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RIBBLE VALLEY BOROUGH COUNCIL

Planning Applications decided week ending: 25 May 2012

3/2011/0038

Decision Date: 22/05/2012

Clayton-le-Dale

Discharge of Conditions

Development Address:
De Tabley Arms Ribchester Road Clayton-le-Dale Lancs PR3 3ZQ

Development Description:
Application to discharge condition no.10 (archaeological recording) of planning consent 3/2010/0202P.

Grid Reference	
366293	435536

Officer: Sarah Westwood
Decision Type: APPROVED WITH CONDITIONS

1 Condition 10 is discharged.

3/2012/0078

Decision Date: 22/05/2012

Chipping

Discharge of Conditions

Development Address:
Watery Gate Farm Watery Gate Lane Bleasdale Chipping Lancs

Development Description:
Application for the discharge of condition no. 2 (materials), condition no. 3 (record of building), condition no. 4 (site contamination) and condition no. 5 (access gate opening) of planning consent 3/2009/0644P.

Grid Reference	
358271	443398

Officer: Colin Sharpe
Decision Type: APPROVED WITH CONDITIONS

1 Condition No 2 is fully discharged insofar as the submitted details of external materials are considered to be acceptable.

2 Condition No 3 is fully discharged insofar as the archaeological record of the building contained in the report 'Historic Building Recording' by Stephen Haigh Buildings Archaeologist is considered to be acceptable.

3 Condition No 4 is fully discharged insofar as the contents of the 'Phase 1 Environmental Desk Study Report' by DG-A Ltd are acceptable.

4 Condition No 5 is partially discharged insofar as the submitted details of the proposed access are in accordance with the requirements of the condition.

This condition cannot be fully discharged until the access has been fully formed in accordance with those approved details.

3/2012/0090

Decision Date: 22/05/2012

Bowland Forest (Higher)

Applications for full consent

Development Address:
land off private access track off Newton Road Dunsop Bridge Lancashire.

Development Description:
Proposals for the temporary use of the area of grassland as a remote compound and material store area in relation to a maintenance project to the water on the rivers Brennand and Whitendale.

Grid Reference	
365252	453014

Officer: Claire Booth
Decision Type: APPROVED WITH CONDITIONS

1 The use hereby permitted shall cease and any associated plants, materials, and equipment shall be removed on or before the 21 May 2012 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 to enable the Local Planning Authority to assess and review the impact of the development against the requirements of Policies G1, ENV1 and ENV13 of the Ribble Valley Districtwide Local Plan.

2 The permission shall relate to the development as shown on Drawing Numbers: 0578/80020061/00/97/1003 Revision A and 0578/80020061/00/97/1004 Revision 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 not be commenced until such time as a method statement to clean up any spillages of oils, fuels or chemicals has been submitted to, and approved in writing by, the local planning authority. The scheme shall be implemented as approved.

Reason: To prevent pollution of surface water and groundwater resources in accordance with Policy G1 of the Ribble Valley Districtwide Local Plan.

4 Any facilities for the storage of oils, fuels or chemicals shall be provided with secondary containment that is impermeable to both the oil, fuel or chemical and water, for example a bund, details of which shall be submitted to the local planning authority for approval. The minimum volume of the secondary containment should be at least equivalent to the capacity of the tank plus 10%. If there is more than one tank in the secondary containment the capacity of the containment should be at least the capacity of the largest tank plus 10% or 25% of the total tank capacity, whichever is greatest. All fill points, vents, gauges and sight gauge must be located within the secondary containment. The secondary containment shall have no opening used to drain the system. Associated above ground pipework should be protected from accidental damage. Below ground pipework should have no mechanical joints, except at inspection hatches and either leak detection equipment installed or regular leak checks. All fill points and t

3/2012/0143

Clayton-le-Dale

Advertisements

Development Address:

Tiggis (formerly La Scala) Longsight Road Clayton-le-Dale Lancs

Grid Reference

366225 433017

Development Description:

10no. fascia signs and 2no. projecting/hanging signs.

Decision Date:

23/05/2012

Officer: Colin Sharpe

Decision Type: APPROVED WITH CONDITIONS

1 The permission shall relate to the advertisement signs as shown on Drawing Numbers 11/143/07b,08b & 10a

Reason: For the avoidance of doubt and to ensure that the development is carried out in accordance 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 2007.

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 2007.

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 2007.

Planning Applications decided week ending: 25 May 2012

3/2012/0169

Dutton

Discharge of Conditions

Development Address:

Carlinghurst Farm Dutton Preston Lancashire PR3 2ZT

Grid Reference

366158 438177

Development Description:

Application to discharge condition no.3 (landscaping) and condition no.4 (Micro Regeneration Certification Scheme), of planning consent 3/2010/0937P.

Decision Date:

22/05/2012

Officer: Colin Sharpe

Decision Type: APPROVED WITH CONDITIONS

1 Condition no 3 is partially discharged insofar as the submitted additional planting details and five-year maintenance programme are considered to be acceptable.

The condition cannot, however, be fully discharged until after the planting has been implemented and maintained in accordance with the approved details for a period of five years.

2 Condition no 4 is fully discharged as evidence has been provided that the approved turbine (ie a CF15kw freestanding 15m mast with three bladed propeller) has now achieved Certification under the Small Wind Certification Programme.

3/2012/0180

Aighton, Bailey & Chaigley

Applications for full consent

Development Address:

2A Whalley Road Hurst Green Lancashire BB7 9QJ

Grid Reference

368548 437914

Development Description:

Proposed change of use from a Beauty Salon to a Cafe/Tea Room.

Decision Date:

24/05/2012

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 use of the premises in accordance with this permission shall be restricted to the hours between 8.00am and 5.00pm on any day.

Reason: To comply with the hours of use stated in the application documents and because the use of the premises outside of these hours could be detrmental to the amenities of nearby residents or the character of the locality contrary to Policy G1 of the Ribble Valley Districtwide Local Plan.

3/2012/0182

Clitheroe

Applications for full consent

Development Address:

8 Riverside Clitheroe Lancashire BB7 2NP

Grid Reference

372883 441752

Development Description:

Proposed rear single storey extension and front single and two-storey extension.

Decision Date:

18/05/2012

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/320120182/01 in relation to the existing and proposed floor plans and the existing elevations, RH/320120182/02 in relation to the proposed elevations, RH/320120182/03 in relation to the existing site plan and RH/320120182/04 in relation to the proposed site plan.

Reason: For the avoidance of doubt and to ensure that the development is carried out in accordance with the submitted plans in compliance 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 23rd 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.

4 Prior to the commencement of development, the following information shall be submitted to the Local Planning Authority (LPA) for approval in writing:

(a) A Desk Study which assesses the risk of the potential for on-site contamination and ground gases and migration of both on and off-site contamination and ground gases.

(b) If the Desk Study identifies potential contamination and ground gases, a detailed Site Investigation shall be carried out to address the nature, degree and distribution of contamination and ground gases and shall include an identification and assessment of the risk to receptors as defined under the Environmental Protection Act 1990, Part IIA, focusing primarily on risks to human health and controlled waters. The investigation shall also address the implications of the health and safety of site workers, of nearby occupied building structures, on services and landscaping schemes and on wider environmental receptors including ecological systems and property.
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3/2012/0223 **Wiswell**

S.106 Relaxation

Grid Reference 373742 438221

Development Description: Application for amendments to S.106 agreement dated 2nd November 2012 relating to planning permission 3/2010/0568P.

Decision Date: 18/05/2012

Development Address: Site at Barrow Brook Barrow Clitheroe Lancs BB7 9WA

Officer: Sarah Westwood

Decision Type: APPROVED WITH CONDITIONS

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 2 November 2010 in respect of planning approval 3/2010/568/P.

3/2012/0247 **Gisburn**

Applications for full consent

Grid Reference 383088 448915

Development Description: Proposed formation of a new car park to serve the residents of Sycamore Bungalows, and to allow better access for emergency vehicles. Including installation of a new access road and entrance alterations to the main highway.

Decision Date: 24/05/2012

Development Address: land at rear of Sycamore Bungalows Gisburn Lancashire

Officer: Claire Booth

Decision Type: REFUSED

1 The proposal is contrary to Policy G1 of the Districtwide Local Plan in that it would lead to conditions to the detriment of highway safety due to the limitations of the access width and the visibility splays thereby not providing the safe movement of vehicles to and from the highway.

2 The proposal is contrary to Policies G1, ENV3, ENV16 and H12 of the Districtwide Local Plan and the National Planning Policy Framework in that the scheme would be an incongruous feature representing an urban encroachment to the detriment of the surrounding countryside, visual amenity, and the character, appearance and setting of Gisburn Conservation Area.

3/2012/0252 **Aighton, Bailey & Chaigley**

Applications for full consent

Grid Reference 368387 438067

Development Description: Proposed removal of the existing lean-to extension to be replaced by a new Conservatory and utility room extension.

Decision Date: 22/05/2012

Development Address: 6B The Dene Hurst Green Lancashire BB7 9QF

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 Plan References B/3561 Drg No. 01 Rev. C in relation to the existing and proposed site plan and roof plan and B/3561 Drg No. 02 Rev. E 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.

3/2012/0268

Rimington and Middop

Applications for full consent

Development Address:

8 Parsonage Avenue Ribchester
Lancashire PR3 3ZH

Grid Reference

364850 435233

Development Description:

Proposed two-storey side and rear extension and single storey sun room extension to rear.

Decision Date:

21/05/2012

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 This permission shall be implemented in accordance with the proposal as amended by plan received on the 18th of May 2012 (plan reference PG2011-02 Rev E) in relation to the reduced size of the extension.

Reason: For the avoidance of doubt since the proposal was the subject of agreed amendments in compliance with Policies G1 and H10 of the Districtwide Local Plan and the Councils SPG 'Extensions and Alterations to Dwellings'.

3 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2008 (or any Order revoking, amending or re-enacting that Order) the approved extensions shall not be altered by the insertion of any window or doorway to the south-western side elevation of the two-storey extension at first floor level facing the gable elevation of No. 10 Parsonage Avenue or to the north-eastern side elevation of both the two-storey rear extension and single storey rear extension facing the common boundary shared with No. 6 Parsonage Avenue 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 The extension hereby approved shall be constructed with its south-western side elevation window at first floor level facing the gable elevation of No. 10 Parsonage Avenue 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 45°. 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.

5 Unless otherwise agreed in writing with the Local Planning Authority the development shall be carried out in strict accordance with the recommendations of the bat survey and report submitted with the application dated the 28th of March 2012 and in the event that any bats are found work shall cease 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.

Planning Applications decided week ending: 25 May 2012

3/2012/0281

Bowland with Leagram

Applications for full consent

Development Address:

Glenbrook Talbot Street Chipping Lancashire PR3 2QE

Grid Reference

362353 443395

Development Description:

Amended roof design to rear of existing approval of garage and sun lounge to the rear of the dwelling.

Decision Date:

24/05/2012

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:

254/204 Proposed Site Plan
254/202 Proposed Elevations

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

3 The actions, methods & timing details included in the mitigation notes attached to the protected species survey dated the 04 November 2010 shall be ahered to and in the event that any bats are found or disturbed during any part of the development, work shall cease until further advice has been sought from a licensed ecologist.

Reason: To protect the bat population from damaging activities and reduce or remove the impact of development and to ensure that there are no adverse effects on the favourable status of a bat population before and during the proposed development in accordance with Policy ENV7 of the Districtwide Local Plan.

4 No re-roofing and building works shall be carried out between the months of April and September and must avoid disturbance to the roof and voids during the critical period of beginning of May to end of the end of August. Modifications to the existing roof must ensure that bats continue to have uninterrupted access after the building works are complete, the details of which shall be submitted to the Local Planning Authority, as part of a mitigation/ compensatory plan, and agreed in writing. A pre-development plan shall be carried out by a qualified person and submitted to, and agreed in writing by the Local Planning Authority.

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 In the event that Tree 8 shown on drawing number 204/303 dies as a result of the proposed works, a replacement native tree shall be planted in its place and retained thereafter.

Reason: To comply with policies G1, ENV1 and ENV13 of the Ribble Valley Districtwide Local Plan ensuring that trees of visual amenity value are retained within the Area of Outstanding Natural Beauty.

3/2012/0286

Wiswell

Applications for full consent

Development Address:

McDonald's Restaurants Ltd Ribble Valley Enterprise Park Holm Road Barrow Clitheroe Lancashire

Grid Reference

374138 438265

Development Description:

Refurbishment of restaurant and patio area including associated works to the site. Changes to elevations, which include alterations to the roof and extensions (totally 46.1sq.m) along with the removal of one booth.

Decision Date:

24/05/2012

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

4915_1237_05 Rev B - Existing and Proposed Elevations,
4915_1237_50 Rev.A - Proposed GA, and
4915_1237_04 - Proposed Site Plan.

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

3 Notwithstanding that shown on the submitted plans this consent does not include the proposed advertisements on the front and side elevations which are the subject of a separate application (application 3/2012/0288P.

Reason: For the avoidance of doubt since some of the advertisements shown have been resisted by the Council.

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 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 ENV3 of the Ribble Valley Districtwide Local Plan.

3/2012/0294

Ribchester

Applications for full consent

Development Address:

11 Manor Avenue Ribchester
Lancashire PR3 3XN

Development Description:

Proposed demolition of single storey extension to be replaced with a two-storey extension. Re-submission of 3/2012/0012P.

Grid Reference	
364713	435430

Decision Date:
21/05/2012

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 This permission shall be implemented in accordance with the proposal as amended by plan received on the 14th of May 2012 (plan reference JP/JW/3430) which details the reduced length of the two-storey rear extension.

Reason: For the avoidance of doubt since the proposal was the subject of agreed amendments in order to comply with Policies G1 and H10 of the Districtwide Local Plan and the Councils SPG 'Extensions and Alterations to Dwellings'.

3 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2008 (or any Order revoking, amending or re-enacting that Order) the south-western side elevation of the approved extension at first floor level facing the common boundary shared with adjacent property 10 Manor Avenue 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 received on the 12th of April 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.

Planning Applications decided week ending: 25 May 2012

3/2012/0295

Ribchester

Applications for full consent

Development Address:

12 Manor Avenue Ribchester
Lancashire PR3 3XN

Development Description:

Proposed demolition of single storey extension to be replaced with a two-storey extension. Re-submission of 3/2012/0013P.

Grid Reference	
364716	435435

Decision Date:
18/05/2012

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 This permission shall be implemented in accordance with the proposal as amended by plan received on the 14th of May 2012 (plan reference JP/JW/3430) which details the reduced length and width of the two-storey rear extension.

Reason: For the avoidance of doubt since the proposal was the subject of agreed amendments in order to comply with Policies G1 and H10 of the Districtwide Local Plan and the Councils SPG 'Extensions and Alterations to Dwellings'.

3 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2008 (or any Order revoking, amending or re-enacting that Order) the north-eastern side elevation of the approved extension facing the common boundary shared with adjacent property 12A Manor Avenue 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 received on the 12th of April 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.

3/2012/0319

Mellor

Applications for full consent

Development Address:

Pleasant View Farm Saccary Lane
Mellor Lancashire BB1 9DW

Development Description:

Proposed detached garage.

Grid Reference	
366453	432044

Decision Date:
23/05/2012

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:

Bedford 2012/0319/01 - Proposed Double Garage & Store.
Bedford 2012/0319/02 - Proposed Site Plan (not including the stable).

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: 25 May 2012

3/2012/0325

Decision Date: 23/05/2012

Longridge

Applications for full consent

Development Address:
Old Chapel Barn Preston Road
Longridge Lancashire PR3 3BL

Development Description:
Retrospective application for the insertion of a window to the front gable elevation. Re-submission of application 3/2011/0779P.

Grid Reference	
359941	435226

Officer: Graeme Thorpe
Decision Type: REFUSED

1 The proposal is considered contrary to guidance contained within the NPPF, and Local Plan Policies G1, ENV3 and H17. The proposed opening in the prominent gable end elevation of the property would be visually harmful to the detriment of the character of the building, visually affecting its character, appearance and setting at this location, without sufficient justification.

3/2012/0398

Decision Date: 22/05/2012

Pendleton

Agricultural determination

Development Address:
Cockshutts Farm Main Street
Pendleton Lancashire BB7 1PT

Development Description:
Portal framed barn for the storage of feed and bedding.

Grid Reference	
375481	439557

Officer: Claire Booth
Decision Type: FURTHER DETAILS REQUIRED

3/2012/0415

Decision Date: 23/05/2012

Bowland Forest (Lower)

Non-Material amendment

Development Address:
Wilsons Farm Cow Ark Clitheroe
Lancashire BB7 3DH

Development Description:
Application for a non-material amendment to planning permission 3/2012/0122P, to increase the existing chimney to accommodate a new log burning stove.

Grid Reference	
367558	446183

Officer: Claire Booth
Decision Type: APPROVED NO CONDITIONS

1 The permission shall relate to the development as shown on Plan Reference: 4217 - 04A Tender Drawings: Proposed Plans and Elevations in relation to the erection of a new chimney stack against the eastern gable of the orginal dwellinghouse.

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

3/2012/0416

Decision Date: 18/05/2012

Dinckley

Non-Material amendment

Development Address:
Aspinalls Farm Kenyon Lane
Dinckley Lancashire BB6 8AN

Development Description:
Application for a non-material amendment to planning permission 3/2011/0675P. For details please refer to Drawing no. SIMPS/02/Dwg 02B amendment B.

Grid Reference	
369419	436110

Officer: Graeme Thorpe
Decision Type: APPROVED WITH CONDITIONS

1 This permission shall be implemented in accordance with the proposal as amended by plans received on the 24th of October 2011. Drawing Nos: Sim/477/1208/05 Amendment C in relation to the proposed site plan and SIMPS/02 Dwg 02B in relation to existing and proposed floor plans/elevations, and Drawing No: Sim/477/1208/R01 Amendment D received on the 26th of October in relation to the precise location of the two passing places.

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

Planning Applications decided week ending: 25 May 2012

3/2012/0431	**Longridge** Discharge of Conditions		**Grid Reference** 360875 436945
Decision Date: 22/05/2012	**Development Address:** Lowerfields Lower Lane Longridge Lancashire PR3 3SQ	**Development Description:** Application for the part discharge of condition no. 6 (6B - replacement evergreen hedge) of planning permission 3/2010/0988P	

Officer: Sarah Westwood

Decision Type: APPROVED WITH CONDITIONS

1 Condition 6(b) is discharged insofar as it relates to the scheme of planting for a replacement evergreen hedge. However, there remains the need to implement the scheme in accordance with the details so approved and maintain for a period of not less than five years and to a height no greater than 5m.