Council Offices
Church Walk
Clitheroe BB7 2RA
Tel: 01200 414518

Fax: 01200 414487

Directors Stewart Bailey John Heap Jane Pearsor
Chief Executive - Marshal Scot

DX Clitheroe 15157

RIBBLE VALLEY BOROUGH COUNCIL

Planning Applications decided week ending: 31 August 2012

3/2012/0060

Grid Reference	
369090	451464

Applications for full consent

Development Address:
Crawshaw Farm Newton-in-Bowland
Lancashire BB7 3EE

Development Description:
Proposed erection of a 18.5 metre high wind turbine (22.52m to blade tip) - peak power of 12Kw.

Decision Date:
31/08/2012

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 numbers A001 Rev. A, X442/18 and the Site Location Plan.

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

3 This permission shall be implemented in accordance with the proposal as amended by letters, documents and plans received on the 10th of April 2012 and the 8th of May 2012.

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

4 This permission shall expire after 25 years following the date that electricity generated from the turbine 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, the structure hereby authorised shall be removed from the site and the land reinstated to its former condition. unless a further permission for this development has been granted by the Local Planning Authority.

REASON: In order to prevent the structure 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 ENV3, ENV25 and ENV26 of the Districtwide Local Plan.

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

REASON: In order to prevent the structure 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 ENV3, ENV25 and ENV26 of the Districtwide Local Plan.

6 The colour of the mast, blades and turbine head shall be Matt Grey (RAL 7045) in colour unless otherwise agreed in writing with the local planning authority.

REASON: For the avoidance of doubt and in the interests of the visual amenity of the AONB inaccordance with Local Plan Polices ENV1, ENV24, ENV25 and ENV26 and the NPPF.

Planning Applications decided week ending: 31 August 2012

3/2012/0563

Longridge

Applications for full consent

Development Address:

Bolton Fold Farm Alston Lane Alston Lancashire PR3 3BN

Decision Date:

30/08/2012

Development Description:

Proposed new agricultural building for the housing of dairy cattle.

Grid Reference	
360295	435404

Officer: Claire Booth

Decision Type: APPROVED WITH CONDITIONS

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

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

2 The permission shall relate to the development as shown on Drawing Number: SF/3422/6.

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

3/2012/0592

Balderstone

Applications for full consent

Development Address:

Bowfields Farm Bowfields Lane Balderstone Lancashire BB2 7LW

Decision Date:

31/08/2012

Development Description:

Proposed change of use of barn to a 3 bed dwelling.

Grid Reference	
362973	431891

Officer: Claire Booth

Decision Type: APPROVED WITH CONDITIONS

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

REASON: In accordance with the requirements of Policies G1 and H16 of the Ribble Valley Districtwide Local Plan in order that the Local Planning Authority shall retain effective control of the development and to ensure the continued structural integrity of the building.

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

Reasons: 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.

3 The permission shall relate to the development as shown on Drawing Numbers:

OD/01 DWG03A: Proposed Plans & Elevations, and,

OD/01 DWG02: Existing Plans & Elevations

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

4 This permission shall relate to the proposed conversion in accordance with the structural survey submitted as part of the application and dated June 2012. Any deviation from the survey may need to be the subject of a further planning application.

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

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

Reason: In order that the Local Planning Authority shall retain effective control over the development to ensure compliance with Policies G1 and H17 of the Ribble Valley Districtwide Local Plan.

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

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

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

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

8 All new and replacement gutters shall be cast iron or aluminium supported on 'drive in' galvanised gutter brackets.

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

9 Notwithstanding the details shown upon the approved plans, the proposed Velux roof lights shall be of the Conservation Type, recessed with a flush fitting.

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.

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 in accordance with Policies G1, ENV3, H16, and H17 of the Ribble Valley Districtwide Local Plan.

11 Notwithstanding the provisions of the Town and Country Planning General Permitted Development Order 1995(or any Order revoking, amending or re-enacting that Order) any future walls, fences or other means of enclosure, as defined in Schedule 2 Part II Class A, shall not be carried out without the formal consent of the Local Planning Authority.

Reason: In order that the Local Planning Authority shall retain effective control over the development to ensure compliance with Policies G1, ENV3, and H17 of the Ribble Valley Districtwide Local Plan.

12 Unless otherwise agreed in writing with the Local Planning Authority the development shall be carried out in strict accordance with the recommendations and mitigation measures identified within the bat survey and report submitted with the application dated 23 May 2012.

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

3/2012/0594

West Bradford

Applications for full consent

Development Address:

Halsteads Farm Grindleton Road
West Bradford Lancashire

Grid Reference

374715 444855

Development Description:

Proposed new agricultural storage building (Silage) and installation of Solar Panels to existing building roof.

Decision Date:

29/08/2012

Officer: Claire Booth

Decision Type: APPROVED WITH CONDITIONS

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

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

2 The permission shall relate to the development as shown on Drawing Number: ML/RM/5126, amended 24 August 2012.

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

3 This consent gives permission for black frame solar panels only.

Reason: In order that the Local Planning Authority may ensure that the materials to be used are appropriate to the locality and to safeguard the visual amenities of the Area of Outstanding Natural Beauty in accordance with Policies G1and ENV1 of the Ribble Valley Districtwide Local Plan.

3/2012/0596

Clayton-le-Dale

Applications for full consent

Development Address:
Greenacre Showley Road
Clayton-Le-Dale Lancashire

Development Description:
Proposed installation of new pitched roof consturction over existing flat roof infill.

Grid Reference	
366242	432941

Decision Date:
29/08/2012

Officer: Mark Baldry
Decision Type: APPROVED WITH CONDITIONS

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

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

2 This permission shall be implemented in accordance with the proposal as amended by letter and plan received on the 1st August 2012 and carrying reference No 4261-02c.

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

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

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

3/2012/0631

Observations to Another Local Auth

Development Address:
land South of Whittingham Road
Whittingham Preston Lancashire

Development Description:
Residential development consisting of 81 no. dwelling houses with associated site access, opem space, landscaping, new pumping station and supporting infrastructure on land south of Whittingham Road and East of Green Nook Lane, Whittingham.

Grid Reference	
359600	437197

Decision Date:
24/08/2012

Officer: Graeme Thorpe
Decision Type: obs to another authority

Planning Applications decided week ending: 31 August 2012

3/2012/0707

Decision Date: 30/08/2012

Longridge

Discharge of Conditions

Development Address:
16 Hesketh Road Longridge
Lancashire PR3 2PE

Development Description:
Application to discharge condition no. 3 (updated protected species survey) of planning permission 3/2012/0435P.

Grid Reference	
360023	437644

Officer: Claire Booth
Decision Type: APPROVED WITH CONDITIONS

1 Condition 3 is discharged insofar as it relates to the activity surveys and proposed mitigation measures as detailed in the submitted Updated Wildlife Survey for Bats, dated the 27 July 2012. There remains the need for the development to be carried out in strict accordance with the recommendations of the survey.

3/2012/0719

Decision Date: 31/08/2012

Simonstone

Non-Material amendment

Development Address:
Fort Vale Engineering Caldervale Park Simonstone Lane
Simonstone Lancashire BB12 7NX

Development Description:
Application for a non-material amendment to planning permission 3/2011/0662P, to allow 'Handing' of upper floor offices/meeting room to western elevation and small enlargement to provide ground floor.

Grid Reference	
377730	433332

Officer: Sarah Westwood
Decision Type: APPROVED WITH CONDITIONS

1 This permission shall relate to the development as shown on drawings 11057/PL01 Rev A; 11057/PL02 Rev B; 11057/PL03 Rev A and 11057/PL04 Rev C.

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

3/2012/0746

Decision Date: 29/08/2012

Whalley

Application for tree works

Development Address:
Calderstones Park Whalley BB7 9JT

Development Description:
Fell beech tree outside 12 Beech Drive, fell beech tree and copper beech in areas A and B. Deadwooding in areas A-G.

Grid Reference	
374170	441987

Officer: David Hewitt
Decision Type: APPROVED WITH CONDITIONS

1 All tree work hereby granted consent shall be in accordance with BS3998 for tree work

2 Consent is hereby granted for Crown Thinning in accordance with the details of the application as submitted

3 Consent is hereby granted for dead wood pruning

3/2012/0747

Decision Date: 29/08/2012

Billington and Langho

Application for tree works

Development Address:
The Old Fire Station Watling Gate
Brockhall Village Old Langho BB6 8BN

Development Description:
Prune alder tree

Grid Reference	
374165	441802

Officer: David Hewitt
Decision Type: APPROVED WITH CONDITIONS

1 All tree work hereby granted consent shall be in accordance with BS3998 for tree work

2 There shall be no deviation from the tree work hereby granted consent

3 Consent is hereby granted for Crown Thinning in accordance with the details of the application as submitted

4 Consent is hereby granted for Crown Lifting in accordance with the details included in the application as submitted.

5 Consent is hereby granted for dead wood pruning

3/2012/0749

Downham

Application for tree works

Development Address:

Downham Hall Downham BB7 4DN

Development Description:

Fell Ash tree, pollard willow and prune sycamore and beech trees.

Grid Reference	
374165	441802

Decision Date:

29/08/2012

Officer: David Hewitt

Decision Type: APPROVED WITH CONDITIONS

1 All tree work hereby granted consent shall be in accordance with BS3998 for tree work

2 There shall be no deviation from the tree work hereby granted consent