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RIBBLE VALLEY BOROUGH COUNCIL

Planning Applications decided week ending: 4 May 2012

3/2011/0247

Decision Date:
02/05/2012

Clitheroe
Outline

Development Address:
Land off Chapel Close Low Moor
Clitheroe Lancashire BB7 2ND

Development Description:
Outline application proposing the erection of 38no. market dwellings and 16no. affordable dwellings.

Grid Reference	
373073	441975

Officer: Sarah Westwood
Decision Type: APPROVED SUBJECT TO LEGAL AGREEMENT

1 Application for approval of reserved matters must be made not later than the expiration of 3 years beginning with the date of this permission and the development must be begun not later than whichever is the latter of the following dates:

(a) the expiration of 3 years from the date of this permission; or

(b) the expiration of 2 years from final approval of the reserved matters, or in the case of approval of different dates, the final approval of the last such matter to be approved.

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

2 Detailed plans indicating the design and external appearance of the buildings, landscape and boundary treatment, parking and manoeuvring arrangements of vehicles, including a contoured site plan showing existing features, 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.

3 This outline planning permission shall be read in conjunction with the Legal Agreement dated …

REASON: For the avoidance of doubt as the application is subject of an agreement.

4 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.

5 No development approved by this permission shall be commenced until a scheme for the provision of surface water drainage works has been approved by the Local Planning Authority. The scheme shall be completed in accordance with the approved plans.

REASON: In order to comply with Policy G1 of the Ribble Valley Districtwide Local Plan in order to reduce the increased risk of flooding by ensuring the provision of a satisfactory means of surface water disposal.

6 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: In accordance with Policy G1 of the Ribble Valley Districtwide Local Plan to reduce the increased risk of flooding.

7 No development approved by this planning permission shall be commenced until:

a) A desktop study has been undertaken to identify all previous site uses, potential contaminants that might reasonably be expected given those uses and other relevant information. Using this information and diagrammatical representation (Conceptual Model) for the site of all potential contaminant sources, pathways and receptors has been produced.

b) A site investigation has been designed for the site using the information obtained from (a) above. This should be submitted to, and approved in writing, by the Local Planning Authority prior to that investigation being carried out on the site.

c) The site investigation and associated risk assessment have been undertaken in accordance with details approved in writing by the Local Planning Authority.

d) A Method Statement and Remediation Strategy, based on the information obtained from (c) above has been submitted to and approved in writing by the Local Planning Authority.

8 This permission shall relate to the Phase 1 survey report dated March 2011 submitted with the application. All details shall comply fully with that report.

REASON: To protect and conserve the habitats identified on site in accordance with Policy ENV7 of the Ribble Valley Districtwide Local Plan.

9 The submission of reserved matters in respect of scale, appearance and landscaping and implementation of development shall be carried out in substantial accordance with the Design and Access Statement and the Indicative Site Layout drawing no. AL001 Rev A as amended dated 8 June 2011.

REASON: For the avoidance of doubt to define the scope of this permission.

10 The new estate road/access 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 comply with Policies G1 and T1 of the Ribble Valley Districtwide Local Plan and to ensure that satisfactory access is provided to the site before the development hereby permitted becomes operative.

11 Prior to commencement of construction works, facilities shall be provided within the site by which means the wheels of vehicles may be cleaned before leaving the site, the wheel cleaning facilities shall be retained throughout the life of the development.

REASON: To comply with Policy G1 of the Ribble Valley Districtwide Local Plan and to avoid the possibility of the public highway being affected by the deposit of mud and/or loose materials thus creating a potential hazard to road users.

12 Tree felling, vegetation clearance works, demolition work or other works that may affect nesting birds shall be avoided between March to August. In the event that works are carried out during the nesting period a comprehensive risk assessment in order to establish the absence/presence of nesting birds shall be submitted to the Local Planning Authority prior to any works taking place for approval in writing and any mitigation measures outlined therein shall be carried out to the satisfaction of the Local Planning Authority.

REASON: In the interests of protecting nature and conservation issues in accordance with Policies G1, ENV7 and ENV10 of the Ribble Valley Districtwide Local Plan.

13 Prior to commencement of development a landscape management plan including long term design objectives, timing of the works, management responsibilities and maintenance schedules for all landscaped areas (other than within curtilages of buildings) including the public open space area shall be submitted to and approved in writing by the Local Planning Authority. The management plan shall also provide precise details of any play equipment and its maintenance and indicate a timescale when the open space shall be provided and made available for use. The landscape management plan shall be carried out in accordance with the details so approved.

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

14 The plans and particulars submitted in accordance with condition 2 above shall include an Arboricultural Method Statement and Tree Protection Plan (including a tree protection monitoring schedule) detailing special mitigation construction issues in accordance with BS5837 as outlined in the Arboricultural Impact Assessment submitted in support of this application. The development shall thereafter be carried out in strict accordance with the procedures, working methods and protection measures so identified and approved unless agreed otherwise in writing by the Local Planning Authority.

REASON: In order to ensure that any trees affected by development considered to be of visual, historic or botanical value are afforded maximum physical protection from the adverse effects of development in accordance with Policies G1 and ENV13 of the Ribble Valley Districtwide Local Plan.

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

REASON: To comply with Policies G1 and T1 of the Ribble Valley Districtwide Local Plan in order to satisfy the Local Planning Authority and the Highway Authority that the final details of the highway scheme/work are acceptable before work commences on site.

16 The proposed garages shall not be used for any purpose (including any purpose incidental to the enjoyment of the dwellinghouse) which would preclude their use of the parking of a private motor vehicle.

REASON: To facilitate adequate vehicle parking facilities to serve the dwelling in accordance with Policy G1 of the Ribble Valley Districtwide Local Plan.

3/2011/0504

Decision Date:
04/05/2012

Clitheroe
Applications for full consent

Development Address:
National Buildings Moor Lane
Clitheroe Lancashire BB7 1BE

Development Description:
Proposed change of use from A3 restaurant use to A4 public house use with internal and external alterations, including a new cooled store to the rear.

Grid Reference	
374280	441570

Officer: Adrian Dowd
Decision Type: REFUSED

1 Insufficient information has been submitted to satisfy the Borough Council in its consideration of Policy G1 (a) of the Ribble Valley Districtwide Local Plan that the development would not be unduly harmful to the amenities of local residents because of noise (including hours of operation and odour control/air conditioning equipment) and odours.

2 Insufficient information has been submitted to understand the impact upon the character (including setting) and significance of the listed building and the character, appearance and significance of Clitheroe Conservation Area of proposed signage and external lighting.

3 The proposed construction of the external cooled store with white upvc sides and a galvanised roof (as described in the design and access statement) would be unduly harmful to the character (including setting) of the listed building because these materials would be incongruous, visually intrusive and unsympathetic to the traditional form of construction. This would be contrary to Policies ENV19 and G1 (a) and (h) of the Ribble Valley Districtwide Local Plan.

Planning Applications decided week ending: 4 May 2012

3/2011/0674

Aighton, Bailey & Chaigley

Applications for full consent

Development Address:

Rakefoot Farm Thornley Road
Chaigley Clitheroe Lancs BB7 3LY

Grid Reference

366215 441602

Development Description:

Revised details for conversion of barn to dwelling, erection of garage, plant room and creation of driveway and garden.

Decision Date:

27/04/2012

Officer: Claire Booth

Decision Type: REFUSED

1 The proposal given the extent of rebuild would be tantamount to a new dwelling in the Area of Outstanding Natural Beauty without special justification and as such would be to the detriment of the visual amenities of the locality, contrary to Policies H16 and ENV1 of the Districtwide Local Plan. Given the buildings isolated location it would also result in in the creation of a dwelling in an unsustainable location and as such be contrary to Paragraph 55 of the NPPF.

2 The extent of alterations, which include a new detached garage and a plant room located on the north elevation of the barn, would result in conditions to the visual detriment of the building and locality and as such be contrary to Policies ENV1 and H17 of the Districtwide Local Plan as well as guidance in the NPPF, in particular Paragraph 135.

3/2011/0863

Longridge

Applications for full consent

Development Address:

23 Preston Road Longridge
Lancashire PR3 3AN

Grid Reference

360107 437056

Development Description:

Retrospective application for single storey rear extension.

Decision Date:

04/05/2012

Officer: Claire Booth

Decision Type: APPROVED WITH CONDITIONS

1 The permission relates to the development as shown on the amended drawing dated 25 April 2012. reference: MA-DW 001.

Reason: For the avoidance of doubt, as the proposed extension has been built in accordance with the submitted plans.

3/2011/0889

Clitheroe

Applications for full consent

Development Address:

Carter Leisure Chatburn Road
Clitheroe Lancashire BB7 2AW

Grid Reference

374684 442427

Development Description:

Refurbishment of existing Health and Leisure Club incorporating construction of a single storey extension to the North East elevation and alterations to fenestration by building up an existing opening and forming new window and door openings.

Decision Date:

04/05/2012

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 1102/CL/09, 11 & 12

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

3/2011/0890

Clitheroe

Applications for full consent

Development Address:

Carter Leisure Chatburn Road
Clitheroe Lancashire BB7 2AW

Grid Reference

374684 442427

Development Description:

Extension to Health and Leisure Club to form new entrance/reception area with a viewing terrace over at first floor level (South Eastern elevation) and construction of open viewing terrace at first floor level (North East elevation).

Decision Date:

04/05/2012

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 1102/CL/07, 08 & 13

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

3/2011/0893

Aighton, Bailey & Chaigley

Outline

Development Address:

Old car park Hodder Place
Stonyhurst Clitheroe Lancashire

Grid Reference

370198 439782

Development Description:

Outline application for one dwelling situated in the old car park at Hodder Place.

Decision Date:

27/04/2012

Officer: Colin Sharpe

Decision Type: REFUSED

1 The proposed development, due to the isolated location of the site outside any settlement and distant from any services, does not represent sustainable development as defined in the National Planning Policy Framework (NPPF) and would therfore form an unjustified additional structure within the open countryside to the detriment of the appearance and character of the Forest of Bowland Area of Outstanding Natural Beauty contrary to Policy ENV1 of the Ribble Valley Districtwide Local Plan.

3/2011/0986

Longridge

Applications for full consent

Development Address:

71A Little Lane Longridge
Lancashire PR3 3NS

Grid Reference

360493 436946

Development Description:

Planning application for change of use from office to a two bed ground floor flat including retrospective application of variations to the front elevation and a disabled access ramp.

Decision Date:

04/05/2012

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: 2381/10 - Existing Elevations, Existing and Proposed Plans including retrospective amendments.

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

3/2012/0076

Wiswell

Applications for full consent

Development Address:

Innellan Moor Lane Wiswell
Lancashire BB7 9DG

Grid Reference

374644 437256

Development Description:

Roof lift and garage extension/ rooms in roof space.

Decision Date:

01/05/2012

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 D 940/12/02 in relation to the existing floor plans and elevations and Plan Reference D 940/12/01 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 order to comply with Policies G1, ENV3 and H10 of the Districtwide Local Plan and the Councils SPG 'Extensions and Alterations to Dwellings'.

3 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 1st of March 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.

3/2012/0079

Clitheroe

Applications for full consent

Development Address:
Carlito's York Street Clitheroe
Lancashire BB7 2OL

Development Description:
Proposed extension of the wine bar to create a cloakroom (single storey).

Grid Reference	
374437	441932

Decision Date:
04/05/2012

Officer: Colin Sharpe
Decision Type: REFUSED

1 The proposed extension would detract from the appearance of the two storey staircase enclosure that projects from the northern end elevation of the building and would compromise the positive contribution that this architectural feature makes to the appearance of the building itself and the appearance and character of the Conservation Area; and the proposed windows, due to their shape and lower sill height, would appear as discordant and incongruous features when viewed in relation to the existing ground floor windows on the York Street elevation of the building. As such, the proposal would not conserve and enhance the historic environment as required by Section 12 of the National Planning Policy Framework, and would be contrary to Policy ENV16 of the Ribble Valley Districtwide Local Plan.

3/2012/0132

Bowland with Leagram

Applications for full consent

Development Address:
Greenlands Farm Thornley Preston
Lancashire PR3 2TS

Development Description:
Erection of general purpose steel portal frame building for agricultural use to be used for indoor lambing of sheep and general storage outside of lambing time. Building 1.

Grid Reference	
364159	442928

Decision Date:
04/05/2012

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 Cle/544/1417/01

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

3/2012/0133

Bowland with Leagram

Applications for full consent

Development Address:
Greenlands Farm Thornley Preston
Lancashire PR3 2TS

Development Description:
Erection of general purpose steel portal frame building for agricultural use to be used for indoor lambing of sheep and general storage outside of lambing time. Building 2.

Grid Reference	
364183	442938

Decision Date:
04/05/2012

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 Cle/544/1417/02

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

3/2012/0142

Longridge

Applications for full consent

Development Address:
66 Derby Road Longridge
Lancashire PR3 3FE

Grid Reference
360100 437293

Development Description:
Change of use from shop (Class A1) to financial and professional services office (Class A2). Demolish and rebuild single storey storage room to rear of the premises to same dimensions as original including window in same position.

Decision Date:
27/04/2012

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 103-07 and 103-08

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 0830 to 1800 on weekdays and 0900 to 1700 on Saturdays. There shall be no operation on Sundays or bank holidays.

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

3/2012/0160

Wilpshire

Applications for full consent

Development Address:
74 Knowsley Road Wilpshire
Lancashire BB1 9PN

Grid Reference
368593 432352

Development Description:
Proposed two-storey side extension incorporating kitchen, lounge, two further bedrooms and house bathroom. Single storey rear extension to include downstairs cloaks and utility room. Existing shippon to be demolished.

Decision Date:
04/05/2012

Officer: Rachel Horton

Decision Type: REFUSED

1 The proposed two-storey side extension due to its scale, design and massing would dominate the existing dwelling, and together with the external chimney and porch extension, would represent unsympathetic and incongruous additions, to the detriment of the visual appearance and historic character of the property and the overall visual appearance of this row of traditional cottage properties when viewed within the public realm. As a result the proposed development is considered contrary to Policies G1 and H10 of the Ribble Valley Districtwide Local Plan, the Councils SPG 'Extensions and Alterations to Dwellings' and the National Planning Policy Framework.

3/2012/0164

Billington and Langho

Applications for full consent

Development Address:
8 Rogersfield Langho Lancashire
BB6 8HB

Grid Reference
370091 433783

Development Description:
Proposed garage extension with accommodation in the roof to the Southern gable elevation with dormer to the front and rear roofslope. Proposed dormer to front elevation of main propserty and single storey lean-to extension to the rear.

Decision Date:
04/05/2012

Officer: Rachel Horton

Decision Type: REFUSED

1 The proposal by virtue of its scale, size, design, massing and siting is considered contrary to Policies G1 and H10 of the Ribble Valley Districtwide Local Plan, the Councils SPG 'Extensions and Alterations to Dwellings' and the National Planning Policy Framework. The proposal would result in a prominent feature and the projection forward of the southern building line of the property would interrupt, as well as be out of character with the general pattern of development to the detriment of the visual amenity of the street scene.

3/2012/0165

Decision Date: 01/05/2012

Billington and Langho

Applications for full consent

Development Address: St. Augustines RC High School Elker Lane Billington Lancashire

Development Description: Proposed installation of new security fencing, tarmac picnic area and enclosed garden area with polytunnel.

Grid Reference	
372042	435597

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 B01/REV.D2 and the Drawing with the title "10ft. Domestic Polytunnel"

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

3/2012/0194

Decision Date: 27/04/2012

Wiswell

Applications for full consent

Development Address: Co-operative Food Store Barrow Service Station Barrow Brook Barrow Clitheroe Lancashire BB7 9WF

Development Description: New storage container to be located within the existing outdoor compound area of the store, for storing trolleys in readiness for van deliveries.

Grid Reference	
374072	438311

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 CLIT-001-001-01, CLIT-001-001-02, Site Location Plan and Block Plan.

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

3/2012/0220

Decision Date: 04/05/2012

Worston

Applications for full consent

Development Address: Dugdales Barn Worston Clitheroe Lancashire BB7 1QA

Development Description: Ground mounted photovoltaic solar panel in garden area.

Grid Reference	
376737	442778

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: 66/17/1 Rev.B - received 26 April 2012 and 17/1/02.

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

3 Notwithstanding the information submitted on the solar panels shall be of the black framed type.

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

3/2012/0235

Bolton-by-Bowland, Gisburn Forest and Sawley

Applications for full consent

Grid Reference
376805 447718

Development Description:
Creation of ground floor kitchen, dining room, utility and toilet from the attached garage, with hobby room above. Proposed alterations based on minimising any changes to the existing fabric internally and externally (Re-submission of 3/2011/0804P).

Decision Date:
02/05/2012

Development Address:
Rodhill Lodge Bolton-by-Bowland
Clitheroe Lancashire BB7 4NJ

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 recommendations details included in the mitigation notes attached to the protected species survey dated the 2nd of November 2011shall be implemented under the supervision of a licensed ecologist.

A licensed bat ecologist shall be present to supervise the careful removal and controlled removal of any stone roof tiles The ecologist shall check for the presence of bats and in the event that any bats are found or disturbed work shall cease until further advice has been sought from the licensed ecologist present on site.

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 Precise specifications and samples of walling and door/window opening materials and details of any surface materials to be used including paint colour 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 agricultural character (including setting) of the listed building.

4 Notwithstanding that shown on the submitted plans the proposed central mullion to the existing garage door opening shall be of timber construction, details of which shall have been submitted to and approved by the Local Planning Authority before its use in the proposed works.

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

5 The proposed timber doors shall be installed within one month of the glazing of the existing garage door opening and retained in perpetuity.

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

6 The proposed window unblocking shall retain existing stone jambs, head and sill in situ and without modification.

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

7 Notwithstanding that shown on the submitted plans (i) new glazing shall be set back as deep in the reveal as possible and (ii) timberwork shall either be oak or elm to weather naturally or timber with a paint finish (not stained).

Where timber is to be painted this shall be undertaken within one month of installation and retained as such in perpetuity.

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

3/2012/0236

Bolton-by-Bowland, Gisburn Forest and Sawley

Alter or Extend a Listed Building

Grid Reference
376805 447718

Development Description:
Creation of ground floor kitchen, dining room, utility and toilet from the attached garage, with hobby room above. Proposed alterations based on minimising any changes to the existing fabric internally and externally (Re-submission of 3/2011/0805P) (Listed Building Consent).

Decision Date:
02/05/2012

Development Address:
Rodhill Lodge Bolton-by-Bowland
Clitheroe Lancashire BB7 4NJ

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 The recommendations details included in the mitigation notes attached to the protected species survey dated the 2nd of November 2011shall be implemented under the supervision of a licensed ecologist.

A licensed bat ecologist shall be present to supervise the careful removal and controlled removal of any stone roof tiles The ecologist shall check for the presence of bats and in the event that any bats are found or disturbed work shall cease until further advice has been sought from the licensed ecologist present on site.

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 Precise specifications and samples of walling and door/window opening materials and details of any surface materials to be used including paint colour 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 agricultural character (including setting) of the listed building.

4 Notwithstanding that shown on the submitted plans the proposed central mullion to the existing garage door opening shall be of timber construction, details of which shall have been submitted to and approved by the Local Planning Authority before its use in the proposed works.

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

5 The proposed timber doors shall be installed within one month of the glazing of the existing garage door opening and retained in perpetuity.

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

6 The proposed window unblocking shall retain existing stone jambs, head and sill in situ and without modification.

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

7 Notwithstanding that shown on the submitted plans (i) new glazing shall be set back as deep in the reveal as possible and (ii) timberwork shall either be oak or elm to weather naturally or timber with a paint finish (not stained).Where timber is to be painted this shall be undertaken within one month of installation and retained as such in perpetuity.

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

Planning Applications decided week ending: 4 May 2012

3/2012/0242

Read

Applications for full consent

Development Address:

12 Nowell Grove Read Lancashire BB12 7PG

Decision Date:

04/05/2012

Development Description:

Proposed extension of a dormer dwelling at first floor level. Re-submission.

Grid Reference	
376825	434599

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:

2835/202A - Proposed Elevations dated 26 March 2012
2835/101 - Proposed Plans
2835/203A - Proposed Section, dated 26 March 2012

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

3 Unless otherwise agreed in writing with the Local Planning Authority the development shall be carried out in strict accordance with the recommendations of the bat survey and report submitted with the application dated 08 Decemver 2011.

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

3/2012/0248

Mellor

Applications for full consent

Development Address:

70 St Marys Gardens Mellor Lancashire BB2 7JP

Decision Date:

27/04/2012

Development Description:

Proposed vehicular access including drop kerb to existing footpath/verge to allow off road parking.

Grid Reference	
365250	430795

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 12/2026/1 in relation to the existing and proposed site 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 Policy G1 of the Ribble Valley Districtwide Local Plan.

3 Before the access is used for vehicular purposes, any gateposts erected at the access shall be positioned 5 metres behind the nearside edge of the carriageway of St Marys Gardens. The gates shall open away from the highway.

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.

4 Before the access is used for vehicular purposes, the driveway detailed on the submitted plan shall be appropriately paved in tarmacadam, concrete, block paviours, 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 onto the public highway thus causing a potential source of danger to other road users.

Planning Applications decided week ending: 4 May 2012

3/2012/0267

Decision Date: 01/05/2012

Billington and Langho

Discharge of Conditions

Development Address:
Northcote Manor Northcote Road
Langho Lancashire BB6 8BE

Development Description:
Application to discharge condition no.1 (commencement time) condition no.2 (materials) condition no.3 (landscaping) of planning permission 3/2009/0133P.

Grid Reference	
370624	434874

Officer: John Macholc
Decision Type: APPROVED WITH CONDITIONS

1 Condition 2 materials be discharged based on the additioonal information submitted by emails dated 24th and 25th april 2012, Condition 3 Landscaping be discharged. Condition ! is not discharged as no evidence has been submitted in relation to legal commencement of work.

3/2012/0282

Decision Date: 04/05/2012

Clitheroe

Applications for full consent

Development Address:
77 Taylor Street Clitheroe
Lancashire BB7 1NL

Development Description:
Proposed lean-to single storey kitchen extension to the rear elevation.

Grid Reference	
374774	441944

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 TS2011-01 in relation to the existing floor plans and elevations and Plan Reference TS2011-02c in relation to the proposed floor plans and elevations.

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

3/2012/0283

Decision Date: 27/04/2012

Longridge

Certificate of Lawfulness - Proposed

Development Address:
3 Redwood Drive Longridge
Lancashire PR3 3HA

Development Description:
Application for a Lawful Development Certificate for the proposed construction of a single storey rear extension, dormer to rear elevation and conversion of store (previously garage) to a habitable room.

Grid Reference	
360361	447760

Officer: Rachel Horton
Decision Type: APPROVED NO CONDITIONS

1 The proposed works as indicated on Drawing No. DD/996/3 constitute permitted development in accordance with the Schedule to Part 1, Class A and B of the Town and Country Planning (General Permitted Development) (Amendment) (No.2) (England) Order 2008.

3/2012/0305

Decision Date: 27/04/2012

Wiswell

Application for tree works

Development Address:
Ivy Cottage 31 Pendleton Road
Wiswell BB7 9BT

Development Description:
Deadwood and prune beech tree.

Grid Reference	
374576	437434

Officer: David Hewitt
Decision Type: APPROVED WITH CONDITIONS

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

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

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

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

5 Consent is hereby granted for dead wood pruning

3/2012/0368

Sabden

Non-Material amendment

Grid Reference
377471 437245

Development Description:
Application for a non-material amendment to planning permission 3/2010/0113P, to allow the addition of windows at first floor level to gable walls, rear gardens to dwellings 1-4 amended, including re-position of pedestrian access to the highway and relocated bench added for public use adjacent to Whalley Road.

Decision Date:
04/05/2012

Development Address:
Land adjacent to Whalley Road
Sabden Lancashire

Officer: Graeme Thorpe

Decision Type: APPROVED WITH CONDITIONS

1 The permission shall relate to the development as shown on Plan Drawing No's 8056.03 Rev. H, 8056.04 Rev. H, 8056(0)06 Rev. B, 8056.20 Rev. G, 8056(0)23, 8056(0)24, 8056(0)25 Rev. A, 412A -12B and 412A - 14A.

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

3/2012/0371

Bowland Forest (Higher)

Non-Material amendment

Grid Reference
365982 449946

Development Description:
Application for a non-material amendment to planning permission 3/2012/0003P, to alter the differing roof line to a continuous level, remove porch and allow for a canopy. Reduce the size of the outhouse with alterations to external paving.

Decision Date:
04/05/2012

Development Address:
5 Root Hill Farm Cottage Dunsop Bridge Lancashire BB7 3BB

Officer: Graeme Thorpe

Decision Type: APPROVED WITH CONDITIONS

1 The permission shall relate to the development as shown on Plan Reference No's 2E017, 2E017/RC, 2837/101, 2837/102, 2837/206, 2837/207, 2837//208, 2837/209 and 2837/203/bats.

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