Salesbury

Non-Material amendment

Development Address:
20 The Hazels Wilpshire Lancashire BB1 9HZ

Development Description:
Application for a non-material amendment to planning permission 3/2011/1057P, to allow the length of the proposed dormer to be increased from 6800mm (as approved) to 7700mm.

Grid Reference	
368317	432946

Decision Date:
20/04/2012

Officer: Rachel Horton
Decision Type: APPROVED WITH CONDITIONS

1 The submitted non-material amendment in relation to previously approved appn. 3/2011/1057P has been been approved subject to the following condition:

The permission shall relate to the development as shown on Dwg. No. 4199-02D in relation to the proposed floor plan and elevations of the approved dormer extension.