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RIBBLE VALLEY BOROUGH COUNCIL

Planning Applications decided week ending: 29 June 2012

3/2011/0883

Clitheroe

Alter or Extend a Listed Building

Development Address:
3 Moor Lane Clitheroe Lancashire BB7 1BE

Grid Reference
374347 441709

Development Description:
Retrospective consent for change in exterior paint to shop front and fascia (Concrete Grey). Proposed exterior sign to be flat vinyl text (Willow Tree) placed directly onto existing fascia and removable non-slip flooring covering a small proportion of food preparation area.

Decision Date:
22/06/2012

Officer: Adrian Dowd
Decision Type: APPROVED WITH CONDITIONS

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

Reason: Required to be imposed pursuant to Section 18 of the Planning (Listed Building and Conservation Areas) Act 1990.

3/2011/0954

Aighton, Bailey & Chaigley

Certificate of Lawfulness - Existing

Development Address:
Turner Fold Birdy Brow Chaigley Lancashire

Grid Reference
368961 440759

Development Description:
Application for a Lawful Development Certificate for the existing and continued use of a barn conversion to a dwelling at Turner Fold.

Decision Date:
25/06/2012

Officer: Claire Booth
Decision Type: SPLIT DECISION

1 On the basis of the available evidence and the balance of probabilities the use of the property solely as a dwelling has been so for in excess of four years before the date of the application and this use is immune from enforcement action and therefore lawful. There is not sufficient evidence that the curtilage area has been used for residential purposes in excess of ten years and is not included in this Lawful Development Certificate for an existing use.

3/2012/0052

Longridge

Applications for full consent

Development Address:
41 Dilworth Lane Longridge Lancashire PR3 3ST

Grid Reference
361190 437239

Development Description:
Proposed construction of a new detached triple garage with office space above. Re-submission of application 3/2011/0654P

Decision Date:
22/06/2012

Officer: Graeme Thorpe
Decision Type: APPROVED WITH CONDITIONS

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

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

2 The permission shall relate to the development as shown on Plan Drawing No. 045 - 002GP - Revision 03.

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

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

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

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

REASON: In the interests of the amenity of the area in accordance with Policies G1 and H10 of the Ribble Valley Districtwide Local Plan.

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

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

6 6. No works shall take place on the site until the applicant, or their agent or successors in title, has secured the implementation of a programme of archaeological work. This must be carried out in accordance with a written scheme of investigation, which shall first have been submitted to and agreed in writing by the Local Planning Authority.

REASON: To ensure and safeguard the recording and inspection of matters of archaeological/historical importance associated with the site as required by guidance contained within the NPPF.

7 Notwithstanding the provisions of the Town and Country Planning General Permitted Development Order 2008 (or any order amending, revoking or re-enacting that Order) there shall not at any time in connection with the development hereby permitted, 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 2.4m measured along the centre line of the proposed road from the continuation of the nearer edge of the carriageway of Dilworth Lane to points measured 50m in each direction along the nearer edge of the carriageway of Dilworth Lane, from the centre line of the access, and shall be constructed and maintained at verge level in accordance with a scheme to be agreed by the Local Planning Authority in conjunction with the Highway Authority.

REASON: To comply with Policy G1 of the Ribble Valley Districtwide Lo

8 No part of the development shall be commenced until all the highway works have been constructed in accordance with a scheme which shall be submitted to and approved by the Local Planning Authority in consultation with the Highway Authority.

REASON: To comply with Policy G1 of the Ribble Valley Districtwide Local Plan and to enable all construction traffic to enter and leave the premises in a safe manner without causing a hazard to other road users.

9 The widened driveway shall remain un-gated where it meets the highway boundary, unless otherwise agreed in writing with the Local Planning Authority.

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

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

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

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

REASON: In the interests of visual amenity and to facilitate adequate vehicle parking and/or turning facilities to serve the dwelling in accordance with Policy G1 of the Ribble Valley Districtwide Local Plan and the adopted Supplementary Planning Guidance "Extensions and Alterations to Dwellings".

12 Prior to commencement of any site works including delivery of building materials and excavations for foundations or services all trees identified in the Arboricultural Implications/Tree Constraints plan shall be protected in accordance with the BS5837 [Trees in Relation to Construction] the details of which shall be submitted and agreed in writing, implemented in full, a tree protection monitoring schedule shall also be submitted and agreed in writing and implemented in full under the supervision of a qualified arboriculturalist and in liaison with the Countryside/Tree Officer. 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 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

13 For the avoidance of doubt, permission is granted for the removal of the tree highlighted as T1 within the recently imposed Tree Protection Order at 41 Dilworth Lane, Longridge, Ref 7/19/3/186. No other trees within this Order shall be removed.

REASON: For the avoidance of doubt and in order to ensure that any other trees included in a Tree Protection Order/considered to be of visual, historic or botanical value are afforded maximum physical protection from the potential adverse effects of development and in order to ensure that trees of visual amenity/botanical/historical value are protected against adverse effects of the development.

3/2012/0082

Aighton, Bailey & Chaigley

Discharge of Conditions

Development Address:
Stonyhurst College Clitheroe
Lancashire BB7 9PZ

Development Description:
Application for the discharge of condition no. 1(commencement), condition no. 2 (materials) and condition no. 3 (tree protection) of planning consent 3/2011/0118P.

Grid Reference	
368986	439139

Decision Date:
25/06/2012

Officer: Adrian Dowd
Decision Type: APPROVED NO CONDITIONS

1 1

2 2

3/2012/0166

Balderstone

Applications for full consent

Development Address:
Smalley Fold Farm Commons Lane
Balderstone Lancashire

Development Description:
Proposed construction of earth bank slurry store.

Grid Reference	
363635	432346

Decision Date:
25/06/2012

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 The permission shall relate to the development as shown on Drawing Number Coar/135/1421/AJM.

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

3 A Lancashire hedgerow shall be planted along the western side of the slurry store in the first planting season following the completion of construction works or the first use of the store whichever is the sooner. Thereafter, the hedge shall be maintained 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 hedge plants that are removed, or die, or become seriously damaged, or seriously diseased, by a species of similar size to those originally planted. The maintenance shall also include the erection and permanent retention of a 1.5m. high stock proof fence along the western side of the hedge

Reason: To comply with the approved plan and in the interests of the amenity of the area and to comply with Policy G1 of the Ribble Valley Districtwide Local Plan.

4 Prior to the commencement of development, permeability testing of the ground within the footprint of the proposed lagoon shall be undertaken and the results submitted to the Council. Where the in situ soils are not shown to be suitable for the proposed development, full details of a scheme for lining the lagoon with an impermeable barrier shall be submitted to and approved in writing by the Local Planning Authority. Thereafter, the development shall be implemented in complete accordance with the approved scheme.

REASON To ensure the proposed development does not pose a risk of pollution to surface and ground waters and to comply with Policy G1 of the Ribble Valley Districtwide local Plan.

3/2012/0219

Decision Date: 22/06/2012

Simonstone

Applications for full consent

Development Address: Altham Pumping Station Burnley Road Simonstone Burnley BB12 7NL

Grid Reference 377407 433189

Development Description: Demolition of existing building and erection of replacement 1,265sq.m. (13,618sq.ft.) water extraction, bottling and storage facility including ancillary offices, welfare facilities and the construction of a new access, vehicle parking and all associated engineering works.

Officer: Colin Sharpe

Decision Type: APPROVED WITH CONDITIONS

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

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

2 This permission shall relate to the proposal as shown on drawing no's TRI-0815-04, 05 and 06A.

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

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

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

4 Prior to the commencement of development, a detailed scheme for the construction of the site access and the off-site works of highway improvement shall be submitted to and approved in writing by the Local Planning Authority in consultation with the County Highway Authority.

REASON: To ensure that the final details of the access are acceptable in the interests of highway safety and to comply with Policy G1 of the Ribble Valley Districtwide Local Plan.

5 No development shall take place until a Construction Method Statement has been submitted to, and approved in writing by, the Local Planning Authority. The approved Statement shall be adhered to throughout the construction period. The Statement shall provide for:

(i) the parking of vehicles of site operatives and visitors
(ii) loading and unloading of plant and materials
(iii) storage of plant and materials used in constructing the development
(iv) the erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate
(v) wheel washing facilities
(vi) measures to control the emission of dust and dirt during construction
(vii) a scheme for recycling/disposing of waste resulting from construction works

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

6 Prior to the first use of the building hereby permitted, the new vehicular access into the site; the parking spaces and associated manoeuvring areas; the internal road along the southern side elevation of the building; and the rear service yard shall all have been provided to the satisfaction of the Local Planning Authority in accordance with the details shown on drawing no TRI-815-04B. Thereafter, these facilities shall be permanently maintained clear of any obstruction to their designated purpose to the satisfaction of the Local Planning Authority.

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

7 All deliveries and dispatch shall utilize the rear service yard and the approved roller shutter door in the rear (northwest) elevation of the building.

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

8 Deliveries to the building and the dispatch of goods from the building shall only take place between 0800 hours and 1800 hours on any day.

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

9 No additional doors, windows or other openings shall at any time be formed in the front (southeast) elevation of the building unless a further planning permission has first been granted in respect thereof.

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

10 Prior to the commencement of development, details of noise insulation measures to be incorporated into the front elevation of the building shall be submitted to and approved in writing by the Local Planning Authority. The approved measures shall then be fully implemented to the satisfaction of the Local Planning Authority prior to the first use of the building.

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

11 Prior to the first use of the building, an acoustic fence shall have been erected on or close to the boundary between the front elevation of the building and the two adjoining residential properties, in accordance with precise details that have first been submitted to and approved in writing by the Local Planning Authority.

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

12 Prior to the commencement of development, a Phase II ground investigation shall be carried out in accordance with the recommendation at Section 6 of the Phase I Appraisal (Desk Study) Report dated November 2011 that was submitted with the planning application. In the event that this site investigation confirms that need for remedial works (which could include a need to treat areas of shallow mine workings to ensure safety and stability of the proposed development) these works shall also be carried out prior to the commencement of development.

REASON: In order to ensure a satisfactory and safe development and to comply with Policy G1 of the Ribble Valley Districtwide Local Plan.

13 The recommendations (5.1-5.4 inclusive) included in the Protected Species Survey Report dated 27 October 2011 that was submitted with the application, shall be fully adhered to and, in the event that any bats are found or disturbed during any part of the development, all work shall cease until further advise has been obtained from a licensed ecologist.

REASON: In order to protect the bat population from the potentially damaging activities of development and to comply with Policy ENV7 of the Ribble Valley Districtwide Local Plan.

14 Prior to commencement of any site works including delivery of building materials and excavations for foundations or services all trees growing along the north east boundary shall be protected in accordance with the BS5837 2012 [Trees in Relation to Design, Demolition & 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 o

15 The development hereby permitted shall not be commenced until details of the landscaping of the site, including, details of tree/shrub types and species, have been submitted to, and approved in writing by, the Local Planning Authority. The scheme shall indicate, as appropriate, the types and numbers of trees and shrubs, their distribution on site, those areas to be seeded, turfed, paved or hard landscaped, including details of any changes of level or landform and the types and details of all fencing and screening.

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

RE

3/2012/0225

Decision Date:
22/06/2012

Billington and Langho
Applications for full consent

Development Address:
Langho Football Club Dewhurst Road Langho BB6 8AF

Development Description:
All-weather football pitch with associated works.

Grid Reference	
369006	441987

Officer: Graeme Thorpe
Decision Type: APPROVED WITH CONDITIONS

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

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

2 2. The permission shall relate to the development as shown on Plan Drawing No's 11336-03-003-Rev.1, 11336-03-004-Rev.1, 11336-03-005-Rev.1, 11336-03-006-Rev.1 and Read/505/1285/02.

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

3 This permission shall be implemented in accordance with the proposal as amended by letter and plan received on the 22 May 2012.

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

4 The floodlights hereby permitted shall not be used outside of the hours 0900 to 2200 Monday to Saturday, and 0900 to 2000 on Sundays, unless otherwise agreed by the Local Planning Authority.

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

5 No development shall commence until details of the design and layout of the Artificial Grass Pitch have been submitted to and approved in writing by the Local Planning Authority, after consultation with Sport England. The Artificial Grass Pitch shall not be constructed other than in accordance with the approved details.

REASON: To ensure the development is fit for purpose and sustainable and to accord with Development Plan Policy G1.

6 Prior to commencement of any site works, including delivery of building materials and excavations for foundations or services, the root protection/construction exclusion zones for all trees identified in the tree impact and protection report [Bowland Tree Consultancy Ltd, dated the 2nd of February 2012 [T1 - T22/G1/G2 inclusive] shall be protected in accordance with BS5837 2012 [Trees in Relation to Design, Demolition & Construction]

Details of all tree protection measures shall be agreed in writing and implemented under the supervision of a qualified Arboriculturalist in liaison with the Countryside/Tree Officer for Ribble Valley Borough Council.

A tree protection-monitoring schedule shall be submitted, agreed in writing and monitored by the local planning authority. The local planning authority will inspect all tree protection measures before any site works are begun.

The root protection/construction exclusion zone shall remain in place until all building work has been completed and all exc

7 TEMPORARY ACCESS TRACK

The temporary maintenance access shall be constructed above existing ground level between trees T4 and T6, using load bearing ground plate type protection method on woodchip spread onto ground below plates. The details shall be submitted for approval in writing and shall be constructed, with out excavations, soil stripping or site grading under the supervision of a qualified arboriculturalist in liaison with the local authority's Countryside/ Tree Officer.

SERVICE TRENCH

The service trench shall be constructed between tree T1 and T23/G1 in accordance with Paragraph 11.3 of BS5837 Trees in Relation to Construction [Principles of avoiding root damage during construction] under the supervision of a qualified arboriculturalist in liaison with the local authority Countryside/Tree Officer. The details/method statement for this work shall be submitted to and approved by the local planning authority.

PERMANENT PEDESTRIAN PATH

On completion of the service trench the permane

8 Land drainage or subsoil drainage water must not be connected into the public sewer system directly or by way of private drainage pipes. It is the developers' responsibility to provide adequate land drainage without recourse to the use of the public sewer system.

REASON: To ensure a satisfactory means of drainage in accordance with Local Plan policy G1.

9 As stated in drawing 11336-03-005 the surface water must discharge to Park Brook Water course. Surface water from this development will not be permitted to connect to the public network.

REASON: To ensure a satisfactory means of drainage in accordance with Local Plan policy G1.

3/2012/0250

Mellor

Applications for full consent

Grid Reference
364118 430935

Decision Date:
25/06/2012

Development Address:
11 Bosburn Drive Mellor Brook
Lancashire BB2 7PA

Development Description:
Proposed demolition of the existing side garage. New two-storey extension to side to form garage and utility on ground floor and master bedroom with en-suite on first floor. New two-storey extension to principle entrance to form study on ground floor and bedroom on first floor.New part two-storey, part single storey extension to rear to form enlarged living/dining/kitchen. New external timber decking area. Erection of new chimney breast to gable end. Some internal alterations.

Officer: Graeme Thorpe
Decision Type: APPROVED WITH CONDITIONS

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

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

2 The permission shall relate to the development as shown on Plan Drawing Number's SK/00/1A, SK/00/2, SK/0/1 Rev. B, SK/0/2 Rev. A, Sk/0/3, SK/32/1, SK/32/2 and SK/32/3.

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 May 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.

3/2012/0272

Pendleton

Applications for full consent

Grid Reference
373450 439471

Decision Date:
22/06/2012

Development Address:
Standen Hey Whalley Road
Clitheroe Lancashire BB7 1PP

Development Description:
Proposed new build holiday cottage development at Standen Hey to create 2 no. holiday cottages. Demolition of ruined former cart shed and granary. Re-submission of planning application 3/2011/0793P.

Officer: Graeme Thorpe
Decision Type: APPROVED WITH CONDITIONS

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

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

2 The permission shall relate to the development as shown on Plan Drawing No's Cow/414/1275/10, Cow/414/1275/11 and Cow/414/1275/13

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 all walling and roofing materials (including garden walls) and details of the proposed fenestration and doors (including materials) shall have been submitted to and approved in writing by the Local Planning Authority before their use in the proposed works.

REASON: In order that the Local Planning Authority may ensure that the materials to be used are appropriate to the locality in accordance with Policies G1 and ENV3 of the Ribble Valley Districtwide Local Plan.

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

REASON: In the interests of the amenity of the area in accordance with Policies G1 and ENV3 of the Ribble Valley Districtwide Local Plan.

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

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

6 for the avoidance of doubt, the curtilage for these two holiday lets shall be that land outlined in red on the proposed plan, drawing no. Cow/414/1275/10.

REASON: For the avoidance of doubt, and in the interests of the amenity of the area in accordance with Policy G1 of the Ribble Valley Districtwide Local Plan.

7 The unit(s) of accommodation shall not be let to or occupied by any one person or group of persons for a continuous period of longer than 3 months in any one year and in any event shall not be used as a permanent accommodation. A register of such lettings shall be kept and made available to the Local Planning Authority to inspect on an annual basis.

REASON: In order to comply with Policies G1, G5, ENV3 and RT1 of the Ribble Valley Districtwide Local Plan. The building is located in an area where the Local Planning Authority would not normally be minded to grant the use of building for a permanent residential accommodation.

8 The car parking spaces shall be marked out and made available (in accordance with the approved plan), before the use of the premises hereby permitted becomes operative.

REASON: To comply with Policies G1 and T1 of the Ribble Valley Districtwide Local Plan and to allow for the effective use of the parking areas.

9 No development approved by this permission shall be commenced until a scheme for the conveyance of foul drainage to a private treatment plant has been submitted to and approved by the Local Planning Authority. No part of the development shall be brought into use until such treatment plant has been constructed and completed in accordance with the approved plans.

REASON: To prevent pollution of the water environment in accordance with Policy G1 of the Ribble Valley Districtwide Local Plan.

3/2012/0277

Decision Date:
25/06/2012

Clitheroe
Applications for full consent

Development Address:
Clitheroe Royal Grammar School
Chatburn Road Clitheroe
Lancashire BB7 2BA

Development Description:
Proposed erection of a new sports hall and re-orientation of existing tennis courts.

Grid Reference	
375039	442594

Officer: John Macholc
Decision Type: APPROVED WITH CONDITIONS

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

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

2 This permission shall be implemented in accordance with plan reference numbers L116A; L112; L113 and revised siting plan L17a and L114B.

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

3 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 [ID.No1.01-Birch/1.02-Birch/1.03-Sorbus/1.04-Willow/1.05-NorwayMaple/1.06-NorwayMaple /2.01-Lime/2.02-Lime/2.03-Hawthorn/2.04-Ash inclusive] 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 and construction exclusion zone 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 wi

4 This permission shall relate to the proposal and be in full accordance with the bat survey dated 6/06/12.

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

To protect the bat population from damaging activities and reduce or remove the impact of development.

5 The development hereby permitted shall not be commenced until details of the landscaping of the site have been submitted to, and approved in writing by, the Local Planning Authority. The scheme shall indicate, as appropriate, the types and numbers of trees and shrubs, their distribution on site, those areas to be seeded, turfed, paved or hard landscaped, including details of any changes of level or landform and the types and details of all fencing and screening.

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

REASON: In the interests of the amenity of the area

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

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

7 No development shall take place until a Construction Method Statement has been submitted to, and approved in writing by, the Local Planning Authority. The approved Statement shall be adhered to throughout the construction period. The Statement shall provide for:

(i) the parking of vehicles of site operatives and visitors
(ii) loading and unloading of plant and materials
(iii) storage of plant and materials used in constructing the development
(iv) the erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate
(v) wheel washing facilities
(vi) measures to control the emission of dust and dirt during construction
(vii) a scheme for recycling/disposing of waste resulting from construction works
(viii) Commencement and finishing hours of the construction activity.

REASON: In the interests of protecting residential amenity from noise and disturbance in accordance with Policy G1 of the Ribble Valley Districtwide Local Pl

8 The use of the sports hall in accordance with this permission shall be restricted to the hours between 0830 and 1830 on weekdays and 0830 to 1330 on Saturdays and there shall be no operation on Sundays or bank holidays.

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

9 The site must be drained on a separate system, with only foul drainage connected into the combined sewer. Surface water must discharge to either soakaway/SUDS to the nearby pond or directly to the watercourse and may require the consent of the local authority. Surface water should not be allowed to discharge to the public sewerage system because we have known flooding issues immediately downstream of the site and any additional surface water discharge would compound the issue.

REASON: To ensure a satisfactory means of drainage in accordance with Policy G1 of Ribble Valley District Wide local Plan.

10 No development approved by this permission shall be commenced until a scheme for the disposal of foul and surface water 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 Ribble Valley District Wide local Plan.

11 Notwithstanding the submitted materials shown on the plans, precise details of materials shall be submitted to and agreed in writing by the Local Planning Authority and thereafter implemented to their satisfaction.

REASON: The Local Planning Authority shall retain effective control over the development and to ensure that materials are sympathetic to the local environment.

12 There shall be no external floodlighting on the proposed building or the tennis courts without prior written consent of the Local Planning Authority.

REASON: In order to protect and safeguard residential amenity and to comply with Policy G1 of the Districtwide Local Plan.

3/2012/0280

Chipping
Applications for full consent

Development Address:
Moss Hall Farm Chipping
Lancashire PR3 2NN

Grid Reference
359863 443163

Development Description:
Proposed single storey extension to existing dwelling.

Decision Date:
25/06/2012

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 The permission shall relate to the development as shown on Drawing Number 145/10.

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 Policy G1 of the Ribble Valley Districtwide Local Plan and the adopted Supplementary Planning Guidance - "Extensions and Alterations to Dwellings".

Planning Applications decided week ending: 29 June 2012

3/2012/0301

Chipping

Applications for full consent

Development Address:

Maycroft House Hesketh Lane Chipping Lancashire PR3 2TH

Decision Date:

27/06/2012

Development Description:

Proposed single storey rear extension and double garage to front.

Grid Reference	
361706	441365

Officer: Claire Booth

Decision Type: REFUSED

1 The proposed rear extension, by virtue of its scale, design, and massing would dominate the original dwelling resulting in a prominent and discordant feature when viewing the property from public vantage points thus adversely affecting the visual amenities of the property itself and the Forest of Bowland Area of Outstanding Natural Beauty. For these reasons the proposal is thus considered contrary to Policies G1, ENV1, and H10 of the Districtwide Local Plan and the Council's adopted Supplementary Planning Guidance on alterations and extensions to dwellings.

2 The proposed double garage including roof detailing by reason of its scale and siting would have a detrimental impact on the street scene and rural character of the area thereby prejudicing the aims and enhancement of the Area of Outstanding Natural Beauty and residential amenity. For these reasons the proposal is thus considered contrary to Policies G1 and ENV1 of the Districtwide Local Plan.

3/2012/0313

Aighton, Bailey & Chaigley

Discharge of Conditions

Development Address:

St. Peters Catholic Club Avenue Road Hurst Green Clitheroe Lancashire BB7 9QB

Decision Date:

27/06/2012

Development Description:

Application to discharge condition no. 3 (timber floor repairs) and condition no. 4 (dry-lining specification) of planning consent 3/2011/1035P.

Grid Reference	
368524	437979

Officer: Adrian Dowd

Decision Type: APPROVED NO CONDITIONS

1 4

3/2012/0315

Clayton-le-Dale

Applications for full consent

Development Address:

Fairfield Business Park Longsight Road Clayton-le-Dale Lancs

Decision Date:

22/06/2012

Development Description:

Proposed change of use of unit no.5 from class B8 to class D2.

Grid Reference	
365136	432123

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 inure for the benefit of the applicant, Ms. Hayley Knowles only and not for the benefit of the property (Unit 5) nor any other person or persons, whether or not having an interest in the property.

Reason: Permission has been granted on the basis of the precise use of the unit as proposed by the applicant. The use of the unit by any other operator could be more intensive than that described by the applicant, and , as such, could be detrimental to the character of the locality contrary to Policy G1 of the Ribble Valley Districtwide Local Plan.

3 The permission hereby granted authorises the use of the property (Unit 5) for physical fitness training and gymnastic purposes only and for no other purpose, including any use falling within Class D2 of the Town and Country Planning (Use Classes) Order 2006.

Reason: The permission granted is for a specific use, and it is considered that other uses within the same Use Class may give rise to adverse effects on the locality, contrary to the provisions of Policy G1 of the Ribble Valley Districtwide Local Plan.

4 The use of the premises in accordance with this permission shall be restricted to the hours between 0600 to 2000 on weekdays and 0900 to 1200 on Saturdays and there shall be no operation on Sundays or Bank Holidays.

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

3/2012/0363

Longridge

Variation of Condition

Development Address:
11 Bobbin Mill Terrace Victoria Street Longridge Lancashire

Grid Reference
360062 437234

Development Description:
Application to vary condition no.2 of planning permission 3/2009/0646P so that the condition is amended to include Drawing No. 0914/04D. It is intended to add a third bedroom to apartment no. 11.

Decision Date:
22/06/2012

Officer: Graeme Thorpe
Decision Type: APPROVED WITH CONDITIONS

1 This permission shall be implemented in accordance with the proposal as amended by letter and plan received on the 26 of November 2009, and indicated on Plan Reference no's 0914/01, 0914/02, 0914-300/2d, 0914/04D, 0914/05, 0914/06, 0914/07E, 0914/08B, 0914/09, 0914/20, 2009-106-001 and 2009-106-003.

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

3/2012/0380

Aighton, Bailey & Chaigley

Discharge of Conditions

Development Address:
St. Peters Catholic Club Avenue Road Hurst Green Clitheroe Lancashire BB7 9QB

Grid Reference
368524 437979

Development Description:
Application to discharge condition no. 3 (timber floor repairs) and condition no. 4 (dry-lining specification) of listed building consent 3/2011/1036P.

Decision Date:
27/06/2012

Officer: Adrian Dowd
Decision Type: APPROVED NO CONDITIONS

1 4

3/2012/0421

Mellor

Applications for full consent

Development Address:
9 Bosburn Drive Mellor Brook Lancashire BB2 7PA

Grid Reference
364122 430950

Development Description:
Amendments and an addition to approved plan 3/2010/0497P, to bring the existing garage and approved plan for the first storey extension forward by 2m at the front of the property; a material change from glass to block and render on the North elevation of the approved ground floor and first floor extension to the principal entrance; erection of a single storey extension to the rear of the garage aligned with the building line of the existing dwelling. Obscured glazing to the South elevation.

Decision Date:
25/06/2012

Officer: Graeme Thorpe
Decision Type: APPROVED WITH CONDITIONS

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

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

2 The permission shall relate to the development as shown on Plan Reference no. PL 002 Rev. E, PL 003 Rev. C and PL 004 Rev. B.

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

3 The windows on the northern elevation shall be obscure glazed to the satisfaction of the Local Planning Authority and remain in that manner in perpetuity.

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

4 The windows in the south facing elevation of the new single storey extension shall be obscure glazed to the satisfaction of the Local Planning Authority and remain in that manner in perpetuity.

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

5 The balcony to the rear hereby approved shall be constructed with its end, 2m high 1m wide panels, obscure glazed, details of which shall be submitted to, and agreed in writing, by the Local Planning Authority before development commences. Thereafter they 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.

6 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 5 July 2010. Should bats be found, 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.

3/2012/0424 **Worston**

Applications for full consent

Development Address:
Worston House Worston Lancashire BB7 1QA

Grid Reference
376864 442690

Development Description:
The proposal is for a ground mounted PV array to be installed in the field to the NW of Worston House, in a low profile arrangement. The proposal also includes the planting of a Thuja screen hedge and the creation of a wildflower meadow in the area of the field surrounding the PV modules.

Decision Date:
27/06/2012

Officer: Graeme Thorpe

Decision Type: APPROVED WITH CONDITIONS

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

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

2 The permission shall relate to the development as shown on Plan Drawing no's Worston-CS, Worston-SP, Worston-PML2 and Worston-PML-20kWp-L.

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

3 No development shall take place on site until a phase one habitat survey has been carried out, the results of which shall be submitted to the Local Planning Authority. Any actions, methods, timings or mitigation measures identified within the survey report shall be fully implemented and adhered to.

REASON: For the avoidance of doubt and to ensure the protection of any native flora and fauna on site when positioning the approved PV modules on site. In accordance with Policy ENV9 of the Local Plan.

4 Nothwithstanding the submitted details, the development hereby permitted shall not be commenced until details of the landscaping of the site have been submitted to, and approved in writing by, the Local Planning Authority. The scheme shall indicate, as appropriate, the Lancashire hedgerow mix proposed, the wildflower mix proposed and those areas to be seeded, and it shall also include details of any changes of level or landform and the types and details of all fencing and screening.

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

Reason: In the interests of the ame

5 This permission shall expire after 25 years following the date that electricity generated from the PV modules is first connected to the grid. The Local Planning Authority shall be notified of such date in writing not later than one month from the making of such connection. After this 25 year period, all the modules hereby authorised shall be removed from the site and the land reinstated to its former condition. unless a further permission for this development has been granted by the Local Planning Authority.

REASON: In order to prevent the modules remaining on site after its use has terminated, in the interests of the visual amenity of the area and in order to avoid conflict with the Local Planning Authority's control of development within the open countryside. In accordance with the guidance contained within the NPPF and the ENV3, ENV25 and ENV26 of the Districtwide Local Plan.

6 Within 12 months of the cessation of electricity generation, or if the modules cease to be operational for a continuous period of 6 months, they shall all be removed and the land restored to its former condition.

REASON: In order to prevent the modules remaining on site after their use has terminated, in the interests of the visual amenity of the area and in order to avoid conflict with the Local Planning Authority's control of development within the open countryside. In accordance with the guidance contained within the NPPF and the ENV3, ENV25 and ENV26 of the Districtwide Local Plan.

7 The Bull Ring that remains on site, along with the stone wall that surrounds the site, shall be retained in their current position in perpetuity. The modules hereby approved shall be located accordingly.

Reason: In order to maintain the historic significance, character and setting of this site in its existing state and in perpetuity, in accordance with guidance contained within Local Plan Polcies G1, ENV3 and ENV16, and within the NPPF.

8 The PV modules hereby approved shall be positioned on site using the ConSole system indicated within the information submitted with the application, or another similar system, only, and shall not be permanently fixed to the ground.

Reason: To prevent/reduce the permanent damage on the site in accordance with Policy ENV9 of the Local Plan.

3/2012/0427

Clitheroe

Variation of Condition

Development Address:

Land at George Street Clitheroe
Lancashire

Grid Reference

373624 440918

Development Description:

Variation of condition no. 2 of planning permission 3/2010/0054P, to amend the car parking layout, to amend the proposed kitchen window sill levels and to confirm the window configuration to the flats.

Decision Date:

22/06/2012

Officer: Sarah Westwood

Decision Type: APPROVED WITH CONDITIONS

1 This permission shall be implemented in accordance with the proposal as amended by email and drawing number L2882-04-REVQ proposed site plan received on 23 May 2012 and drawing numbers L2882-14-REVD; L2882-15-REVG; L2882-16-REVE; L2882-17-REVG; L2882-18-REVE; L2882-19-REVG; L2882-20-REVE; L2882-21-REVE; L2882-22-REVD; L2882-23-REVE; L2882-24-REVD; L2882-25-REVE; and L2882-26-REVA.

REASON: For the avoidance of doubt since the proposal was the subject of agreed amendment and to clarify which plans are relevant.

2 Details of the landscaping of the site shall be as approved previously under application 3/2011/0081/P. The approved landscaping scheme shall be implemented in the first planting season following occupation or use of the development whether in whole or in part, and shall be maintained thereafter for a period of not less than 5 years to the satisfaction of the Local Planning Authority. This maintenance shall include the replacement of any tree or shrub which is removed, or dies, or is seriously damaged, or becomes seriously diseased, by a species of similar size to those originally planted.

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

3 This permission shall relate to a Section 106 Agreement dated 24 March 2010 which includes mechanisms for the delivery of affordable housing and appropriate contributions and triggers for highway improvements and open space; Supplemental Agreement dated 22 October 2010 and Deed of Variation dated 10 May 2012.

REASON: For the avoidance of doubt since the original Section 106 Agreement covering the site has been subject of a Supplemental Agreement and the Deed of Variation in order to comply with Policies G1 and H21 of the Ribble Valley Districtwide Local Plan.

4 The 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 as agreed under application 3/2011/0081/P and retained in perpetuity.

REASON: In order to encourage renewable energy and to comply with Policy G1 of the Ribble Valley Districtwide Local Plan.

5 The windows on the gable elevations of blocks 1 and 2 shall be obscure glazed in accordance with the details agreed under application 3/2011/0913/P and remain in that manner in perpetuity.

REASON: In order to protect nearby residential amenity as required by Policy G1 of the Ribble Valley Districtwide Local Plan.

6 The provision and implementation of a surface water regulation system shall be as agreed under application 3/2011/0081/P. The scheme shall be completed in accordance with the approved plans.

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

3/2012/0430

Newsholme and Paythorne

Applications for full consent

Development Address:

Slack Farm Newsholme Gisburn
Lancashire BB7 4JF

Grid Reference

385059 452223

Development Description:

Proposed extension to existing dairy cattle unit.

Decision Date:

25/06/2012

Officer: Graeme Thorpe

Decision Type: APPROVED WITH CONDITIONS

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

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

2 The permission shall relate to the development as shown on Plan Drawing No's LF/DB/2730, LF/DB/2730B, LF/DB/2730C and LF/DB/2730D.

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: 29 June 2012

3/2012/0440

Clitheroe

Certificate of Lawfulness - Proposed

Development Address:

8 Goosebutts Lane Clitheroe
Lancashire BB7 1JT

Grid Reference

374911 441348

Development Description:

Application for a Lawful Development Certificate for a proposed Conservatory at the rear of the property.

Decision Date:

26/06/2012

Officer: Mark Baldry

Decision Type: APPROVED NO CONDITIONS

3/2012/0518

Wiswell

Non-Material amendment

Development Address:

Barrow Brook Business Village
Barrow Clitheroe Lancashire

Grid Reference

373855 438182

Development Description:

Application for a non-material amendment to planning permission 3/2011/0307P to allow minor alterations to Dean house type on Plots 67, 68, 76, 77 and 98, to improve the appearance, accommodation and overall ground floor layout.

Decision Date:

27/06/2012

Officer: Sarah Westwood

Decision Type: APPROVED WITH CONDITIONS

1 The permission shall relate to the development as shown on drawings HT104/P/11 & HT104/P/12 in terms of the details of the Dean house type and drawings RO51/1-10 & RO51/1-100/10 in respect of the plot numbers on which the Dean house type is to be used.

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