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RIBBLE VALLEY BOROUGH COUNCIL

Planning Applications decided week ending: 22 June 2012

3/2011/0316

Decision Date:
18/06/2012

Longridge
Outline

Development Address:
Land at Preston Road Longridge
Preston PR3 3BD

Development Description:
Outline application for residential development of 60no. dwellings.

Grid Reference	
360094	436116

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 disposal of foul and surface waters has been approved in writing by the Local Planning Authority. Such a scheme shall be constructed and completed in accordance with the approved plans.

REASON: To ensure a satisfactory means of drainage in accordance with Policy G1 of the Ribble Valley Districtwide Local Plan.

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

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

7 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 Proposed Layout drawing 10.192/03/F as amended dated 26 October 2011 and parameters of scale as revised dated 24 October 2011.

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

8 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.

9 No development shall take place until an updated protected species survey has been carried out on those trees identified in the protected species survey dated June/July 2011 [T11&T18] during the optimum period of May to September prior to commencement of any part of development.

The tree work specified in the tree survey dated the 20th of December shall be carried out under the supervision of qualified/licensed bat worker.

Hedgerows identified as important for foraging [H1/2/3/4/5/6 inclusive] shall be retained and protected in accordance with BS5837 2012, Trees in Relation to Construction.

The results of the updated survey shall be submitted to the Local Planning Authority Countryside Officer and Natural England. If such a use by a protected species of any trees included in the protected species report/tree survey report is established, a mitigation scheme including appropriate protected species license details shall be submitted to and agreed in writing by Natural England & the Local Planning Au

10 No part of the development shall be commenced until a license application has been submitted to and issued by Natural England, a copy of which shall be submitted to the local planning authority and include details of mitigation and compensation measures including, details on exclusion zones, protective fencing and monitoring procedures. The protection and monitoring measures included in the license issued by Natural England shall be fully implemented and maintained during the entire duration of the development and in the event that any great crested newts are found or disturbed within the impact zone during any part of the development, work shall cease until further advice has been sought from a licensed ecologist.

Mitigation refers to practices adopted to reduce or remove the risk of disturbance, injury or death of a protected species.

REASON: To protect the great crested newt population from damaging activities and reduce or remove the impact of development, to ensure that there are no adverse effe

11 Prior to commencement of any site works including delivery of building materials and excavations for foundations or services all trees identified to be retained in the arboricultural/tree survey shall be protected in accordance with the BS5837 2012 [Trees in Relation to Construction] the details of which shall be agreed in writing, implemented in full, a tree protection monitoring schedule shall be agreed and tree protection measures inspected by the local planning authority before any site works are begun.

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

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

No tree surgery or

12 No development shall take place until a badger survey has been carried out during the optimum period at least three months prior to commencement of any part of development.

The results of the updated survey shall be submitted to the Local Planning Authority Countryside Officer and Natural England. If such a use by badgers of any part of the land included in the planning permission granted is established, a mitigation scheme including appropriate protected species license details shall be submitted to and agreed in writing by Natural England & the Local Planning Authority Countryside Officer before any work commences on the approved Development.

The actions, methods & timings included in the mitigation measures identified and the conditions of any Natural England License shall be fully implemented and adhered to. In the event that any bats are found, disturbed or harmed during any part of the development work, work shall cease until further advice has been sought from a licensed ecologist.
REASON: T

13 Clearance of scrub, trees or hedgerows shall take place outside the breeding bird season [August to February inclusive].

REASON: To ensure that bird species are protected and their habitat enhanced in, accordance with the Wildlife & Countryside Act 1981, as amended, and the Conservation [Natural Habitats &c] Regulations 1994 and Policy ENV9 of the Districtwide Local Plan

14 No part of the development hereby granted consent shall be implemented until the details of protection & mitigation measures for the on site pond have been submitted to and agreed in writing with the local authority. The details of which shall include biodiversity mitigation and enhancement measures in order to meet the requirements set out in the recommendations of the Phase 1 Habitat Survey & the Great Crested Newt Survey.

As well as a specified time table of operations the details submitted shall include construction and introduced vegetation types, all protection and enhancement measures shall be completed in full prior to the substantial completion or the first bringing into use of the development hereby approved, whichever is sooner. The pond shall subsequently be implemented entirely in accordance with the approved details and maintained thereafter, unless otherwise agreed in writing by the local planning authority, the mitigation measures shall be permanently maintained and retained in accordanc

15 Prior to first occupation of the development the existing 30mph speed limit shall be extended from its present boundary at 110 Preston Road by approximately 250 metres to just south of Spout Farm and suitable high conspicuity 'gateway' type signs shall be provided on both sides of the carriageway.

REASON: In the interests of highway safety in accordance with Policy G1 of the Ribble Valley Districtwide Local Plan.

16 There shall not at any time in connection with the development be erected or planted or allowed to remain upon the land hereinafter defined any building, wall, fence, hedge, tree, shrub or other device. The visibility splay to be the subject of this condition shall be that land in front of a line drawn from a point 2.4 metres measured along the centreline of the proposed access road from the nearer edge of the carriageway of Preston Road to points measured 90 metres in each direction along the nearer edge of the carriageway of Preston Road, and shall be constructed and maintained at footway level in accordance with a scheme to be agreed in writing by the Local Planning Authority in conjunction with the Highway Authority.

REASON: To ensure adequate visibility at the site access in the interests of highway safety in accordance with Policy G1 of the Ribble Valley Districtwide Local Plan.

17 The proposed access road shall be constructed to a minimum width of 5.5 metres with continuous footway provision on both sides from Preston Road into the site.

REASON: To enable vehicles and pedestrians to enter and leave the site in a safe manner in the interests of highway safety in accordance with Policy G1 of the Ribble Valley Districtwide Local Plan.

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

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

3/2011/0837

Decision Date:
21/06/2012

Whalley
Applications for full consent

Development Address:
Land off Pendle Drive Calderstones Park Whalley Lancashire

Development Description:
Proposed erection of 46 dwellings, comprising a mix of 2, 3, 4 and 5 bedroom properties with associated access, car parking, boundary treatment and landscaping.

Grid Reference	
372541	437499

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

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

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

2 This permission shall be implemented in accordance with the proposal as detailed on drawings 10/094/P01REVD as amended 19 December 2011; 10/094/P02REVA as amended 12 January 2012; 10-094-HT01-1; 10-094-HT01-2; 10-094-HT02-1; 10-094-HT02-2; 10-094-HT03-1; 10-094-HT03-2; 10-094-HT04-1 as amended 12 January 2012; 10-094-HT04-2 as amended 12 January 2012; 10-094-HT05-1; 10-094-HT05-2; 10-094-HT06-1; 10-094-HT06-2; 10-094-HT07-1; 10-094-HT07-2; 10-094-HT08-1; 10-094-HT08-2; 10-094-HT09-1; 10-094-HT09-2; 10-094-HT10-1; 10-094-HT10-2; Fence 3 as amended 19 December 2011; 1334/03REVA; 1334-04REVA; 10/094/M01.

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

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

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

4 No development approved by this permission shall be commenced until a scheme for the disposal of foul and surface waters has been approved in writing by the Local Planning Authority. Such a scheme shall be constructed and completed in accordance with the approved plans.

REASON: To ensure a satisfactory means of drainage in accordance with Policy G1 of the Ribble Valley Districtwide Local Plan.

5 This permission shall relate to a Section 106 Agreement dated 18 June 2012 which includes provision for the delivery of affordable housing, and financial contributions.

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

6 The approved landscaping scheme as detailed on drawings 1334/03REVA and 1334/04REVA (landscape layout sheets 1 and 2) shall be implemented in the first planting season following occupation or use of the development and shall be maintained thereafter for a period of not less than 5 years to the satisfaction of the Local Planning Authority. This maintenance shall include the replacement of any tree or shrub which is removed, or dies, or is seriously damaged, or becomes seriously diseased, by a species of similar size to those originally planted.

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

7 Prior to commencement of development precise details of the solar thermal systems to be incorporated within plots 12, 13, 14, 15, 16 and 17 of the scheme shall be submitted to and approved in writing by the Local Planning Authority. The systems shall then be provided in accordance with the details so submitted prior to occupation of the development and thereafter retained.

REASON: To ensure that the Local Planning Authority are satisfied with the details in the interests of both visual amenity and need to encourage the use of renewable energy in accordance with Policy G1 of the Ribble Valley Districtwide Local Plan.

8 No development shall take place until details of the provisions to be made for the artificial bird [Swift/House Martin, Starling & House Sparrow species] nesting sites/boxes and artificial bat roosting sites/boxes have been submitted to and approved in writing by the Local Planning Authority.

The individual suitable dwellings shall be identified on a building dependent bird/bat species development site plan and include details of artificial nest/roost sites in eaves, soffits and gables using Schwegler nest and Ibstock bat boxes & Tudor roof Bat access tiles. The details shall also identify the actual elevations into which the artificial nest and boxes shall be incorporated - north/north east/west elevations for birds & elevations with a minimum of 5 hours morning sun for bats.

The approved works shall be implemented under the supervision of a representative of the local representative of Swift Conservation and in full before the development is first brought into use, unless otherwise agreed in wri

9 The development hereby permitted shall not be commenced until details of a woodland management plan for the woodland area W2 in the Calderstones Tree Preservation Order/compartment 9 of the Calderstones Forestry Survey have been submitted to, and approved in writing by, the Local Planning Authority. The management plan shall indicate, as appropriate, details on selective thinning and replanting including details on the appropriate tree types, numbers of trees and species mix and details of all protective fencing.

The approved woodland management plan shall be implemented outside of the bird nesting bird season March - August inclusive. If this is not possible an inspection of the woodland, prior to removal of any trees, by an ecologist shall be undertaken.

Thereafter the woodland shall be managed for a period of not less than 5 years to the satisfaction of the Local Planning Authority. This maintenance shall include the replacement of any tree, which is removed, or dies, or is seriously damaged,

10 No development shall take place until an updated protected species survey has been carried out during the optimum periods of May to September - Bats, & March to June - Barn Owls prior to commencement of any part of development.

The results of the updated survey shall be submitted to the Local Planning Authority Countryside Officer and Natural England. If such a use by a protected species of any part of the land or any buildings included in the planning permission granted is established, a mitigation scheme including appropriate protected species license details shall be submitted to and agreed in writing by Natural England & the Local Planning Authority Countryside Officer before any work commences on the approved Development.

No development shall take place until a further bat survey has been carried out during the last optimum bat activity period of May to September prior to the commencement of development. The findings of the updated survey shall be submitted to and agreed in writing with the Lo

11 Prior to commencement of any site works including delivery of building materials and excavations for foundations or services all trees identified in the arboricultural/tree survey shall be protected in accordance with the BS5837 [Trees in Relation to Construction] the details of which shall be agreed in writing, implemented in full, a tree protection monitoring schedule shall be agreed and tree protection measures inspected by the local planning authority before any site works are begun.

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

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

No tree surgery or pruning shall be i

12 No development or arboricultural works shall take place until details of an assessment of trees been submitted to and approved in writing by the Local Planning Authority. The information submitted shall include details of those trees within which bat roosts already exist and those trees the condition of which indicate that they have the potential to be used by bats as a roost, the assessment shall also include mitigation measures.

REASON: To ensure that bat species are protected and their habitat enhanced in accordance with the Wildlife & Countryside Act 1981 as amended, the conservation [Natural Habitats & c.] Regulations 1994 and in accordance with Policy ENV7 of the Ribble Valley District Wide Local Plan.

13 No development shall take place until the scheme of mitigation protection measures for badgers/setts and foraging areas has been submitted and approved by the Local Planning Authority. The agreed protection measures shall be fully implemented in accordance with the approved scheme unless otherwise agreed in writing by the Local Planning Authority.

REASON: To ensure that no species protected by the Wildlife & Countryside Act 1981 as amended, the Conservation [Natural Habitats & c.] Regulations 1994 are harmed in accordance with Policy ENV7 of the Ribble Valley District Wide Local Plan.

14 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.

15 The proposed garages shall not be used for any purpose (including any purpose ordinarily incidental to the enjoyment of the dwelling house as such) which would preclude their use for the parking of a private motor vehicle.

REASON: In the interest of amenity to facilitate adequate vehicle parking and/or turning facilities to serve the dwellings in accordance with Policy G1 of the Ribble Valley Districtwide Local Plan.

16 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 improvements has been submitted to, and approved 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 and in order to satisfy the Local Planning Authority and the Highway Authority that the final details of the highway scheme/works are acceptable before work commences on site.

3/2012/0275

Whalley

Applications for full consent

Development Address:

14 Moorfield Whalley Lancashire BB7 9SA

Decision Date:

20/06/2012

Development Description:

Proposed extension to provide new first floor to existing dormer bungalow and roof lift.

Grid Reference	
372700	436913

Officer: Graeme Thorpe

Decision Type: REFUSED

1 The proposal would result in a property that would prove incongruous and dominate the street scene, and not reflect in scale, size or design the character of the traditional true bungalows that are a typical feature of this residential estate and which surround the applicants property, contrary to paragraph's 14, 60 and 64 of the NPPF, Policies G1 and H10 of the Ribble Valley Districtwide Local Plan and the Councils SPG 'Extensions and Alterations to Dwellings'.

2 The proposed extension of this property will have an overbearing impact upon the occupants of the adjacent properties, and would detrimentally reduce the current levels of privacy afforded resulting in a loss of residential amenity, contrary to paragraph 64 of the NPPF, Policies G1 and H10 of the Districtwide Local Plan and the Council's adopted SPG 'Alterations and Extensions to Dwellings'.

Planning Applications decided week ending: 22 June 2012

3/2012/0293

Clitheroe

Applications for full consent

Development Address:

22 Shawbridge Street Clitheroe
Lancashire BB7 1LZ

Grid Reference

374673 441663

Development Description:

Proposed demolition of existing external stores and erection of one larger external store.

Decision Date:

20/06/2012

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: 12/106/001 - Existing Details/ Proposed Store.

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 The outbuilding/ store hereby permitted shall be kept available for domestic use at all times The outbuilding/ store shall be used solely for the benefit of the occupants of the dwelling of which it forms part and their visitors and for no other purpose and permanently retained as such thereafter.

Reason: In order to safeguard nearby residential amenities as provided for within Policies G1 and H10 of the Ribble Valley Districtwide Local Plan and the adopted Supplementary Planning Guidance "Extensions and Alterations to Dwellings".

5 The timber fence within the rear yard area shall be removed within one month upon completion of the external store.

REASON: In order that the Local Planning Authority may ensure that the proposal is used for residential purposes in relation to the property to which the application relates in accordance with Policy G1 of the Ribble Valley Districtwide Local Plan and the adopted Supplementary Planning Guidance - "Extensions and Alterations to Dwellings".

3/2012/0298

Clitheroe

Applications for full consent

Development Address:

59 Woone Lane Clitheroe
Lancashire BB7 1BG

Grid Reference

374013 441221

Development Description:

Proposed installation of flue equipment on an existing Fish and Chip shop.

Decision Date:

20/06/2012

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 This permission shall relate to the proposal as shown on drawing no 12-2604-08. Specifically, the flue shall terminate at a point 1m above the top of the chimney on the rear elevation of the building (ie the lower of the two chimneys on the property).

REASON: For the avoidance of doubt and to ensure compliance with the submitted plan; and to ensure the suitable dispersion of the exhaust gases in the interests of the amenities of nearby residents and to comply with Policy G1 of the Ribble Valley Districtwide Local Plan.

3 Prior to the commencement of development, precise details of the fixings to be used to secure the flue to the rear elevation of the building shall be submitted to and agreed in writing by the Local Planning Authority.

REASON: In order to ensure that noise and vibration are not transmitted through the building to neighbouring properties in the interests of the amenities of nearby residents and to comply with Policy G1 of the Ribble Valley Districtwide Local Plan.

4 Prior to the commencement of works, a scheme for the maintenance of the extraction and odour control system shall be submitted to and approved in writing by the Local Planning Authority. Thereafter, the extraction and odour control system shall be maintained in accordance with the approved scheme. Once operational, a three-yearly report shall be submitted to the Local Planning Authority to confirm that the system has been maintained as agreed. Any changes to the maintenance scheme must be agreed in writing by the Local Planning Authority prior to their introduction.

REASON: In order to prevent odour emissions to the atmosphere in the interests of the amenities of nearby residents and to comply with Policy G1 of the Ribble Valley Districtwide Local Plan.

3/2012/0322

Clitheroe

Variation of Condition

Development Address:
Heathcotes York Street Clitheroe Lancashire BB7 2DL

Development Description:
Application to vary condition no.3 of planning permission 3/2003/0466P, to allow the premises to sell some food to takeaway in addition to its use as a cafe/coffee shop.

Grid Reference	
374457	441949

Decision Date:
21/06/2012

Officer: Graeme Thorpe
Decision Type: APPROVED WITH CONDITIONS

1 The premises shall not be used for any purpose within Class A3 of the schedule to the Town and Country Planning (Use Classes) Order 1987 (as amended) other than as a restaurant/cafe.

Reason: In the interests of the appearance and the character of the locality, and the amenities of nearby residents.

3/2012/0341

Grindleton

Applications for full consent

Development Address:
Meadow Bank Sawley Road Grindleton Lancashire BB7 4QS

Development Description:
Proposed single storey conservatory extension to the front of the property to include a patio area.

Grid Reference	
376684	445999

Decision Date:
20/06/2012

Officer: Graeme Thorpe
Decision Type: REFUSED

1 By proposal by virtue of its size, design and the materials used in the construction of the conservatory it will be sufficiently visible and appear as a wholly modern extension in stark contrast to the traditional stone-built appearance of the property. Approval of this extension in its current form would therefore be contrary to guidance within Policies G1 and H10 of the Districtwide Local Plan, the Councils SPG 'Extensions and Alterations to Dwellings' and the NPPF, and would neither protect, conserve nor enhance the landscape character of this area contrary to Policy ENV1 of the Districtwide Local Plan.

2 The proposed new patio area and the resulting construction work, additional paths will be within the required Root Protection Area of nearby trees protected under TPO, and will impact on the root zone, and as such the proposal would cause irreversible damage to a protected tree(s), contrary to Policy ENV13 - Landscape Protection.

3/2012/0343

Chipping

Applications for full consent

Development Address:
Parsonage Farm Parsonage Lane Chipping Lancashire PR3 2NS

Development Description:
Proposed new covered agricultural manure store.

Grid Reference	
360613	441833

Decision Date:
21/06/2012

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:

JP/RS/3425/a - New Agricultural Covered Muck Midden

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

3 Notwithstanding the roofing detail shown on the approved plan the building shall be roofed in blue slate coloured roofing sheets unless alternative materials have first been agreed in writing with the Local Planning Authority.

Reason: In accordance with Policies G1 and ENV1 of the Ribble Valley Districtwide Local Plan ensuring a satisfactory standard of external appearance given the location of the building in the Forest of Bowland Area of Outstanding Natural Beauty adjacnet to a highway.

3/2012/0347

Billington and Langho

Applications for full consent

Development Address:
11 Kirkdale Road Langho
Lancashire BB6 8EW

Grid Reference
370302 433756

Development Description:
Raising the existing eaves wall plate level by no more than 1m to create bedroom and dressing/en-suite to the first floor. Existing roof pitch will not be altered.

Decision Date:
18/06/2012

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 No: NI0045-P.

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 26th April 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.

3/2012/0352

Slaidburn & Easington

Observations to Another Local Auth

Development Address:
Brennands Endowed Primary School Church Street Slaidburn
Lancashire

Grid Reference
371038 452140

Development Description:
Proposed works comprise the erection of a permanent canopy to the rear of the main school.

Decision Date:
20/06/2012

Officer: Adrian Dowd
Decision Type: NO OBJECTIONS

Planning Applications decided week ending: 22 June 2012

3/2012/0354

Rimington and Middop

Applications for full consent

Development Address:

Watt Close Farm Gisburn
Lancashire BB7 4JY

Grid Reference

383359 447114

Development Description:

Proposed conversion of stone barn to residential dwelling.

Decision Date:

19/06/2012

Officer: Graeme Thorpe

Decision Type: REFUSED

1 Contrary to paragraphs 55, 131 and 133 of NPPF, and Policies G1, ENV3, H16 and H17 of the Local Plan. The proposal by virtue of the location of the building, the principle and design of the additions to the roof, the unsympathetic enlargement of existing openings and the new materials proposed, would be visually detrimental of the character of the building, and would visually affect the character, appearance and setting of this location.

3/2012/0388

Balderstone

Applications for full consent

Development Address:

St Leonards Church Commons Lane
Balderstone Lancashire

Grid Reference

363088 432297

Development Description:

Erection of steel storage building to the rear of St. Leonards Church. Re-submission.

Decision Date:

18/06/2012

Officer: Adrian Dowd

Decision Type: REFUSED

1 The proposal has an unduly harmful impact upon the harmonic setting of the listed buildings and the character of the open countryside landscape area because the shed is incongruous, conspicuous and visually intrusive as a result of its prominent siting, size (including projection above wall copings), orientation (perpendicular to the long and linear wall) and materials (steel sheeting). This is contrary to Policies ENV19, G1 (a & h) and ENV3 of the Ribble Valley Districtwide Local Plan.

3/2012/0411

Sabden

Applications for full consent

Development Address:

127 Padiham Road Sabden
Lancashire BB7 9EX

Grid Reference

378136 437214

Development Description:

Demolition of existing garage and office previously used as a Police House/Office and erection of a semi-detached dwelling. Re-submission.

Decision Date:

20/06/2012

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:

10-048 AL(00)001 Rev C - Proposed Semi-detached House; and

10-048 AL(00)005 Rev A - 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 the provisions of the Town and Country Planning (General Permitted Development) Order 2008 (or any Order revoking, amending or re-enacting that Order) any future extensions and/or alterations to the dwelling including any development within the curtilage as defined in Schedule 2, Part 1, Classes A to H and Schedule 2, Part 2, Class A shall not be carried out without the formal written consent of the Local Planning Authority.

Reason: In the interests of the amenity of the area, nearby neighbours, and highway safety in accordance with Policies G1 and ENV1 of the Ribble Valley Districtwide Local Plan.

Planning Applications decided week ending: 22 June 2012

3/2012/0412 | **Aighton, Bailey & Chaigley** | **Grid Reference** 370056 438958

Advertisements

Development Description: Two sign boards set in a 'V' facing both directions off Whalley Road, set 1.5m from ground level.

Decision Date: 18/06/2012

Development Address: Land adjacent Whalley Road Hurst Green Lancshire

Officer: Colin Sharpe

Decision Type: REFUSED

1 The proposed signs are located in a visually prominent location at a road junction within an undeveloped rural area approximately 1km away from the nearest entrance to the college that the signs would advertise. In this location, it is considered that the signs represent an unnecessary and incongruous feature that is detrimental to the visual amenities of the rural locality, contrary to Policy G1 of the Ribble Valley Districtwide Local Plan.

2 If Advertisement Consent was granted for these signs, it would set a precedent whereby it would be difficult for the Council tor resist any future applications for advertisement signs of this type in locations that are isolated from the business or facility that they are intended to advertise. The overall result of this would be to seriously detract from the appearance and character of the Borough, especially its rural areas, contrary to Policy G1 of the Ribble Valley Districtwide Local Plan.

3/2012/0414 | **Ribchester** | **Grid Reference** 364350 435145

Certificate of Lawfulness - Proposed

Development Description: Application for a Lawful Development Certificate for the proposed installation of 6no. Solar panels on the front elevation roof.

Decision Date: 18/06/2012

Development Address: Parsonage Cottage Church Street Ribchester Lancashire PR3 3YE

Officer: Claire Booth

Decision Type: APPROVED NO CONDITIONS

1 The proposal constitutes permitted development under Schedule 2, Part 40, Class A the Town and Country Planning (General Permitted Development) (Amendment) (England) Order 2008 which relates to the development as shown on Drawing Numbers: Bolton 01, Bolton 02 and Bolton 03 and the email dated the 15 June 2012 which confirms the panels will have a length of 6.0 metres and a maximum projection from the roofslope of 200mm.

Reason: For the avoidance of doubt and to ensure that the development is carried out in accordance with the Town and Country Planning (General Permitted Development) (Amendment) (England) Order 2008 and the submitted plans.

2 A condition of Schedule 2, Part 40, Class A the Town and Country Planning (General Permitted Development) (Amendment) (England) Order 2008 requires solar PV or solar thermal equipment no longer needed for microgeneration to be removed as soon as reasonably practicable.

3/2012/0419 | **Waddington** | **Grid Reference** 372434 445813

Variation of Condition

Development Description: Application for variation of condition no.2 of planning permission 3/2010/1023P, so that the condition is amended to include drawing no/4. It is intended to alter the materials on both gable ends to block and render instead of cut stone.

Decision Date: 18/06/2012

Development Address: Higher Mill Farm Slaidburn Road Waddington Lancashire BB7 4LH

Officer: Graeme Thorpe

Decision Type: APPROVED WITH CONDITIONS

1 The permission shall relate to the development as shown on Plan Reference No's DWG-01, DWG-02 and DWG-04.

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

3/2012/0447

Bolton-by-Bowland, Gisburn Forest and Sawley

Applications for full consent

Grid Reference
375322 454178

Development Description:
Extension to rear of dwelling. Alteration of porch from original approved plan. Enlargement of window on front elevation of house to form a full height opening. Addition of further rooflight on front elevation of house to make two rooflights. Addition of further rooflight to rear to make two rooflights. NOTE: only one rooflight on front and rear in original approved plans.

Decision Date:
21/06/2012

Development Address:
Stephen Moor Lodge Tosside
Skipton Yorkshire BD23 4SY

Officer: John Macholc
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 378-2A.

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

Reason : In order that the Local Planning Authority may ensure that the materials to be used are appropriate to the locality in accordance with Policy G1 of the Ribble Valley Districtwide Local Plan and the adopted Supplementary Planning Guidance - "Extensions and Alterations to Dwellings".

3/2012/0451

Thornley-with-Wheatley

Applications for full consent

Grid Reference
361951 439823

Development Description:
New roof over existing silage clamp.

Decision Date:
21/06/2012

Development Address:
Wheatley Farm Four Acre Lane
Thornley Preston Lancashire PR3 2TD

Officer: John Macholc
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 JP/MDH/3034b.

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: 22 June 2012

3/2012/0454

Sabden

Applications for full consent

Development Address:

Lower Greenbank Barn Whalley Road Sabden Lancashire

Development Description:

Proposed ground floor extension to existing Porch. Re-submission.

Grid Reference	
375815	436145

Decision Date:

18/06/2012

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 Plan Reference

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 All new and replacement door and window head and sills shall be natural stone to match existing.

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

3/2012/0475

Clitheroe

Certificate of Lawfulness - Proposed

Development Address:

162 Chatburn Road Clitheroe Lancashire BB7 2AZ

Development Description:

Application for a Lawful Development Certificate for the proposed conversion of the existing store into a habitable part of the dwelling.

Grid Reference	
375024	442662

Decision Date:

21/06/2012

Officer: Mark Baldry

Decision Type: APPROVED NO CONDITIONS

3/2012/0498

Newton

Certificate of Lawfulness - Proposed

Development Address:

Higher House Farm Back Lane Newton Lancashire BB7 3EE

Development Description:

Application for a Lawful Development Certificate to run a one man taxi hire business from the property.

Grid Reference	
369328	450635

Decision Date:

21/06/2012

Officer: Mark Baldry

Decision Type: APPROVED NO CONDITIONS