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RIBBLE VALLEY BOROUGH COUNCIL

Planning Applications decided week ending: 27 July 2012

3/2011/0892

Decision Date:
20/07/2012

Clitheroe
Outline

Development Address:
land off Milton Avenue Clitheroe
Lancashire BB7 2HX

Development Description:
Proposed residential development.

Grid Reference	
374095	442174

Officer: Sarah Westwood
Decision Type: REFUSED

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 No development shall begin until 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) has been submitted to and approved in writing by the Local Planning Authority. The development shall be implemented in accordance with the approved details.

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 The submission of reserved matters in respect of layout, scale, appearance, landscaping and implementation of development shall be carried out in substantial accordance with the Design and Access Statement and Masterplan Drwg No 11-021-1001.

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

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

5 The new estate road/access between the site and Milton Avenue 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 comply with Policies G1 and T1 of the Ribble Valley Districtwide Local Plan and to ensure that satisfactory access is provided to the site before the development hereby permitted becomes operative.

6 Prior to occupation of the 1st dwelling a residential Travel Plan to improve accessibility of the site by sustainable modes shall be submitted to and approved in writing by the Local Planning Authority in consultation with Lancashire County Council Highways Travel Plan Team.

The full Travel Plan should include the following matters:

- Appointment of a named Travel Plan Co-ordinator
- Travel survey
- Details of cycling, pedestrian and public transport links to the site
- Details of secure, covered cycle parking
- SMART Targets for non-car modes of travel
- Action plan of measures to be introduced
- Details of arrangements for monitoring and review of the Travel Plan

The approved Travel Plan shall be implemented, monitored and reviewed (including undertaking any necessary remedial or mitigation measures identified in any such review) in accordance with the approved Travel Plan for a period of time not less than 5 years following completion of the development.

REASON: To minimise the use

7 No development shall begin until details for the provision of surface water drainage works including a scheme for the provision and implementation of a surface water regulation system has been submitted to and approved in writing by the Local Planning Authority. The scheme shall be completed in accordance with the approved plans.

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

8 In the event that contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the Local Planning Authority) should be carried out until the developer has submitted, and obtained written approval from the Local Planning Authority for, a remediation strategy detailing how this unsuspected contamination shall be dealt with. Works should then be carried out in accordance with the approved strategy.

REASON: In accordance with Policy G1 of the Ribble Valley Districtwide Local Plan to ensure that any required remediation strategy will not cause pollution of ground and surface waters both on and off site.

9 No development shall begin until a scheme identifying how a minimum of 10% of the energy requirements generated by the development will be achieved by renewable energy production methods, has been 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 Policies G1, ENV7 and ENV10 of the Ribble Valley Districtwide Local Plan.

10 No development shall take place until details of the provisions to be made for artificial bird (species) nesting sites/boxes have been submitted and approved by the Local Planning Authority. The approved works shall be implemented in full before the development is first brought into use, unless otherwise agreed in writing with the Local Planning Authority.

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

11 No development shall begin until a detailed mitigation strategy has been submitted to and approved in writing by the Local Planning Authority to assess the impact of any works that may affect species identified in the Phase 1 Habitat Survey, their breeding sites or resting places. The details submitted shall include protection, mitigation and enhancement measures in accordance with the Impact Assessment details identified in the Phase 1 Habitat Survey (paras 4.1-4.6 inclusive).

The biodiversity mitigation measures as detailed in the approved mitigation plan shall be implemented in accordance with any specified timetable and completed in full prior to substantial completion or first bringing into use of the development, whichever is the sooner.

REASON: In order to reduce the impact of the development on biodiversity and bat/bird species in accordance with Policies G1, ENV7 and ENV10 of the Ribble Valley Districtwide Local Plan.

12 Prior to commencement of any site works including delivery of building materials and excavations for foundations or services all trees identified on the Tree Constraints Plan Ref:BTC196-TCP and in the Arboricultural Constraints Appraisal dated 8 April 2011 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 zones 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 p

13 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.

14 The dwellings shall achieve a minimum Level 3 of the Code for Sustainable Homes. No dwelling shall be occupied until a final Code Certificate has been issued for it certifying that Code Level 3 has been achieved.

REASON: In order to encourage an energy efficient development in accordance with Policy G1 of the Ribble Valley Districtwide Local Plan.

15 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.

16 No development shall commence until a scheme for the disposal of foul and surface waters has been submitted to and approved in writing by the Local Planning Authority. The scheme shall detail how the site will be drained on a separate system, with only foul drainage connected into the foul sewer. Surface water should discharge to either soakaway or watercourse and may require the consent of the Environment Agency. Such a scheme shall be constructed and completed in accordance with the details so approved.

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

1 The proposed development is considered contrary to Policy G1 of the Ribble Valley Districtwide Local Plan in that it would have an adverse impact on the operation of the highway network to the detriment of highway safety and to the general amenities of the area.

3/2011/0896

Decision Date:
20/07/2012

Grindleton
Applications for full consent

Development Address:
Old Methodist Chapel Lower Chapel Lane Grindleton Lancashire

Development Description:
Conversion of the existing Chapel and Sunday School building to form 2no. four bedroom dwellings including creation of a garden and parking areas.

Grid Reference	
375891	445844

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 1134-A01, 1134-A02 Rev. D, 1134-A03 Rev. F, 1134-A04, 1134-A03 Rev. E, 1134-A05 Rev. B, 1134-A010 Rev. C, Site Plan Plot 1 and Site Plan Plot 2.

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

3 Precise specifications and samples of all walling and roofing materials (including render) and details of the windows and doors to be used, 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 and ENV16 of the Ribble Valley Districtwide Local Plan.

4 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.

5 Notwithstanding the details shown upon the approved plans, all new and replacement doors (unless specifically stipulated on the approved plan drawings) 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.

6 Notwithstanding the details shown upon the approved plans, the proposed Velux roof lights shall be of the Conservation Type, recessed with a flush fitting, details of which shall be further submitted to and approved by the Local Planning Authority before development commences upon the site.

REASON: In the interests of visual amenity in order to retain the character of the barn and to comply with Policies G1, H16 and H17 of the Ribble Valley Districtwide Local Plan.

7 The car parking spaces marked on the approved plan shall be made available before the use of the premises hereby permitted becomes operative, and shall remain available for use in perpetuity.

REASON: To comply with Policies G1, T1 and T7 of the Ribble Valley Districtwide Local Plan and to allow for the effective use of the parking areas.

8 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 a

9 For the avoidance of doubt, the residential curtilage for these new properties shall be that land outlined in red on the Site Plans for Plot 1 and Plot 2.

REASON: For the avoidance of doubt, and in the interests of the amenity of the area in accordance with Policies G1, ENV1 and ENV16 of the Ribble Valley Districtwide Local Plan.

10 Prior to commencement of any works which may affect protected species - [bats] identified during the surveys or their breeding sites or resting places, a detailed mitigation and monitoring strategy shall be submitted to and approved in writing by the local planning authority. The details of which shall include mitigation methodology/monitoring details, all works shall proceed in accordance with the approved mitigation measures with any amendments agreed in writing.

REASON: To protect the bat population from damaging activities and reduce or remove the impact of development, and to ensure there are no adverse effects on the favourable status of a bat population before and during the approved development. In compliance with the guidance within the NPPF, the Wildlife & Countryside Act 1981 as amended and the Conservation [Natural Habitats & c.] Regulations 1994.

11 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 and/or alterations to the dwelling, and any future additional structures, hard standing or fences 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 visual appearance of the building and the site to ensure the future protection of the character and appearance of the building and the location within the AONB and Grindleton Conservation Area in compliance with Policies, H2, H15, H16, H17, ENV1 and ENV16 of the Ribble Valley Districtwide Local Plan, and the guidance contained within the NPPF.

12 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order amending, revoking 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 Policy G1 of the Ribble Valley Districtwide Local Plan and to ensure the future protection of this character and appearance of the building in accordance with Policies H15, H17, ENV1 and ENV16 of the Local Plan and guidance within the NPPF.

13 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 building recording and analysis. 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 building.

14 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. wheel washing facilities;
v. measures to control the emission of dust and dirt during construction;
vi. a scheme for recycling/disposing of waste resulting from construction works; and
vii. commencement and finishing hours of the construction activity.

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

3/2011/0984

Clitheroe

Alter or Extend a Listed Building

Development Address:
Pullman House 2 - 4 Duck Street
Clitheroe Lancashire BB7 1LP

Development Description:
One wall mounted sign on the front elevation.

Grid Reference	
374555	441832

Decision Date:
23/07/2012

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 18 of the Planning (Listed Building and Conservation Areas) Act 1990.

2 The permission shall relate to the development as shown on Drawing Numbers Houldsworth 01A and Houldsworth 02A.

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

1 The sign by virtue of its horizontal emphasis, design and materials is harmful to the character, appearance and setting of the listed building, the setting of nearby listed buildings and the character and appearance of Clitheroe Conservation Area because of its prominence and unsympathetic form. This is contrary to Policies ENV19, ENV16 and G1 of the Ribble Valley Districtwide Local Plan and the Town and Country Planning (Listed Buildings and Conservation Areas) Act 1990.

3/2012/0198

Bashall Eaves and Mitton

Applications for full consent

Development Address:
Backridge House Twitter Lane
Bashall Eaves Lancashire BB7 3LQ

Development Description:
Proposed new agricultural access.

Grid Reference	
371805	442725

Decision Date:
20/07/2012

Officer: Claire Booth
Decision Type: REFUSED

1 The proposal is considered contrary to Policies G5 and ENV1 of the Districtwide Local Plan which seek to limit development in the open countryside to that needed for the purposes of agriculture or forestry or other uses appropriate to a rural area. Approval of such an application without sufficient agricultural justification would result in further development to the visual detriment of the open countryside.

Planning Applications decided week ending: 27 July 2012

3/2012/0199

Bashall Eaves and Mitton

Applications for full consent

Development Address:

Backridge House Twitter Lane
Bashall Eaves Lancashire BB7 3LQ

Grid Reference

371814 442775

Development Description:

Change of use from agricultural access to domestic access and creation of new pedestrian access and listed building consent for removal of garden wall and erection of new drystone boundary wall (1m high).

Decision Date:

20/07/2012

Officer: Claire Booth

Decision Type: REFUSED

1 The erection of the boundary wall including the loss of the hedge by virtue of its form and appearance would prove visually harmful to the open countryside, set within the Area of Outstanding Natural Beauty, and would be detrimental to the setting of the listed building. This would be contrary to Policies G1, ENV1 and ENV19 of the Ribble Valley Districtwide Local Plan and sections 11 and 12 of the National Planning Policy Framework.

2 The proposal would include an extension of curtilage by incorporating and enclosing an existing agricultural track which would by its very nature represent an urban and domestic encroachment into the Open Countryside to the visual detriment of the appearance and character of the locality contrary to Policies G1, ENV1, and H12 of the Ribble Valley Districtwide Local Plan and Section 11 of the National Planning Policy Framework.

3/2012/0200

Bashall Eaves and Mitton

Alter or Extend a Listed Building

Development Address:

Backridge House Twitter Lane
Bashall Eaves Lancashire BB7 3LQ

Grid Reference

371814 442775

Development Description:

Erection of a new boundary wall with pedestrian access gate along the boundary of the property with Twitter Lane and removal of a boundary wall at the rear

Decision Date:

20/07/2012

Officer: Claire Booth

Decision Type: REFUSED

1 The erection of the boundary wall including the loss of the hedge by virtue of its form and appearance would prove visually harmful to the open countryside, set within the Area of Outstanding Natural Beauty, and would be detrimental to the setting of the listed building. This would be contrary to Policies G1, ENV1 and ENV19 of the Ribble Valley Districtwide Local Plan and sections 11 and 12 of the National Planning Policy Framework.

3/2012/0269

Balderstone

Applications for full consent

Development Address:

Land adjacent to Myerscough Road
Mellor Brook Lancashire

Grid Reference

363878 431280

Development Description:

Erection of office development on open storage site, including parking and servicing area and improvement of existing access.

Decision Date:

20/07/2012

Officer: Graeme Thorpe

Decision Type: APPROVED WITH CONDITIONS

1 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 11.139-01 Rev. A, 11.139-02 Rev. H, 11.139-03 Rev. D, 11.139-05 and NW/LPL/MELLOR.1/01 Rev. B.

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

3 Precise specifications and samples of walling and roofing materials and details of the cladding to be used (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 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 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 Prior to the completion of the development, the barrier indicated on the revised site plan dwg. no. 11.139-02 Rev.H shall be erected at the access, a minimum of 5m behind the nearside edge of the carriageway. This or any replacement barrier shall not open towards the highway and shall remain closed and locked when the building is unoccupied.

REASON: To permit vehicles to pull clear of the carriageway when entering the site in the interests of highway safety, and to provide security on site when the building is unoccupied. In order to comply with planning policies G1 and G11 of the District Wide Local Plan.

6 Before the access is used for vehicular purposes, the access and car park area detailed on drawing no. NW/LPL/MELLOR.1/01 Rev. B shall be appropriately paved in tarmacadam, concrete, block paviours, or other approved materials. The parking and manoeuvring areas shall be laid out in accordance with drawing no. NW/LPL/MELLOR.1/01 Rev. B and shall be available for use before the development is brought into use.

REASON: To prevent loose surface material from being carried onto the public highway thus causing a potential source of danger to other road users, and to provide adequate car parking facilities for the development. In order to comply with planning policy G1 of the District Wide Local Plan.

7 The proposed access to the site shall be constructed to a minimum width of 5.5m between the car parking area and the nearside edge of the carriageway.

REASON: To enable vehicles to enter and leave the premises in a safe manner without causing a hazard to other road users, and in order to comply with planning policy G1 of the District Wide Local Plan.

8 No part of the development shall commence until a scheme for the construction of the site access and the off-site highway improvement works has been submitted to, and approved by, the Local Planning Authority in consultation with the Highway Authority.

REASON: To satisfy the Local Planning Authority and Highway Authority that the final details of the highway works are acceptable before work commences on site, and in order to comply with planning policy G1 of the District Wide Local Plan.

9 The development hereby permitted shall not be commenced until details of the landscaping of the site, including details relating to the retention of existing trees, 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 gates/barriers proposed, fencing and screening.

The approved landscaping scheme shall be implemented in the first planting season prior to commencement of the development unless otherwise agreed by the Local Planning Authority, 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 beco

10 No vegetation (or other habitat) should be removed or disturbed during the bird-breeding season (February to July inclusive) until or unless this has been first checked for breeding birds by a qualified ecologist. The details of such a report should be presented to and approved in writing by the Local Planning Authority prior to any works commencing.

REASON: To protect the breeding habitats of the local bird population in accordance with the Wildlife & Countryside Act 1981 as amended.

11 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:

a. the parking of vehicles of site operatives and visitors,
b. loading and unloading of plant and materials,
c. storage of plant and materials used in constructing the development,
d. wheel washing facilities,
e. measures to control the emission of dust and dirt during construction,
f. a scheme for recycling/disposing of waste resulting from construction works, and
g. 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 Plan.

12 Prior to the commencement of any built development, a lighting scheme shall be submitted for approval by the Local Planning Authority. The plans shall detail the position of any external lights, whether attached to the building or within the car park, and highlight their luminance levels.

REASON: In the interests of protecting residential amenity and highway safety in accordance with Policy G1 of the Ribble Valley Districtwide Local Plan, and to avoid dazzle, glare or distraction.

13 The internal source of illumination shall be reduced in intensity if necessary and be maintained at an approved level.

REASON: To comply with Policy G1 of the Ribble Valley Districtwide Local Plan and to avoid glare, dazzle or distraction to passing motorists.

14 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 tree survey report by Iain Tavendale Arboricultural Consultant, dated the 11th of May 2012 [T1 and T3 inclusive] shall be protected in accordance with the 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 be shall remain in place until all building work has been completed and all excess materials have been removed from site

3/2012/0292

Chipping
Applications for full consent

Development Address:
Clark House Chipping Lancashire
PR3 2GQ

Development Description:
Proposed earth banked slurry lagoon.

Grid Reference	
360943	443202

Decision Date:
20/07/2012

Officer: Claire Booth
Decision Type: APPROVED WITH CONDITIONS

1 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 251/202 and 251/201 but does not include the Tree Planting Schedule included on this drawing.

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

3 No development shall take place until a scheme that demonstrates there will be no resultant unacceptable risk to groundwater or unwanted impact on groundwater dependant features has been submitted to and approved in writing by the Local Planning Authority. The scheme should include a liner in the form of either a suitable sheet liner (incorporating leakage detection) or an imported clay liner at least 1 metre thick below the base of a lagoon and of permeability <10-9 m/s. The scheme shall be implemented as approved.

REASON: This condition is required to manage risk to groundwater as the proposed location at Springs House has a number of issues/ features which strongly suggest the presence of shallow groundwater.

4 The development hereby permitted shall not be commenced until details of the landscaping of the site has 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, which should be native to the landscape, and their distribution on site.

The approved landscaping scheme shall be implemented in the first planting season prior to commencement of the development unless otherwise agreed by the Local Planning Authority, 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 Policies G1, ENV1 and ENV13 of the Ribble Valley District

5 A Lancashire hedgerow shall be planted along the north-eastern and south-western sides 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 north-east and south-west sides of the hedge

REASON: In the interests of the visual amenities of the area and to comply with Policies G1, ENV1 and ENV13 of the Ribble Valley Districtwide Local Plan.

3/2012/0314

Clitheroe

Applications for full consent

Development Address:

The Whalley Wine Shop Ltd 63 King Street Whalley Lancashire

Grid Reference

373307 436215

Development Description:

Proposed seating area outside the shop comprising 3no. fixed wine barrels with portable seating.

Decision Date:

20/07/2012

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 The three barrels for which permission is hereby granted shall be sited immediately adjoining the front of the shop as shown on drawing number CS/12/0314/1.

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

3/2012/0323

Bowland with Leagram

Applications for full consent

Development Address:

The Barn Higher Greystoneley Leagram Whitewell Lancashire

Grid Reference

364510 445695

Development Description:

Installation of 16 Solar Panels on the roof of the proposed garage/car port.

Decision Date:

23/07/2012

Officer: Rachel Horton

Decision Type: APPROVED WITH CONDITIONS

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

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

2 The permission shall relate to the development as shown on Plan Reference 11/142/004 in relation to the proposed size and arrangement of solar panels to the front (western) roofslope of the garage/car port.

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

3/2012/0327

Whalley

Outline

Development Address:

Land to the East of Clitheroe Road (Lawsonsteads) Whalley Lancs

Grid Reference

373629 436607

Development Description:

Mixed use development comprising residential (C3); nursing home (C2); car parking; open space and ancillary landscaping.

Decision Date:

20/07/2012

Officer: Sarah Westwood

Decision Type: REFUSED

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 No development shall begin on any phase of development until detailed plans indicating the access, appearance, landscaping, layout and scale, including a contoured site plan showing existing features, the proposed slab floor levels and road level (hereinafter called the 'reserved matters') for each phase of development has been submitted to and approved in writing by the Local Planning Authority. The development of each phase shall be implemented in accordance with the approved details.

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 The submission of reserved matters in respect of access, layout, scale, appearance, landscaping and implementation of development shall be carried out in substantial accordance with the Design and Access Statement, Parameters Plan PL1158M.104 and Illustrative Masterplan PL1158.M.103.

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

4 Prior to the commencement of each phase of development, a scheme for foul and surface water drainage for that phase shall be submitted to the Local Planning Authority for written approval. The drainage scheme for that phase shall be implemented in accordance with the approved details. Unless otherwise agreed in writing, the approved foul drainage scheme for each phase shall only connect to the foul sewer network at the two connection points identified in the Flood Risk Assessment submitted by Weetwood (dated 30 March 2012, Final Report v1.1) and the amount of development connecting to each of the two chosen connection points shall be in accordance with the details provided by Weetwood (dated 9 May 2012).

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

5 The site must be drained on a separate system with only foul drainage connecting into the public sewer. No surface water shall be allowed to drain into the public sewer.

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

6 Prior to the commencement of each phase of development, a scheme for the improvement, protection and maintenance of existing flood defences for that phase as outlined in Section 4.1.2 of the Flood Risk Assessment (FRA) by Weetwood (dated 30 March 2012; Final Report v1.1) shall be submitted to and approved in writing by the Local Planning Authority. The scheme for each phase of development shall be completed in accordance with the approved plans.

REASON: To reduce the risk of flooding by maintaining existing flood defences in accordance with Policy G1 of the Ribble Valley Districtwide Local Plan.

7 Prior to the commencement of each phase of development, a detailed surface water drainage scheme for that phase, based on sustainable drainage principles and an assessment of the hydrological and hydrogeological context of that phase of development, shall be submitted to the Local Planning Authority. The scheme shall demonstrate how surface water run-off generated by that phase will be managed and limited in accordance with the Flood Risk Assessment (FRA) by Weetwood (dated 30 March 2012; Final Report v1.1) and it will not exceed the run-off from the undeveloped site and it will not increase the risk of flooding elsewhere.

REASON: To prevent the increased risk of flooding, to improve and protect water quality, improve habitat and amenity and ensure future maintenance of the surface water drainage system in accordance with Policy G1 of the Ribble Valley Districtwide Local Plan.

8 No more than 55 dwellings (Use Class C3) and a nursing home of 50 bed spaces (Use Class C2) is hereby permitted within the application site.

REASON: In order to ensure that there is sufficient capacity for foul flows from the development at the Whalley Wastewater Treatment Works in accordance with Policy G1 of the Ribble Valley Districtwide Local Plan.

9 No phase of development shall begin until a scheme identifying how a minimum of 10% of the energy requirements generated by that phase of development will be achieved by renewable energy production methods, has been submitted to and approved in writing by the Local Planning Authority. The scheme relevant to each phase shall then be implemented 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.

10 Prior to commencement of each phase of development details of the landscaping of that phase of development shall 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 for each phase of development shall be implemented in the first planting season prior to commencement of the development unless otherwise agreed by the Local Planning Authority, 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

11 Prior to commencement of each phase of development a landscape management plan including long term design objectives, timing of the works, management responsibilities and maintenance schedules for all landscaped areas within that phase including play areas shall be submitted to and approved in writing by the Local Planning Authority. The management plan shall also provide precise details of all play equipment and its maintenance and indicate a timescale when the play space(s) shall be provided and made available for use. The landscape management plan shall be carried out in accordance with the details so approved for each phase of development.

REASON: In the interests of residential and visual amenity and to ensure that appropriate provision is made for public open space in accordance with Policies G1 and RT8 of the Ribble Valley Districtwide Local Plan.

12 Prior to any phase of development undertaken post March 2013 affecting natural bankside habitat such as outfalls or culverting, a further survey of the watercourse should be carried out to establish the presence of water voles within the phase. The findings of the survey (together with proposals for mitigation/compensation, if required) shall be submitted to and approved in writing by the Local Planning Authority. Any necessary and approved measures for the protection of water voles shall thereafter be implemented in full as part of the development of the relevant phase.

REASON: To ensure protection of water voles and their habitat in accordance with Policy G1 of the Ribble Valley Districtwide Local Plan.

13 Any application for the approval of reserved matters which includes development adjoining the watercourses on site shall include a scheme for the provision and management of a buffer zone alongside the watercourses, to be submitted to and agreed in writing by the Local Planning Authority. Thereafter each phase of development shall be carried out in accordance with the approved scheme in so far as it relates to that phase of development and any subsequent amendments shall be agreed in writing with the Local Planning Authority.

REASON: To protect ecological, recreation and amenity interests by providing a buffer between the development and the watercourse in accordance with Policy G1 of the Ribble Valley Districtwide Local Plan.

14 No development shall take place on any phase of development until details of the provisions to be made for building dependent species of conservation concern artificial bird nesting boxes and artificial bat roosting sites for that phase have been submitted to, and approved by the Local Planning Authority. The details shall be submitted on a building dependent bird/bat species development site plan and include details of plot numbers and the numbers of per individual building/dwelling and type. The details shall also identify the actual wall and roof elevations into which the above provisions shall be incorporated -north/north east elevations for birds & elevations with a minimum of 5 hours morning sun for bats. The artificial bird/bat boxes shall be incorporated into those dwellings/buildings during the actual construction of those individual identified on the submitted plan before the development is first brought into use, unless otherwise agreed in writing by the Local Planning Authority.

REASON: I

15 All construction work that might directly impact upon breeding birds shall be implemented outside of the main breeding season of February to September.

The actions, methods & timing details included in the mitigation notes attached to the habitat survey [078.02_rep_001] shall be adhered to and in the event that any protected species are found or disturbed 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: In order to reduce the impact of the development on biodiversity and bat/bird species in accordance with Policies G1, ENV7 and ENV10 of the Ribble Valley Districtwide Local Plan.

16 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 [JCA Ref: 9759/C/RG - Individual Trees T3/4/5/7, Groups of Trees G5/8/9 & Hedgerows H1/2/6 inclusive] shall be protected in accordance with the Tree Constraints Plan [BS5837 2012 -Trees in Relation to Design, Demolition & Construction. A tree protection-monitoring schedule shall be submitted and agreed in writing by the Local Planning Authority and all root protection/construction exclusion zone 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 building materials/spoil/soil/rubble shall be stored or redistributed within the pr

17 All existing habitat features, hedgerows/streams shall be retained and protected during the lifetime of the development from the adverse effects of development works by maintaining construction exclusion zones the details of which shall have first been submitted to and approved in writing by the Local Planning Authority prior to commencement of development.

REASON: In order to reduce the impact of the development on biodiversity in accordance with Policies G1 and ENV10 of the Ribble Valley Districtwide Local Plan.

18 No development shall begin on any phase of development until details of a lighting scheme have been submitted to and approved in writing by the Local Planning Authority. The lighting scheme shall include to details to demonstrate how artificial illumination of important wildlife habitats (trees with bat roost potential and hedgerows used by foraging areas bats) is minimised. The approved lighting scheme shall be implemented in accordance with the approved details.

REASON: In order to reduce the impact of the development on biodiversity and bat/bird species in accordance with Policies G1, ENV7 and ENV10 of the Ribble Valley Districtwide Local Plan.

19 No phase of development shall take place until the applicant, or their agent or sucessors in title has secured the implementation of a programme of archaeological work for that phase in accordance with a written scheme of investigation which has been submitted to and approved in writing by the Local Planning Authority.

REASON: To ensure and safeguard the recording and inspection of matters of archaeological importance associated with the site in accordance with Policies G1 and ENV14 of the Ribble Valley Districtwide Local Plan.

20 No phase of development shall begin until a Construction Method Statement has been submitted to, and approved in writing by, the Local Planning Authority for that phase. 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.

21 Construction activities shall only be carried out between the hours of 07.00 to 17.00 Monday to Friday, 08.00 to 13.00 Saturday and no activities on Sundays or Bank Holidays unless otherwise agreed in writing with the Local Planning Authority.

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

22 No burning of waste shall be permitted on site.

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

23 The dwellings shall achieve a minimum Level 3 of the Code for Sustainable Homes. No dwelling shall be occupied until a final Code Certificate has been issued for it certifying that Code Level 3 has been achieved.

REASON: In order to encourage an energy efficient development in accordance with Policy G1 of the Ribble Valley Districtwide Local Plan.

24 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.

25 The reserved matters application(s) shall include details of phasing of development across the whole development site. The phasing scheme shall include the following matters:

a) a plan demarcating the development phases;
b) details of the number of development plots for both market and affordable housing units; and
c) a programme of delivery of development phases.

All reserved matters applications and consequent development shall be made in accordance with the approved phasing scheme or any subsequent submitted and approved amendments to the scheme.

REASON: For the avoidance of doubt and to ensure that the Local Planning Authority are satisfied with the details and to comply with Policy G1 of the Ribble Valley Districtwide Local Plan.

1 The proposed development by virtue of its location outside the defined settlement boundary of Whalley is considered to represent an urban extension into the open countryside which would change the character of this area of open countryside to the detriment of the visual amenities of the area. It is thus contrary to Policies G1 and ENV3 of the Ribble Valley Districtwide Local Plan.

2 The proposed development by virtue of its detrimental impact on the setting of and views into and out of Whalley Conservation Area would have an unduly harmful impact upon the character, appearance and significance of the Conservation Area. It is thus considered contrary to Policy ENV16 of the Ribble Valley Districtwide Local Plan.

3 The proposed development is considered contrary to Policy G1 of the Ribble Valley Districtwide Local Plan in that it would have an adverse impact on the operation of the highway network, particularly in terms of congestion, to the detriment of highway safety.

3/2012/0357

Clitheroe

Applications for full consent

Development Address:

Memorial Hall Lowergate Clitheroe Lancashire B7 1AD

Grid Reference

374354 441734

Development Description:

Change of use of first floor from recreation use to Dance Studio. Reinstatement of boundary wall and removal of steps to North West of site. New opening to boundary wall at wall recess on East elevation and to building on South elevations.

Decision Date:

20/07/2012

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 proposal as shown on drawing Nos 0105-05A, 06, 07 and 08.

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

3 Precise details and/or samples of all materials to be used in the external works to the boundary walls, steps and external ground surfaces shall be submitted to and approved in writing by the Local Planning Authority prior to their use in the approved development.

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 The approved additional door in the southern elevation of the building shall be painted timber and shall remain as such in perpetuity unless the Local Planning Authority gives written consent for a replacement door of any alternative material.

REASON: In order to respect the character of the existing building in the interests of visual amenity and to comply with Policies G1 and ENV16 of the Ribble Valley Districtwide Local Plan.

5 The operation of the dance studio use in accordance with this permission shall at all times be carried out in complete accordance with the requirements of the Noise Management Plan dated 20 June 2012 that was submitted with the application.

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

3/2012/0359

Decision Date:
20/07/2012

Mellor
Applications for full consent

Development Address:
Land adjacent to Woodfold Park
Further Lane Mellor Lancashire

Development Description:
Proposed construction of agricultural building for stables and a 40m x 20m menage. Close off the existing field gate and construct a new field access, gravel track and 6no. parking spaces.

Grid Reference	
363529	429532

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 number 4183-01A and 02.

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 Before the proposed new access is used for vehicular purposes, any gateposts erected at the access shall be positioned 5m behind the nearside edge of the carriageway of Further Lane, and the gates shall open away from the highway.

REASON: To permit vehicles to pull clear of the carriageway when entering the site in the interests of highway safety and to comply with Policy G1 of the Ribble Valley Districtwide Local Plan.

5 Before the proposed new access is used for vehicular purposes, that part of the access extending from the highway boundary for a minimum distance of 5m into the site shall be appropriately paved in tarmacadam, concrete, block pavers or other approved materials.

REASON: To prevent loose surface material from being carried onto the public highway in the interests of highway safety and to comply with Policy G1 of the Ribble Valley Districtwide Local Plan.

6 Within 1 month of the first use of the approved new vehicular access, the existing field access shall be physically and permanently closed and the verge and hedgerow shall be reinstated in accordance with precise details that have first been submitted to and approved in writing by the Local Planning Authority.

REASON: To limit the number of access point onto the highway at this location in the interests of highway safety and to comply with Policy G1 of the Ribble Valley Districtwide Local Plan.

7 The stable building and ménage hereby permitted shall be for private use only and shall not be used in connection with any commercial enterprise such as livery stables or riding school.

REASON: For the avoidance of doubt as the more intensive commercial use of the proposed development could be detrimental to the appearance and character of the locality, the amenities of nearby residents or highway safety contrary to Policy G1 of the Ribble Valley Districtwide Local Plan.

8 Prior to commencement of any development works including delivery of building materials and excavations for foundations or services, all trees within and adjoining the site shall be protected in accordance with the BS5837 [Trees in Relation to Construction] the details of which shall include a tree protection monitoring schedule that shall be agreed in writing and 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 implemented with out prior written consent, which wi

3/2012/0378

Bowland with Leagram

Applications for full consent

Development Address:
The Laund Leagram Preston
Lancashire PR3 2GS

Grid Reference
362839 444669

Development Description:
New livestock building for housing a flock of milking sheep.

Decision Date:
20/07/2012

Officer: Graeme Thorpe
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 The permission shall relate to the development as shown on Plan Drawing No's 235/201, 235/202 and the Phase 1 - Location Plan.

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

3 The development hereby permitted shall not be commenced until details of the proposed landscaping to the south 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 prior to commencement of the development unless otherwise agreed by the Local Planning Authority, 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 orig

3/2012/0384

Clitheroe

Applications for full consent

Development Address:
6 Highmoor Park Clitheroe
Lancashire BB7 1BB

Grid Reference
375021 441600

Development Description:
Proposed kitchen extension to form additional kitchen/dining space.

Decision Date:
23/07/2012

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 11-005-01 Rev.A, 11-005-02 Rev.A, 11-005-03 and 11-005-04.

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

3/2012/0386

Longridge

Applications for full consent

Development Address:
3 Redwood Drive Longridge
Lancashire PR3 3HA

Development Description:
First floor side extension and dormers to front elevation.
Re-submission of 3/2011/1079P.

Grid Reference	
360361	437760

Decision Date:
20/07/2012

Officer: Claire Booth
Decision Type: REFUSED

1 The two two-storey side extension and front dormers would result in a cluttered and complicated roofscape by virtue of the scale, design, and massing of the proposals resulting in prominent additions to the detriment of visual amenity, contrary to policies G1 and H10 of the Districtwide Local Plan and the Council's SPG on extensions and alterations to dwellings.

3/2012/0390

Wilpshire

Applications for full consent

Development Address:
Land between 52 & 54 Knowsley Road Wilpshire Blackburn Lancs

Development Description:
Proposed erection of a dwelling.

Grid Reference	
368597	432244

Decision Date:
20/07/2012

Officer: Claire Booth
Decision Type: REFUSED

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 amended by the plan received on the 03 July 2012, drawing number BS.08-076-02 Rev.G.

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

3 The development hereby permitted shall not be commenced until details of a replacement evergreen hedge have been submitted to, and approved in writing by, the Local Planning Authority. The scheme shall indicate, as appropriate, the types and numbers of evergreen plants, total length and location of hedge that may be required in the event that adverse effects of the development hereby granted consent results in the loss of the existing evergreen hedge.

The approved evergreen hedge which would be planted on the northern boundary of the site shall be implemented in the first planting season following the loss of the existing hedge, whether 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 and maintained there after at a maximum height of 3.75m. The 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 si

4 Prior to commencement of any site works including delivery of building materials and excavations for foundations or services the evergreen hedge and weeping Elm identified in the Stage 1 Arboricultural Report & Tree Constraints Plan shall be protected in accordance with the BS5837 2012 [Trees in Relation to Construction] 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 identified in the Stage 1 report 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/rubbl

5 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.

6 Before the access is used for vehicular purposes, the parking and turning space detailed on the submitted plans 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, in the interests of highway safety and to comply with Policy G1 of the Ribble Valley Districtwide Local Plan.

7 The access to the proposed development shall remain ungated.

REASON: In the interests of highway safety to enable vehicles to pull clear of the carriageway when entering the site and to comply with Policy G1 of the Ribble Valley Districtwide Local Plan.

8 The vehicular parking spaces and turning area shall be laid out as detailed on the submitted plans and shall be available for use prior to the first occupation of either of the dwellings hereby permitted. Thereafter, these facilities shall be kept permanently clear of any obstructions to their designated purpose.

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

9 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 above a height of 0.9 metres. 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 driveway from the nearer edge of the carriageway of Knowsley Road to the points where the neighbouring property boundaries on either side of the plot meet the highway boundary.

REASON: In the interests of highway safety to ensure adequate visibility at the site access and to comply with Policy G1 of the Ribble Valley Districtwide Local Plan.

10 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 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 and to safeguard nearby residential amenity in accordance with Policy G1 of the Ribble Valley Districtwide Local Plan.

11 The dwelling hereby approved shall be constructed with its south facing elevation windows, serving the kitchen and lounge areas, shall be obscure glazed, details of which shall be submitted to and agree in writing by the Local Planning Authority before development commences, and also fitted with restrictions limiting the degree of opening of each opening light to not more than 45o. Thereafter, it shall be maintained in that condition in perpetuity to the satisfaction of the Local Planning Authority.

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

1 The proposal by virtue of its scale, design and massing is considered contrary to Policy G1 of the Districtwide Local Plan in that it would result in a dominant addition to the street scene which due to the size of the plot would result in a cramped appearance to the detriment of the visual amenities of the locality. It is also considered because of its proximity to adjacent properties to have a detrimental impact on neighbouring residential amenity by virtue of overlooking resulting in lack of privacy and have an overbearing impact.

3/2012/0394

Clitheroe

Reserved Matters (following outline)

Development Address:

Land around Primrose Mill Woone Lane Clitheroe Lancashire

Development Description:

Reserved Matters consent for the design and appearance of proposed residential units including adjacent accessways, roads and footpaths plus ancillary landscaping. (Ref: 3/2008/0526P - 78 units).

Grid Reference	
373730	440808

Decision Date:
20/07/2012

Officer: Sarah Westwood

Decision Type: APPROVED WITH CONDITIONS

1 This permission shall be implemented in accordance with the proposal as detailed on drawings:
apt1/001 apartment type 1 elevations
apt1/002 apartment type 1 elevations
apt1/003 apartment type 1 floor plans
bec/001 Beckett elevations
bec/002 Beckett floor plans
becplus/001 Beckett Plus floor plans
becplus/002 Beckett Plus elevations
car/001 Carron elevation
car/002 Carron floor plans
gle/001 Glenmuir elevations
gle/002 Glenmuir floor plans
haw/001 Hawthorne elevations
haw/002 Hawthorne floor plans
hur/001 Hurston elevations
hur/002 Hurston floor plans
kip/001 Kipling elevations
kip/002 Kipling floor plans
orw/001 Orwell elevations
orw/002 Orwell floor plans
rol/001 Rolland elevations
rol/002 Rolland floor plans
tol/001 Tolkien elevations
tol/002 Tolkien floor plans
yar/001 Yare elevations
yar/002 Yare floor plans
676/001 676 elevations
676/002 676 floor plans
csp/003 Coloured Site Plan
loc/003 Location Plan
mat/bound/003 Material and Boundary Treatment Plan
SD/SF1 180mm Hig

2 Prior to commencement of development, precise details of the proposed slab level(s) of the units and any appropriate road and garden levels shall be submitted to and approved in writing by the Local Planning Authority with the works completed in accordance with the details so approved.

REASON: In the interests of visual amenity and safeguarding any adjacent residential amenity in accordance with Policy G1 of the Ribble Valley Districtwide Local Plan.

3 No development shall take place until details of the provisions to be made for building dependent species of conservation concern artificial bird nesting boxes and artificial bat roosting sites have been submitted to and approved in writing by the Local Planning Authority.

The details shall be submitted on a building dependent bird/bat species development site plan and include details of plot numbers and the numbers of per individual building/dwelling and type. The details shall also identify the actual wall and roof elevations into which the above provisions shall be incorporated [north/north east elevations for birds & elevations with a minimum of 5 hours morning sun for bats] and type and make of bird boxes and bat roof tiles i.e. Ibstock.

The artificial bird/bat boxes shall be incorporated into those dwellings/buildings during the construction of those individual plots identified on the submitted plan in accordance with the approved details and under the supervision of the local RSPB Swift/Swall

4 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.

5 The gable windows to Plots 21, 58, 72 and 74 at ground, first and second floor levels, the first floor south western gable elevation window of Plot 29 and first floor gable elevation of plot 39 shall be obscure glazed and installed to be non-opening, 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.

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

6 Prior to commencement of development precise details of an acoustic barrier to be installed along the site's southern boundary and details of acoustic glazing to be used on all elevations facing this boundary (with each window fitted with trickle ventilation and capable of being opened) shall be submitted to and approved in writing by the Local Planning Authority. The barrier and glazing shall thereafter be provided in accordance with the approved scheme and retained in perpetuity.

3/2012/0395

Bowland with Leagram

Applications for full consent

Development Address:
Knott Barn Laund Farm
Bowland-with-Leagram Lancashire

Development Description:
Proposed agricultural livestock building.

Grid Reference	
364137	444822

Decision Date:
20/07/2012

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:

234/201 - Proposed Livestock Building, and,
234/202 - Proposed Livestock Building - Site Plan.

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

3 The building hereby permitted shall not be used except for the purposes of agriculture at Laund Farm, Leagram Estate only as defined by section 336 of the Town and Country Planning Act 1990 (as amended).

REASON: To safeguard the amenities of the Forest of Bowland Area of Outstanding Natural Beauty in accordance with Policies G1, G5 and ENV1 of the Ribble Valley Districtwide Local Plan.

4 No development approved by this permission shall be commenced until a scheme for the containment and storage of manure has been approved by the Local Planning Authority. Such a scheme shall be constructed and completed in accordance with the approved plans.

REASON: In accordance with Policy G1 of the Ribble Valley Districtwide Local Plan preventing pollution of the water environment.

3/2012/0399

Hothersall

Applications for full consent

Development Address:

land to the rear of Higher College Farm Blackburn Road Longridge Lancashire

Grid Reference

361600 437006

Development Description:

Creation of a private swimming pool for teaching purposes. The pool will only be open for pre-booked lessons.

Decision Date:

20/07/2012

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 Drawing Reference Number's HCF/PG/01, HCF/PG/02, HCF/PG/03, HCF/PG/04 and HCF/PG/05.

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

3 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 and ENV3 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 0830 to 2100 on weekdays and 0830 to 1700 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. The use of the premises outside these hours could prove injurious to the character of the area and in order to safeguard residential amenities.

5 This permission shall inure for the benefit of Mrs Paula Glover and Glover Swim School in connection with the use of the pool hereby approved to provide private swimming lessons only and not for the benefit of the land nor any other person or persons, whether or not having an interest in the land. The pool shall not be open for general use by the public.

REASON: Permission may not have been given for the development as proposed but for the circumstances applying in this case. The use of the pool for any other purpose would require further consideration as it may be considered contrary to Policies G1, G5, T1, ENV3 or RT1 of the Ribble Valley Districtwide Local Plan or indeed guidance within the NPPF.

6 Precise specifications and details of the proposed solar panels to be used, including their exact layout and position on the south elevation of roof, shall be 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 panels to be used will have an acceptable visual impact on the locality in accordance with Policies G1, ENV3 and ENV24 of the Ribble Valley Districtwide Local Plan, and the guidance contained within the NPPF.

7 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.

8 Prior to commencement of any site works including delivery of building materials and excavations for foundations or services, all trees and hedgerows that border the site shall be protected in accordance with the BS5837 2012 [Trees in Relation to Design, Demolition & Construction]. Details of all 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 be 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 ta

9 Notwithstanding the submitted site plan, prior to the commencement of development, including delivery of building materials and excavations for foundations or services, a fully detailed site plan and construction statement highlighting the method of forming the car parking areas shall be submitted to and approved in writing by the Local Planning Authority. The details shall include indicating the exact layout of the car park, including specifically the areas of hardstanding, the areas of soft landscaping and the areas to remain undeveloped, with the construction statement including the full engineering works involved. The details shall be constructed, with out excavations, soil stripping or site grading under the supervision of, or in liaison with the local authority Countryside Tree Officer.

REASON: In order to prevent root damage and ground compaction near to the trees/hedgerows to be retained and in order to maintain an established healthy Rhizosphere thereby safe guarding their long term survivabi

10 If the presence of any protected species that may be affected by the proposed works is detected or suspected at any stage before or during the proposed works, then works should cease until ecological advice has been sought.

REASON: To protect species habitats in accordance with the Wildlife & Countryside Act 1981 as amended.

11 Prior to the commencement of any built development, a lighting scheme shall be submitted for approval by the Local Planning Authority. The plans shall detail the position of any external lights, whether attached to the building or within the car park, and highlight their luminance levels. Any external lighting associated with the development should be designed to avoid excessive light spill, which may affect bats foraging/commuting in nearby habitats. The principles of relevant guidance should be followed (e.g. the Bat Conservation Trust and Institution of Lighting Engineers guidance Bats and Lighting in the UK, 2008).

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

12 Any works that may affect nesting birds will be avoided between March and August inclusive, unless the absence of nesting birds has been confirmed by further surveys or inspections.

REASON: To protect the breeding habitats of the local bird population in accordance with the Wildlife & Countryside Act 1981 as amended.

13 The development hereby permitted shall not be commenced until details of the landscaping of the site, including wherever possible the retention of existing trees, 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 plan

14 The parking and manoeuvring areas approved as per condition 9 shall be laid out in accordance with the approved plans and shall be available for use before the development is brought into operation.

REASON: To provide adequate car parking facilities for the site in accordance with Policy G1 of the Ribble Valley Districtwide Local Plan.

15 The granting of this permission does not entitle a developer to obstruct a right of way and any proposed stopping up or diversion of a right of way should be the subject of an Order under the appropriate Act. Footpath 23 in the Parish of Hothersall runs through t the site and shall remain passable at all times during the construction unless the appropriate consent has been granted.

REASON: In order to comply with Local Plan Policy RT19.

3/2012/0409

Clitheroe

Variation of Condition

Development Address:

Memorial Hall Lowergate Clitheroe
Lancshire BB7 1AD

Grid Reference

374354 441734

Development Description:

Variation of condition no. 2 to allow the premises to inure for the benefit of Ribble Valley Dance in connection with the use of the premises as a dance studio and variation of condition no.3 to allow opening of the premises between 10.00 to 21.30 Monday - Friday, 8.30 - 14.00 Saturdays and 9.00 - 17.00 on Sunday.

Decision Date:

20/07/2012

Officer: Colin Sharpe

Decision Type: APPROVED WITH CONDITIONS

1 This permission shall inure for the benefit of Ribble Valley Dance in connection with the use of the premises as a dance studio.

REASON: In order that the Local Planning Authority can retain effective control over the use of the site in the interests of the appearance and character of the locality and the amenities of nearby residents in order to comply with the requirements of Policy G1 of the Ribble Valley Districtwide Local Plan.

2 The use of the premises in accordance with this permission shall be restricted to the hours between 1000 to 2130 Monday to Friday, 0830 to 1400 on Saturdays and 0900 to 1700 on Sundays (subject to the authorised Sunday use being on no more than 14 occasions in any 12 month period).

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

3 The operation of the dance studio use in accordance with this permission shall at all times be carried out in complete accordance with the requirements of the Noise Management Plan dated 20 June 2012 that was submitted with the application.

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

3/2012/0417

Bowland with Leagram

Applications for full consent

Development Address:

The Laund Leagram Preston Lancashire PR3 2GS

Development Description:

Covered handling area Phase 2. Retrospective fitting of 17 no. Solar Panels (1645 x 987 mm).

Grid Reference	
362823	444633

Decision Date:

20/07/2012

Officer: Graeme Thorpe

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 The permission shall relate to the development as shown on Plan Drawing No's 235/301, 235/302, 235/303 and the Phase 2 - Location Plan.

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

3 The development hereby permitted shall not be commenced until details of the proposed landscaping to the south 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 t

4 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 building and the roof restored to its former condition, unless the Local Planning Authority has granted a further permission for this development.

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 AONB. In accordance with the guidance contained within the NPPF and the ENV1, ENV25 and ENV26 of the Districtwide Local Plan.

5 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 from the building, and the roof restored to its former condition.

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 AONB. In accordance with the guidance contained within the NPPF and the ENV1, ENV25 and ENV26 of the Districtwide Local Plan.

Planning Applications decided week ending: 27 July 2012

3/2012/0432

Decision Date:
20/07/2012

Chipping
Applications for full consent

Development Address:
Pale Farm Cottages Moss Lane
Chipping Lancashire PR3 2TR

Development Description:
2no. proposed detached garages with associated external works.

Grid Reference	
362853	442015

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 128/09 & 128/10

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

3/2012/0452

Decision Date:
23/07/2012

Clitheroe
Applications for full consent

Development Address:
32 Mytton View Clitheroe Lancashire
BB7 2QE

Development Description:
Proposed single storey rear extension and replacement detached garage.

Grid Reference	
373570	441037

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 7006 and 7007.

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 extension shall not be altered by the insertion of any window or doorway on the south west elevation 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".

3/2012/0471

Decision Date:
20/07/2012

Grindleton
Applications for full consent

Development Address:
Frensham Sawley Road Grindleton
Lancashire BB7 4QS

Development Description:
Proposed extension and alterations to an existing property.

Grid Reference	
375962	445502

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 Numbers1218/PL01A, 02B, 03B & 04B.

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 Report dated 9 May 2012 that was submitted with the application.

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.

3/2012/0487

Sabden

Applications for full consent

Development Address:
St. Marys Church Whalley Road
Sabden Clitheroe BB7 9DZ

Development Description:
Installation of a bell externally to the church.

Grid Reference	
377756	437397

Decision Date:
20/07/2012

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 2880/201

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

3 The bell shall only be rung between the hours of 0730 and 1900 hours and for no longer than 3 minutes at any time and for no more than 4 times a day.On New Years and Christmas Eve there is an exception where an additional 3 minutes may be rung up to 0010

Reason To protect residential amenity and to comply with Policy G1 of the Districtwide Local Plan.

3/2012/0492

Clitheroe

Alter or Extend a Listed Building

Development Address:
5 Church Street Clitheroe
Lancashire BB7 2AA

Development Description:
Retrospective application to demolish modern toilet block from rear yard and remove internal plaster from external boundary wall (Listed Building Consent).

Grid Reference	
374397	441949

Decision Date:
20/07/2012

Officer: Graeme Thorpe
Decision Type: APPROVED NO CONDITIONS

3/2012/0496

Horton

Applications for full consent

Development Address:
Horton Grange Farm Horton Skipton
Yorkshire BD23 3JT

Development Description:
Proposed construction of a roofed slurry store.

Grid Reference	
385624	450020

Decision Date:
24/07/2012

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:
LANCASTER - Site Plan,
IL-PM001 (1of3) - End Elevations,
IL-PM001 (2of3) - Side Elevations, and
IL-PM001 (3of3) - Roof Elevation.

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

3/2012/0501

Bashall Eaves and Mitton

Applications for full consent

Development Address:
Mitton Hall Kennels 2 Mitton Hall Cottages Mitton Clitheroe Lancs

Grid Reference
371843 438589

Development Description:
Erection of building to be used for the manufacture of kennels, dog grooming and the care of small animals.

Decision Date:
20/07/2012

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 numbers CS/12/0501/1, 2, 3, 4 and 5.

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 This permission shall inure for the benefit of Mr CJ Entwistle only and not for the benefit of the land nor any other person or persons, whether or not having an interest in the land.

REASON: Permission has been granted to the applicant as an expansion of the existing cattery/kennels business operated from the site. Permission would not have been granted but for the specific circumstances applying in this case as a permission for a separate business by a different operator could prove injurious to the character of the area and the amenities of its residents contrary to Policy G1 of the Ribble Valley Districtwide Local Plan.

5 The building hereby permitted shall be used for the manufacture of kennels for dog grooming and for the boarding/care of small animals as an ancillary part of the kennels/cattery business that is presently operated from the site. The building shall not be used for any other uses unless a further planning permission has first been granted in respect thereof.

REASON: To comply with the terms of the application and because the use of the building for any other purpose could prove injurious to the character of the area and the amenities of its residents contrary to Policy G1 of the Ribble Valley Districtwide Local Plan.

6 The use of the building for manufacturing purposes hereby permitted shall be restricted to between the hours of 0800 and 1800 Monday to Friday with no manufacturing taking place on Saturday, Sunday or Bank Holidays. There shall be no deliveries of materials or equipment in connection with the business outside of these hours.

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

7 In the first planting season following this permission, a scheme of screen planting on the northern and western boundaries of the site shall be carried out in accordance with precise details that have first been submitted to and approved in writing by the Local Planning Authority. Thereafter, the planting 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 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 visual amenity and the amenities of nearby residents and to comply with Policies G1 and ENV3 of the Ribble Valley Districtwide Local Plan.

8 Prior to the carrying out of any further works on the construction of the building, a noise assessment shall be undertaken to assess the likely impact of the production process on neighbouring residential properties. The assessment shall be submitted to the Local Planning Authority for agreement and shall identify any required mitigation measures to reduce noise levels to an acceptable agreed level. The buildings shall then be completed and the business shall at all times be operated in complete accordance with the agreed mitigation measures.Reason: In the interests of the amenities of nearby residents and to comply with Policy G1 of the Ribble Valley Districtwide Local Plan.

3/2012/0562

Slaidburn & Easington

Non-Material amendment

Development Address:

The Skaithe Slaidburn nr Clitheroe Lancashire

Grid Reference

370971 455341

Development Description:

Application for a non-material amendment to planning permission 3/2011/1048P to allow the external material of the kiosk to be 18mm plywood, fire resistant with GRP stone effect finish instead of the natural stone clad. Kiosk roof and doors to be as detailed in the original application.

Decision Date: 20/07/2012

Officer: Claire Booth

Decision Type: REFUSED

1 The proposed materials would result in a development which would conflict with policies G1 and ENV1 of the Ribble Valley Districtwide Local Plan due to their adverse effect on visual amenity.

3/2012/0575

Grindleton

Discharge of Conditions

Development Address:

Land at The Spinney Grindleton Lancashire

Grid Reference

376020 445016

Development Description:

Application to discharge conditin no. 4 (external lighting), condition no. 5 (landscaping scheme for car parking/access), condition no. 7 (landscaping details) and condition no. 10 (gateway design) of planning permission 3/2010/0258P.

Decision Date: 20/07/2012

Officer: Sarah Westwood

Decision Type: APPROVED WITH CONDITIONS

1 Condition 4 is discharged insofar as the lighting details provided are considered appropriate. There remains the need however to carry out the development in accordance with the details hereby approved.

2 Condition 5 is discharged insofar as the access and parking details provided are considered appropriate. There remains the need however to carry out the development in accordance with the details hereby approved prior to first occupation of the building, that no excavations are carried out within root zones, and that once marked out the parking bays are thereafter retained.

3 Condition 7 is discharged insofar as the landscaping details provided (including details of fencing) are considered appropriate. There remains the need however to carry out the planting scheme in accordance with the details hereby approved in the first planting season following occupation or use of the building and that this is maintained thereafter for a period of five years.

4 Condition 10 is discharged insofar as the gateway design details provided are considered appropriate. There remains the need however to carry out the development in accordance with the details hereby approved.