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RIBBLE VALLEY BOROUGH COUNCIL

Planning Applications decided week ending: 6 July 2012

3/2012/0125

Decision Date:
29/06/2012

Clitheroe
Alter or Extend a Listed Building

Development Address:
Thistle Manor Edisford Road
Clitheroe Lancashire BB7 3LA

Development Description:
Proposed timber clad workshop to the North elevation.

Grid Reference	
372720	441482

Officer: Adrian Dowd
Decision Type: APPROVED WITH CONDITIONS

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

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

2 Notwithstanding the proposed roof material, precise specifications of a roof material and finish sympathetic to the character and setting of the listed building shall have been submitted to and approved by the Local Planning Authority before their use in the proposed works.

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

3 Precise specifications and samples of walling materials (including surface treatment) 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 to safeguard the character (including setting) and significance of the listed building.

4 Precise specifications of window frame and door surface treatment shall have been submitted to and approved by the Local Planning Authority before their use in the proposed works.

The agreed surface treatment shall be implemented within one month of the installation of windows and doors and retained as such in perpetuity.

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

1 The proposal has an unduly harmful impact upon the character (including setting) of the listed building because it is incongruous, conspicuous and visually intrusive as a result of its siting, materials, roof pitch and canted form. This is contrary to Policies ENV20 and ENV19 of the Ribble Valley Districtwide Local Plan.

3/2012/0126

Decision Date:
29/06/2012

Clitheroe
Applications for full consent

Development Address:
Thistle Manor Edisford Road
Clitheroe Lancashire BB7 3LA

Development Description:
Proposed timber workshop to the North elevation.

Grid Reference	
372720	441482

Officer: Adrian Dowd
Decision Type: APPROVED WITH CONDITIONS

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

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

2 Notwithstanding the proposed roof material, precise specifications of a roof material and finish sympathetic to the character and setting of the listed building shall have been submitted to and approved by the Local Planning Authority before their use in the proposed works.

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

3 Precise specifications and samples of walling materials (including surface treatment) 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 to safeguard the character (including setting) and significance of the listed building.

4 Precise specifications of window frame and door surface treatment shall have been submitted to and approved by the Local Planning Authority before their use in the proposed works.

The agreed surface treatment shall be implemented within one month of the installation of windows and doors and retained as such in perpetuity.

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

5 Prior to commencement of any site works including delivery of building materials and excavations for foundations or services the section of woodland [A1 in the Roefield Tree Preservation Order] immediately adjacent to the extension hereby granted consent shall be protected in accordance with the BS5837 2012 [Trees in Relation to Design, Demolition & Construction 2012]

The details of which shall be 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/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/

6 The development hereby permitted shall not be commenced until details of replacement tree planting 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 their distribution on site.

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 and to comply with Policy G1 of the Ribble Valley Districtwide Local Plan.

1 The proposal has an unduly harmful impact upon the character (including setting) of the listed building because it is incongruous, conspicuous and visually intrusive as a result of its siting, materials, roof pitch and canted form. This is contrary to Policies ENV20, ENV19 and G1 (a and h) of the Ribble Valley Districtwide Local Plan.

3/2012/0197

Whalley

Observations to Another Local Auth

Development Address:

land off Mitton Road Whalley
Lancashire

Development Description:

Town and Country Planning (Environmental Impact Assessment) Regulations 2011: Request for screening opinion pursuant to Regulation 5. Proposed residential development at land off Mitton Road, Whalley.

Grid Reference	
372747	436399

Decision Date:
05/07/2012

Officer: Sarah Westwood

Decision Type: NO OBJECTIONS

3/2012/0317

Chatburn

Applications for full consent

Development Address:

Pendle Hotel Clitheroe Road
Chatburn Lancashire BB7 4JY

Grid Reference

376539 443657

Development Description:

Revised planning application for alterations, extensions and change of use to the public house as follows: Basement - split residential accommodation with extension and beauty salon with extension. Ground Floor - beauty salon with extensions and optional change of use to part for use classes A1, A2 or D1 dentistry. First and Second Floor - split into 2no. apartments with roof terrace. Re-submission.

Decision Date:

02/07/2012

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 development as shown on drawing numbers 462/9C, 10C and 11A.

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.

4 Prior to the first use of the building for any of the purposes hereby permitted, sixteen parking spaces (including one designated disabled space) shall be marked out within the existing parking area in accordance with the layout shown on submitted drawing number 462/11A (or, in accordance with any alternative layout that has first been submitted to and approved in writing by the Local Planning Authority). Thereafter the parking spaces and their associated manoeuvring area and access shall all be retained permanently clear of any obstruction to their designated use.

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

5 The ground floor of the building shall be used in accordance with this permission for purposes within Class A1, Class A2 or for dentistry purposes within Class D1 of the Town and Country Planning (Use Classes) Order 2006, and not for any other purposes (including other uses within Class D1) without the prior written permission of the Local Planning Authority.

Reason: The permission is granted for the uses specified in the application, and it is considered that other uses within the Use Class D1 may give rise to adverse effects on the locality, contrary to the provisions of Policy G1 of the Ribble Valley Districtwide Local Plan.

3/2012/0398

Pendleton

Agricultural determination

Development Address:

Cockshutts Farm Main Street
Pendleton Lancashire BB7 1PT

Grid Reference

375481 439557

Development Description:

Portal framed barn for the storage of feed and bedding.

Decision Date:

02/07/2012

Officer: Claire Booth

Decision Type: PERMISSION NOT REQUIRED

Planning Applications decided week ending: 6 July 2012

3/2012/0433

Clitheroe

Applications for full consent

Development Address:

8 Somerset Avenue Clitheroe
Lancashire BB7 2BE

Grid Reference

374849 442578

Development Description:

Proposed conversion of attic to first floor with the creation of three dormer windows and proposed ground floor internal remodelling with associated external openings changed.

Decision Date:

29/06/2012

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 4227 - 03B.

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

3 The extension hereby approved shall be constructed with its south west elevation dormer window obscure glazed and non-opening. Thereafter it shall be maintained in that condition in perpetuity to the satisfaction of the Local Planning Authority.

Reason: In order to protect nearby residential amenity in accordance with Policies G1 and H10 of the Ribble Valley Districtwide Local Plan.

4 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 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".

3/2012/0435

Longridge

Applications for full consent

Development Address:

16 Hesketh Road Longridge
Lancashire PR3 2PE

Grid Reference

360023 437644

Development Description:

Proposed two-storey side and single storey rear extension.

Decision Date:

29/06/2012

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 No part of the development shall be carried out until the details of an updated protected species survey which includes a dawn or evening emergence survey has been carried out during the optimum period of May to September, the details of which shall be submitted to the Local Planning Authority and agreed in writing.

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

Planning Applications decided week ending: 6 July 2012

3/2012/0436

Decision Date:
02/07/2012

Slaidburn & Easington
Discharge of Conditions
Development Address:
Shays Cottage Tosside Skipton
Yorkshire BD23 4SY

Development Description:
Application to discharge condition no. 3 (materials) of planning permission 3/2011/0275P.

Grid Reference	
375341	453896

Officer: Claire Booth
Decision Type: APPROVED WITH CONDITIONS

1 Condition 3 is discharged insofar as it relates to the use of natural stone to the areas defined on the elevational treatments and reclaimed blue slate on drawing TRI-0649-05.

3/2012/0437

Decision Date:
02/07/2012

Slaidburn & Easington
Discharge of Conditions
Development Address:
Shays Farm Tosside Skipton
Yorkshire BD23 4SY

Development Description:
Application to discharge condition no. 4 (materials) of planning permission 3/2011/0276P.

Grid Reference	
375330	453859

Officer: Claire Booth
Decision Type: APPROVED WITH CONDITIONS

1 Condition 4 insofar as it relates to the use of natural stone to the areas defined on the elevational treatments and reclaimed blue slate on drawing TRI-0649-05.

3/2012/0438

Decision Date:
06/07/2012

Waddington
Applications for full consent
Development Address:
Austin House Slaidburn Road
Waddington Lancashire BB7 3JQ

Development Description:
Proposed conversion of integral garage into a habitable room and formation of entrance door with overhead canopy.

Grid Reference	
372717	443988

Officer: Claire Booth
Decision Type: REFUSED

1 The proposal as submitted does not provide evidence that appropriate off street car parking provisions can safely be accommodated within the site. The proposal is thus considered contrary to Policy G1 of the Ribble Valley Districtwide Local Plan in that the layout is detrimental to the safe movement of vehicles to and from the site resulting in conditions to the detriment of highway safety.

2 The proposed canopy to the gable elevation of the dwelling is considered to add visual clutter to an unadorned prominent roadside elevation of the property becoming an overdominant feature to the detriment of the visual amenities of the Conservation Area and Area of Outstanding Natural Beauty in which it is set. It is thus considered contrary to Policies G1, ENV1 and ENV16 of the Ribble Valley Districtwide Local Plan and the Council's SPG on extensions and alterations to dwellings.

3/2012/0441

Decision Date:
02/07/2012

Gisburn
Applications for full consent
Development Address:
Gisburn Auction Mart Gisburn
Lancashire BB7 4ES

Development Description:
Proposed part demolition and extension of animal shed.

Grid Reference	
382539	448763

Officer: Colin Sharpe
Decision Type: APPROVED WITH CONDITIONS

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

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

2 The permission shall relate to the development as shown on Drawing Numbers 467/1, 467/4 and 467/5

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

3/2012/0445

Ribchester

Applications for full consent

Development Address:
34 Water Street Ribchester
Lancashire PR3 3YJ

Development Description:
Proposed two-storey extension to dwelling (including demolition of existing conservatory). Re-submission.

Grid Reference	
365044	435288

Decision Date:
04/07/2012

Officer: Adrian Dowd
Decision Type: REFUSED

1 The proposal has an unduly harmful impact upon the residential amenity of No 35 Water Street because of the two storey extension's overbearing and overshadowing impact. This is contrary to Policy G1 of the Ribble Valley Districtwide Local Plan.

2 The first floor door is an incongruous and conspicuous feature which does not preserve the character or appearance of Ribchester Conservation Area. This is contrary to Policy ENV16 of the Ribble Valley Districtwide Local Plan.

3/2012/0456

Longridge

Applications for full consent

Development Address:
land adjacent 14 Crumpax Avenue
Longridge Lancashire PR3 3JQ

Development Description:
Change of house type for proposed detached two bedroom bungalow on vacant land approved under application 3/2011/0965P including Discharge of Conditions approved under application 3/2012/0162P.

Grid Reference	
360264	437710

Decision Date:
03/07/2012

Officer: Graeme Thorpe
Decision Type: APPROVED WITH CONDITIONS

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

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

2 The permission shall relate to the development as shown on Plan Reference No's 2495-03, 2495-04, 2495-11 Rev.A, 2495-12 Rev.A, 2495-13 Rev.A, 2495-14 Rev.A and 2495-15 Rev.A.

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 Part II Class A, shall not be carried out without the formal written consent of the Local Planning Authority.

Reason: In order that the Local Planning Authority shall retain effective control over the development in accordance with Policy G1 of the Ribble Valley Districtwide Local Plan and in the interests of safeguarding any adjacent residential amenity or visual amenity.

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

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

3/2012/0461

Decision Date:
29/06/2012

Longridge
Renewal of Planning Permission

Development Address:
17 Dilworth Lane Longridge
Lancashire PR3 3SU

Development Description:
Application for the renewal of planning permission 3/2009/1061P for the Conversion of a redundant barn to form a single 2 bed dwellling.

Grid Reference	
360815	437293

Officer: Graeme Thorpe
Decision Type: APPROVED WITH CONDITIONS

1 All the external works of the development hereby permitted shall be completed before the expiration of three years from the date of this permission.

REASON: In order that the Local Planning Authority retains effective control over the development and to ensure that there is no significant deterioration in the condition of the building contrary to Policies G1 and H16 of the Ribble Valley Districtwide Local Plan.

2 The permission shall relate to the development as shown on Plan Drawing No's 0368/93/60B, 0368/93/21C and 0368/93/26A.

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 relate to the proposed conversion in accordance with the structural survey submitted as part of the application and dated 21 December 2009. Any deviation from the survey may need to be the subject of a further planning application.

REASON: To comply with Policies G1 and H16 of the Ribble Valley Districtwide Local Plan since the application is for the conversion of the building only.

4 This permission shall be implemented in accordance with the proposal as amended by letter and plans received on the 15 January 2010, 18 March 2010 and 23 March 2010.

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

5 Precise specifications and samples of walling and roofing materials and details of any window and door surrounds including materials to be used 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, ENV1, H15, H16 and H17 of the Ribble Valley Districtwide Local Plan.

6 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.

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

REASON: In order that the Local Planning Authority shall retain effective control over the development to ensure compliance with Policies G1 and H18 of the Ribble Valley Districtwide Local Plan.

8 All doors and windows shall be in timber and retained as such in perpetuity.

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.

9 Prior to the commencement of development, a site investigation and assessment shall be carried out in order to assess the potential for any contamination on site. The content of the findings shall be subject to the approval in writing by the Local Planning Authority. The development itself will thereafter incorporate any remedial measures shown, or subsequently found, during the development of the site, to be necessary.

REASON: To ensure a safe form of development that poses no unacceptable risk of pollution to water resources or to human health in accordance with Policy G1 of the Ribble Valley Districtwide Local Plan.

3/2012/0503

Grindleton

Non-Material amendment

Grid Reference
376028 445518

Development Description:
Application for a non-material amendment to planning permission 3/2009/0683P, for an increase in height of the property from 8100mm to 8564mm (464mm increase). The actual ridge height will be lowered by 36mm as the proposed ground floor level will be dropped by 500mm.

Decision Date:
04/07/2012

Development Address:
Prospect House Sawley Road Grindleton Lancashire BB7 4QS

Officer: Graeme Thorpe

Decision Type: APPROVED WITH CONDITIONS

1 The permission shall relate to the development as shown on Plan drawing number's 11.30/PL2, 11.30/PL3 and 11.30/PL5.

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

3/2012/0504

Billington and Langho

Certificate of Lawfulness - Proposed

Grid Reference
369221 433906

Development Description:
Application for a Lawful Development Certificate for a proposed single storey extension to the rear of the property.

Decision Date:
02/07/2012

Development Address:
65 The Rydings Langho Blackburn Lancashire BB6 8BG

Officer: Mark Baldry

Decision Type: APPROVED NO CONDITIONS

1 The proposed works constitute permitted development under Schedule 2, Part1, Class A-H of the GPDO.

3/2012/0507

Clitheroe

Observations to Another Local Auth

Grid Reference
374165 441802

Development Description:
Full: Major: Demolition of existing buildings and erection of foodstore (3344 sq.m.); vehicular access from Wellhouse Road and Masons Way, construction of pedestrian accesses, car and cycle parking and associated highways and landscaping works.

Decision Date:
03/07/2012

Development Address:
land off Wellhouse Road (L&P Springs UK) Barnoldswick Lancashire

Officer: Graeme Thorpe

Decision Type: NO OBJECTIONS

3/2012/0532

Bowland Forest (Lower)

Agricultural determination

Grid Reference
365486 444208

Development Description:
Application for a steel portal frame building (18.29m x.13.71m) for the storage of bulk feeds.

Decision Date:
02/07/2012

Development Address:
Lower Lees Farm Cow Ark Clitheroe Lancashire BB7 3DQ

Officer: Mark Baldry

Decision Type: PERMISSION NOT REQUIRED