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RIBBLE VALLEY BOROUGH COUNCIL

Planning Applications decided week ending: 11 May 2012

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.

3/2011/0863

Decision Date: 04/05/2012

Longridge
Applications for full consent

Development Address:
23 Preston Road Longridge
Lancashire PR3 3AN

Development Description:
Retrospective application for single storey rear extension.

Grid Reference	
360107	437056

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

Decision Date: 04/05/2012

Clitheroe
Applications for full consent

Development Address:
Carter Leisure Chatburn Road
Clitheroe Lancashire BB7 2AW

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.

Grid Reference	
374684	442427

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.

3/2011/0986

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.

3/2012/0049

Simonstone

Non-Material amendment

Development Address:
Tithe Barn House Whins Lane
Simonstone Lancashire BB12 7QR

Grid Reference
377553 435426

Development Description:
Application for a non-material amendment to planning consent 3/2011/0144P (stable block), for the formation of a gable wall (change in roof appearance) to South West elevation.

Decision Date:
09/05/2012

Officer: Colin Sharpe
Decision Type: APPROVED WITH CONDITIONS

1 The permission shall relate to the development as shown on Drawing number A/039/R

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

Planning Applications decided week ending: 11 May 2012

3/2012/0074

Clitheroe

Alter or Extend a Listed Building

Development Address:

The Victoria Hotel Market Place
Clitheroe Lancashire BB7 2BZ

Grid Reference

374365 441896

Development Description:

Proposed change of use to the ground floor from a licensed premises to A2 financial and professional use, including internal structural alterations to the ground floor. Proposed up-grade of the existing accommodation including the creation of inproved domestic accommodation to first and second floor split into 4no. flats with compliant means of escape provision and associated alterations to create a separate entrance.

Decision Date:

08/05/2012

Officer: Adrian Dowd

Decision Type: REFUSED

1 The proposal has an unduly harmful impact upon the character (including setting) and significance of the listed building and the character, appearance and significance of Clitheroe Conservation Area because of the loss of/alteration to important historic fabric, plan form and external appearance including the removal of interior wall room divisions and stairs, creation of new stairs, obscuring of historic stairs fire places and ceilings, disruption to ground floor proportions by installation of a suspended ceiling and disruption to facade symmetry through creation of an external doorway.

3/2012/0075

Clitheroe

Applications for full consent

Development Address:

The Victoria Hotel Market Place
Clitheroe Lancashire BB7 2BZ

Grid Reference

374365 441896

Development Description:

Proposed change of use to the ground floor from a licensed premises to A2 financial and professional use, including internal structural alterations to the ground floor. Proposed up-grade of the existing accommodation including the creation of inproved domestic accommodation to first and second floor split into 4no. flats with compliant means of escape provision and associated alterations to create a separate entrance.

Decision Date:

08/05/2012

Officer: Adrian Dowd

Decision Type: REFUSED

1 The proposal has an unduly harmful impact upon the character (including setting) and significance of the listed building and the character, appearance and significance of Clitheroe Conservation Area because of the loss of/alteration to important historic fabric, plan form and external appearance including the removal of interior wall room divisions and stairs, creation of new stairs, obscuring of historic stairs fire places and ceilings, disruption to ground floor proportions by installation of a suspended ceiling and disruption to facade symmetry through creation of an external doorway. This is contrary to Policies ENV20, ENV19, ENV16, G1(a), H16(a) and H17(a) of the Ribble Valley Districtwide Local Plan.

2 The proposal has an unduly harmful impact upon the character, attractiveness and vitality of Clitheroe's historic market place and principal shopping frontage because of the introduction of non-retail uses which will create a break in the shopping frontage. This is contrary to Policies S3, ENV16 and G1(a) of the Ribble Valley Districtwide Local Plan.

3/2012/0079

Clitheroe

Applications for full consent

Development Address:

Carlito's York Street Clitheroe
Lancashire BB7 2OL

Grid Reference

374437 441932

Development Description:

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

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.

Planning Applications decided week ending: 11 May 2012

3/2012/0132

Bowland with Leagram

Applications for full consent

Development Address:

Greenlands Farm Thornley Preston Lancashire PR3 2TS

Grid Reference

364159 442928

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.

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

Grid Reference

364183 442938

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.

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.

3/2012/0154

Clitheroe

Applications for full consent

Development Address:

Alder House Alderford Close Clitheroe Lancashire BB7 2QP

Grid Reference

373262 441039

Development Description:

Extension to existing garage at ground floor and conversion for habitable use. First floor extension over existing garage and extension to existing dormer to rear roofslope.

Decision Date:

10/05/2012

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 References RH/320120154/01 in relation to the site plan, 01/1111/W01 in relation to the existing floor plans and elevations and 01/1111/W02 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 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 15th of March 2012 and in the event that any bats are found or disturbed during any part of the development/roofing work, all work shall cease until further advice has been sought from a licensed ecologist.

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.

3/2012/0160

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.

3/2012/0181

Whalley

Applications for full consent

Development Address:
3 Woodlands Drive Whalley
Lancashire BB7 9HL

Grid Reference
373404 436297

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

Decision Date:
09/05/2012

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 Numbers:

81/3/1 Eastern Elevations (Existing and Proposed)

81/3/2 Western Elevations (Existing and Proposed)

81/3/3 South Elevations (Existing and Proposed)

81/3/4 Northern Elevations (Existing and Proposed)

81/1/1 Rev.B Existing Site & Ground Floor Plan Received 27 April 2012

81/2/1 Rev.B Proposed Site & Ground Floor Plan Received 27 April 2012

81/1/2 Rev.A Existing Roof and First Floor Plan Received 27 April 2012

81/2/2 Rev.B Proposed Roofing and First Floor Plan Received 27 April 2012

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".

4 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 14 March 2012. In particular, all work involving the removal of roofing materials shall be carried out under the supervision of a qualified bat worker.

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.

5 If work does not commence before May 2013 a repeat survey must be carried out, a copy of which shall be submitted to and approved in writing by the Local Planning Authority prior to any works commencing.

Reason: To ensure that there are no adverse effects on the favourable conservation status of a bat population, in accordance with Policy ENV7 of the Ribble Valley Districtwide Local Plan ensuring that no species/habitat protected by the Wildlife and Countryside Act 1981 are destroyed.

3/2012/0211

Decision Date:
10/05/2012

Clitheroe
Applications for full consent

Development Address:
94 Fairfield Drive Clitheroe
Lancashire BB7 2PS

Development Description:
Rear dormer to create additional bedroom and bathroom to first floor.

Grid Reference	
373259	441108

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 P-10041 1 Rev. 1 in relation to the site plan, as well as existing and proposed floor plans and elevations and P-10041-2 Rev. A in relation to the existing and proposed rear elevation.

Reason: For the avoidance of doubt and to ensure that the development is carried out in accordance with the submitted plans in order to comply with Policies G1 and H10 of the 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 19th of March 2012 and in the event that any bats are found or disturbed during any part of the development/roofing work, all work shall cease until further advice has been sought from a licensed ecologist.

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.

3/2012/0212

Thornley-with-Wheatley

Applications for full consent

Development Address:
Withinreap Barn Moss Side Lane
Thornley Preston PR3 2ND

Grid Reference
359573 439404

Development Description:
The addition of two Velux windows to the ground floor living room.

Decision Date:
10/05/2012

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 Numbers: Wheatman 01 and Wheatman 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 details stated within the description on the application form, the proposed Velux roof lights shall be of the Conservation Type, recessed with a flush fitting, details of which shall be further submitted to and approved by the Local Planning Authority before development commences upon the site.

REASON: In the interests of visual amenity in order to retain the character of the barn and to comply with Policies G1, ENV3, and H17 of the Ribble Valley Districtwide Local Plan.

3/2012/0220

Worston

Applications for full consent

Development Address:
Dugdales Barn Worston Clitheroe
Lancashire BB7 1QA

Grid Reference
376737 442778

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

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 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.

3/2012/0233

Waddington

Applications for full consent

Development Address:
Waddington Old Mill Mill Lane
Waddington Clitheroe Lancashire
BB7 3JJ

Grid Reference
372365 445737

Development Description:
Proposed ground floor bathroom extension with flat lead rolled roof. Proposed detached double garage.

Decision Date:
08/05/2012

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 Numbers:

4179-03 - Proposed Plans and Elevations
4179-01A - Proposed Garage Plans, Elevations and Site 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 or samples of walling and roofing materials and details of any surface materials to be used including their colour and texture shall have been submitted to and approved by the Local Planning Authority before their use in the proposed works.

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

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

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

3/2012/0242

Read

Applications for full consent

Development Address:
12 Nowell Grove Read Lancashire
BB12 7PG

Grid Reference
376825 434599

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

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 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.

3/2012/0260

Mellor

Applications for full consent

Development Address:
4 Branch Road Mellor Brook
Lancashire BB2 7NU

Development Description:
Raising of rear eaves level and erection of first floor extension over part of existing single storey flat roof extension. Re-submission.

Grid Reference	
364107	430517

Decision Date:
10/05/2012

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 Numbers:

ET 03 (i) Existing Floor Plans
ET 03 (ii) Existing and Proposed Side Elevations
ET 03 (iii) Extisting and Proposed Rear Elevation
ET 03 (iv) Proposed First Floor Plan
ET 03 (v) Existing Front Elevation (unaffected)

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".

4 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 01 September 2012.

In the event any bats are found or disturbed during any part of the development/ roofing work, all work shall cease until further advice has been sought from a licensed ecologist.

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

Planning Applications decided week ending: 11 May 2012

3/2012/0265

Decision Date:
10/05/2012

Billington and Langho
Applications for full consent

Development Address:
2 Rock Terrace Whalley Old Road
Whalley Lancashire BB7 9JG

Development Description:
Proposed two-storey and single storey rear extensions.

Grid Reference	
372239	434955

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: 2809/600 Proposed Plans and Proposed Elevations.

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

3 Unless otherwise agreed in writing with the Local Planning Authority the development shall be carried out in strict accordance with the recommendations and mitigation measures identified within the bat survey and report submitted with the application dated 22 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.

3/2012/0266

Decision Date:
10/05/2012

Sabden
Discharge of Conditions

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

Development Description:
Application to discharge condition no. 12 (written scheme of investigation) condition no. 13 (bin store) and condition no. 17 (code pre-assessment) of planning consent 3/2010/0001P.

Grid Reference	
377734	437286

Officer: Graeme Thorpe
Decision Type: APPROVED WITH CONDITIONS

1 Condition no. 12 (written scheme of investigation),
Condition no. 13 (bin store), and
Condition no. 17 (code pre-assessment).

3/2012/0279

Decision Date:
09/05/2012

Read
Discharge of Conditions

Development Address:
51 Whalley Road Read Lancashire
BB12 7PN

Development Description:
Application to discharge condition no.3 (materials) of planning permission 3/2010/0704P.

Grid Reference	
376610	434465

Officer: Rachel Horton
Decision Type: APPROVED WITH CONDITIONS

1 Condition no. 3 of approved application 3/2010/0704 is fully discharged, insofar as it relates to the submitted stone sample (Marshalls - Cromwell, Fine Faced, Pitched Weathered) to be used in the construction of the approved stone boundary wall.

Planning Applications decided week ending: 11 May 2012

3/2012/0282

Clitheroe

Applications for full consent

Development Address:
77 Taylor Street Clitheroe
Lancashire BB7 1NL

Decision Date:
04/05/2012

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'.

3/2012/0296

West Bradford

Applications for full consent

Development Address:
22 Southfield Drive West Bradford
Lancashire BB7 4TU

Decision Date:
10/05/2012

Development Description:
Proposed new front porch.

Grid Reference	
374635	444580

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 RH/320120296/01 in relation to the proposed site plan and RH/320120296/02 in relation to the existing and proposed floor plans and elevations.

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

3/2012/0309

Read

Applications for full consent

Development Address:
Kirkside 32 George Lane Read
Lancashire BB12 7RH

Decision Date:
10/05/2012

Development Description:
Proposed new bay window to front elevation.

Grid Reference	
376447	434774

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 4225-1 in relation to the existing floor plan and elevations and 4225-2 C 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 and H10 of the Districtwide Local Plan and the Councils SPG 'Extensions and Alterations to Dwellings'.

3/2012/0320

Billington and Langho

Renewal of Planning Permission

Development Address:
37 Calder Avenue Billington Lancashire BB7 9NQ

Decision Date:
10/05/2012

Officer: Rachel Horton

Decision Type: APPROVED WITH CONDITIONS

Development Description:
Application for the renewal of planning permission 3/2009/0088P for the demolition of the existing timber garage to side and timber porch at the rear of the property and the erection of a two-storey extension to the side and single storey extension to the front an drear of the property and associated works.

Grid Reference	
372394	435651

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 09/100/001 in relation to the site plan as well as the existing floor plans and elevations and 09/100/002 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 and H10 of the Districtwide Local Plan and the Councils SPG 'Extensions and Alterations to Dwellings'.

3/2012/0324

Mellor

Applications for full consent

Development Address:
18 Fouracre Mellor Lancashire BB2 7ES

Decision Date:
09/05/2012

Officer: Rachel Horton

Decision Type: APPROVED WITH CONDITIONS

Development Description:
Proposed front porch.

Grid Reference	
365428	430797

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 RH/320120324/01 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 in compliance with Policies G1 and H10 of the Districtwide Local Plan and the Councils SPG 'Extensions and Alterations to Dwellings'.

3/2012/0326

Clitheroe

S.106 Relaxation

Development Address:
Primrose Village Woone Lane Clitheroe Lancashire BB7 1BU

Decision Date:
11/05/2012

Officer: Sarah Westwood

Decision Type: APPROVED WITH CONDITIONS

Development Description:
Application for the modification of Section 106 Town & Country Planning Act 1990. Variation/modification of provisions in Supplemental Agreement dated 22/10/2010.

Grid Reference	
373624	440918

1 This decision notice must be read in conjunction with the Deed of Variation (in respect of this planning approval) and Planning Obligation completed under the terms of Section 106 of the Town and Country Planning Act 1990 (as amended) signed and dated 24 March 2010 in respect of planning approvals 3/2008/0526/P; 3/2010/0054/P and 3/2010/0055/P and Supplemental Agreement signed and dated 22 October 2010 in respect of planning approval 3/2010/0838/P.

Reason: For the avoidance of doubt since the original S106 Agreement covering the site has been subject of a Supplemental Agreement and Deed of Variation and in order to comply with Policy H21 of the Ribble Valley Districtwide Local Plan.

3/2012/0368

Sabden

Non-Material amendment

Development Address:
Land adjacent to Whalley Road Sabden Lancashire

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

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

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

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

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.

3/2012/0382

Simonstone

Observations to Another Local Auth

Development Address:
Land between 15 & 17 Higham Road Padiham

Grid Reference
379400 435100

Development Description:
Proposed erection of 3-bedroom dwelling (Re-submission of APP/2011/0582).

Decision Date: 08/05/2012

Officer: Graeme Thorpe

Decision Type: NO OBJECTIONS