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RIBBLE VALLEY BOROUGH COUNCIL

Planning Applications decided week ending: 7 September 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: 7 September 2012

3/2012/0481

Decision Date:
04/09/2012

Chatburn
Applications for full consent

Development Address:
Ribblesdale Hall Sawley Road
Chatburn Lancashire BB7 4LD

Development Description:
Proposed erection of a single storey timber and double glazed conservatory.

Grid Reference	
377069	444794

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:

A2Q/ 8614 - 1 - Proposed Plan and Elevations, and,

A2Q 8614 - 1 (P) - Proposed Elevations.

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

3/2012/0489

Decision Date:
31/08/2012

Bolton-by-Bowland, Gisburn Forest and Sawley
Applications for full consent

Development Address:
Wittons Farm Bolton By Bowland
Clitheroe Lancashire BB7 4NZ

Development Description:
Conversion of barn to dwelling. Replacement of agricultural building with a garage and creation of curtilage.

Grid Reference	
377715	452247

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 1822.OS.001 Rev.B, 1822.E.001, 1822.E.003, 1822.E.004, 1822.E.005, 1822.P.001 Rev.D, 1822.P.002 Rev.B, 1822.P.003 Rev.B, 1822.P.004 Rev.C, 1822.P.006 Rev.A and 1822.P.007 Rev.C.

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

3 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.

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

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

5 Precise specifications and samples of walling and roofing materials and details of any window and door surrounds including materials to be used shall have been submitted to and approved 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, H2 and H17 of the Ribble Valley Districtwide Local Plan.

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 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 additional structures, hard standing or fences as defined in Schedule 2 Part I Classes E, F, G and H, and 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, ENV1 and H17 of the Ribble Valley Districtwide Local Plan.

8 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.

9 This permission shall relate to the proposed conversion in accordance with the structural survey submitted as part of the application and dated February 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.

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) the building shall not be altered by the insertion of any window or doorway without the formal written permission of the Local Planning Authority.

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

11 The barn conversion hereby approved shall be completed with the bottom three glass panels in the replacement first floor window in the west elevation obscure glazed. Such details shall be submitted to, and agreed in writing, by the Local Planning Authority before development commences. the window shall also be fitted with restrictors limiting the degree of opening of each opening light to not more than 45°. 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.

12 No work 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.

13 Site contractors & site project managers shall be made aware of the legal protection afforded all species of bats in the UK.

The building contractors shall take additional care when removing fascia boards, verge tiles & ridge tiles, and they shall avoid removing roofing materials between May & August. The removal of lower roof tiles, battens & any under felt carefully by hand.

In the event that any bats are found or disturbed during any part of the development/roofing work, all work shall cease until further advice has been sought from a licensed ecologist.

Reason: To ensure that no adverse effects on the favourable conservation status of a bat population. To protect the bat population from damaging activities and reduce or remove the impact of development.

3/2012/0592

Balderstone

Applications for full consent

Development Address:

Bowfields Farm Bowfields Lane
Balderstone Lancashire BB2 7LW

Development Description:

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

Grid Reference	
362973	431891

Decision Date:

31/08/2012

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.

3/2012/0603

Mellor

Applications for full consent

Development Address:

6 Church Lane Mellor Lancashire BB2 7JL

Development Description:

Proposed change of use of existing shop and living accommodation to provide 1no. 3 bedroom house and 1no. Hairdressing Salon with 1no. 1 bedroom flat above. First floor extension to East elevation.

Grid Reference	
365115	430745

Decision Date:

04/09/2012

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 2011/04-01 Rev.B, 2011/04-02 Rev.B, 2011/04-03, 2011/04-04 Rev. B, 2011/04-05 and 2011/04-06.

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

3 This permission shall be implemented in accordance with the proposal as amended by letter and plan received on the 29/08/2012.

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

4 The use of the premises in accordance with this permission shall be restricted to the hours between 0900 to 1800 on weekdays and 0900 to 1400 on Saturdays. 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 The car parking areas shown on plan reference no. 2011/04-06 shall be marked out and made available for use in accordance with the approved plan, before the use of the premises hereby permitted becomes operative.

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.

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

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

3/2012/0606

Pendleton

Certificate of Lawfulness - Proposed

Grid Reference
373859 440521

Development Description:
Application for a Lawful Development Certificate for proposed single storey extensions to the rear (West) and side (South) of the dwelling and proposed loft conversion in corporating 2no. pitched dormer windows and the insertion of rooflights to East and West roofslopes. New window openings in South, East and West walls of existing building. Detached garage structure incorporating extension of existing drive with surface water run-off of soakaway. Replacement of Hardrow roof slates with natural blue/ grey slate finish.

Decision Date:
06/09/2012

Development Address:
Ash Lea Whalley Road Pendleton Lancashire BB7 1PP

Officer: Claire Booth

Decision Type: APPROVED NO CONDITIONS

1 The proposal constitutes permitted development under Schedule 2, Part 1, Classes A - H of the Town and Country Planning (General Permitted Development) (Amendment) (England) Order 2008 which relates to the development as shown on Drawing Numbers:

AL/WRP/2011/01 - Site Location Plan,
AL/WRP/2011/12 - Proposed Site Plan,
AL/WRP/2011/10A - Proposed Elevations,
AL/WRP/2011/09A - Proposed Plans,
AL/WRP/2011/11A - Proposed Detached Garage, and,
AL/WRP/2011/08 - Existing Plan & Elevations

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

3/2012/0611

Longridge

Advertisements

Grid Reference
361272 437195

Development Description:
Retrospective application for 2no. pole mounted 4m x 3m sign-boards and 2no. pole mounted 2.5m a 3.75m sign boards. Non-illuminated.

Decision Date:
06/09/2012

Development Address:
Land bounded by Dilworth Lane and Lower Lane Longridge Lancs

Officer: Mark Baldry

Decision Type: APPROVED WITH CONDITIONS

1 This permission shall be implemented in accordance with the proposal as amended by letter and plan received on the 28th August 2012 and entitled:

Proposed signboard layout - Drawing No R057/10 REV A.
4m x 3m Signboard detail - Drawing No R057/11 REV A.
2.5m x 3.75m Signboard detail - Drawing No R057/12 REV A.

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

2 Any advertisement displayed, and any site used for the display of advertisements, shall be maintained in a clean and tidy condition to the reasonable satisfaction of the Local Planning Authority.

Reason: In the interests of visual amenity and in accordance with Policies G1 and S14 of the Ribble Valley Districtwide Local Plan.

3 Any structure or hoarding erected or used principally for the purpose of displaying advertisements shall be maintained in a safe condition.

Reason: Required by the Town and Country Planning (Control of Advertisements) Regulations 2007.

4 Where an advertisement is required under these Regulations to be removed, the removal shall be carried out to the reasonable satisfaction of the Local Planning Authority.

Reason: Required by the Town and Country Planning (Control of Advertisements) Regulations 2007.

5 No advertisement shall be sited or displayed so as to obscure, or hinder the ready interpretation of, any road traffic sign, railway signal or aids to navigation by water or air, or so as otherwise to render hazardous the use of any highway, railway, waterway or aerodrome (civil or military).

Reason: Required by the Town and Country Planning (Control of Advertisements) Regulations 2007.

3/2012/0612

Decision Date:
06/09/2012

Billington and Langho
Applications for full consent

Development Address:
Land opposite 3 Elker Mews
Billington Lancashire BB7 9NF

Development Description:
Proposed erection of a holiday cottage.

Grid Reference	
371847	435377

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: CL/01Dwg 02A (amended 22 August 2012) and CL/01 Dwg 04.

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

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

Reason: In order that the Local Planning Authority may ensure that the materials to be used are appropriate to the locality in accordance with Policies G1 and ENV16 of the Ribble Valley Districtwide Local Plan ensuring a satisfactory standard of appearance given the location of the property in the open countryside.

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

Reason: To comply with Policies G1 and ENV3 of the Ribble Valley Districtwide Local Plan to ensure a satisfactory standard of appearance given the proximity of the building to former barn conversions and in the interests of visual amenity.

5 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, H2, and ENV3 of the Ribble Valley Districtwide Local Plan.

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

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

3/2012/0613

Clitheroe

Certificate of Lawfulness - Proposed

Development Address:
11 Lingfield Avenue Clitheroe
Lancashire BB7 1HA

Grid Reference
374535 440821

Development Description:
Application for a Lawful Development Certificate for the proposed replacement of the existing rear porch like for like in size and area and a new build garage to the side of the property..

Decision Date:
06/09/2012

Officer: Mark Baldry
Decision Type: REFUSED

1 The proposed works do NOT constitute permitted development under Schedule 2, Part 1, Class A-H of the GPDO, Class A.1(d) (i & ii).

3/2012/0616

Clitheroe

Applications for full consent

Development Address:
24 Moorland Crescent Clitheroe
Lancashire BB7 4PY

Grid Reference
374906 442942

Development Description:
Proposed first floor extension to side over existing ground floor extension. The first floor extension to be half the width of the ground floor extension. Loft conversion with Dormer window to the rear.

Decision Date:
06/09/2012

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 12th July 2012 entitled 'Proposed Loft Conversion and Extension to side, carrying Drwg No: 12.5.2.

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

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

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

4 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".

5 Unless otherwise agreed in writing with the Local Planning Authority the development shall be carried out in strict accordance with the recommendations of the bat survey and report submitted with the application dated 18th June 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.

Planning Applications decided week ending: 7 September 2012

3/2012/0618

Whalley

Applications for full consent

Development Address:

13 Woodfield View Whalley
Lancashire BB7 9TB

Decision Date:

07/09/2012

Development Description:

Proposed single storey extension to the front of the private dwelling.

Grid Reference	
373483	436014

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 The permission shall relate to the development as shown on the submitted plans entitled 'Proposed Development' carrying drawing No. PH 1.

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

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

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

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

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

3/2012/0619

Gisburn

Applications for full consent

Development Address:

Ribblesdale House Main Street
Gisburn Lancashire BB7 4HE

Decision Date:

07/09/2012

Development Description:

Demolition of the existing garage and rebuild to larger dimensions. Re-submission.

Grid Reference	
382848	448847

Officer: Claire Booth

Decision Type: REFUSED

1 The proposed detached garage by virtue of its scale, size, design and materials would result in a prominent and incongruous feature within the public realm to the detriment of the character, appearance and visual qualities of the conservation area and the significance and setting of adjacent Listed Buildings, contrary to Policies G1, ENV16, and ENV19 of the Ribble Valley Districtwide Local Plan and Section 12 of the National Planning Policy Framework.

3/2012/0642

Aighton, Bailey & Chaigley

Applications for full consent

Development Address:

Winkley Hall Farm Stonyhurst
Clitheroe Lancashire BB7 9PN

Decision Date:

07/09/2012

Development Description:

Proposed earth banked slurry lagoon.

Grid Reference	
370770	438144

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 References: Winkley Hall Farm Lagoon and Winkely Hall Farm Location.

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

3/2012/0659

Decision Date:
04/09/2012

Balderstone
Applications for full consent

Development Address:
Land opposite Balderstone C Of E Primary School Commons Lane Balderstone Lancashire

Development Description:
Re-submission of planning application 3/2011/1068P car park Balderstone - re-loction of vehicle entrance/exit.

Grid Reference	
363222	432303

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 This permission shall relate to the development as shown on plan drawing No JP/CB/3320/B and JP/JM/3414/b.

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

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

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

4 All planting and construction within the frontage of this development and in advance of the new hedge line shall be maintained at below 0.9m above the height of the carriageway.

REASON: In order to maintain adequate visibility, and to comply with Policy G1 of the Ribble Valley Districtwide Local Plan.

5 Any gateposts erected at the access shall be positioned 5m behind the nearside edge of the carriageway and visibility splay fences or walls shall be erected from the gateposts to the existing highway boundary, such splays to be not less than 45o to the centre line of the access. The gates shall open away from the highway. Should the access remain un-gated 45o splays shall be provided between the highway boundary and points on either side of the access measured 5m back from the nearside edge of the carriageway.

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

6 Prior to its use the car park shall be surfaced and marked out in accordance with the details outlined on drawing number JP/JM/3414/b.

REASON: To comply with Policies G1, G5 and ENV3 of the Local Plan and to allow for the effective use of parking areas without being to the detriment of the visual amenity of the area.

7 Other than the location of the vehicular and pedestrian accesses onto the site, the hedgerow fronting the site shall be protected in accordance with the BS5837 [Trees in Relation to Construction]. A protection zone shall be agreed in writing with the LPA, and shall remain in place until all construction work has been completed and all excess materials have been removed from site including soil/spoil and rubble.

REASON: In order to ensure that the hedgerow affected by development, and considered to be of visual value, is afforded maximum physical protection from the adverse affects of development.

8 No development shall take place until the 30mph speed limit scheme has been progressed by Lancashire County Council beyond the formal consultation stage.

REASON: In the interest of highway safety as the access design and subsequent visibility calculations are based on the average speed of vehicles on Commons Lane being consistent with a 30mph Speed Limit.

3/2012/0664

Longridge

Applications for full consent

Development Address:
2 Halton Place Longridge
Lancashire PR3 3RJ

Development Description:
Proposed two-storey side extension.

Grid Reference	
360756	437549

Decision Date:
06/09/2012

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 0402/93-01, 0402/93-05, 0402/93-10, 0402/93-15 and the 'Proposed Site Plan'.

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

3 Unless otherwise agreed in writing with the Local Planning Authority the development shall be carried out in strict accordance with the recommendations of the bat survey and report submitted with the application dated 19th of July 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.

4 There shall be no roofing materials removed between May & August, and the removal of lower roof tiles, battens & under felt shall be done carefully by hand.

Reason: To ensure that there are no adverse effects on the favourable conservation status of a bat population, and to protect the bat population from damaging activities and reduce or remove the impact of development.

3/2012/0671

Clitheroe

Variation of Condition

Development Address:
2 Swan Courtyard Clitheroe
Lancashire BB7 2DQ

Development Description:
Application to vary condition no.3 (times of opening) of planning permission 3/2011/0761P so that they are the same as the Premises Licence - Mon-Fri 11am-10.30pm, Sat 11am-11.30pm and Sun 10am-10.30pm.

Grid Reference	
374372	441823

Decision Date:
06/09/2012

Officer: Graeme Thorpe
Decision Type: APPROVED WITH CONDITIONS

1 The use of the premises in accordance with this permission shall be restricted to the hours between 1100 to 2230 Monday to Friday, 1100 to 2330 on Saturdays and 1000 to 2230 on Sundays.

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.

Planning Applications decided week ending: 7 September 2012

3/2012/0675

Clitheroe

Discharge of Conditions

Development Address:

142 Woone Lane Clitheroe
Lancashire BB7 1BN

Grid Reference

373849 440991

Development Description:

Application to discharge condition no. 4 (sound insulation) of planning permission 3/2011/0466P.

Decision Date:

04/09/2012

Officer: Graeme Thorpe

Decision Type: APPROVED NO CONDITIONS

1 Condition no. 4 (sound insulation).

3/2012/0697

Downham

Discharge of Conditions

Development Address:

Red Syke Farm Twiston Clitheroe
Lancashire BB7 4BY

Grid Reference

381581 442924

Development Description:

Application to discharge condition no. 4 (removal of existing render) of listed building consent 3/2012/0366P.

Decision Date:

31/08/2012

Officer: Adrian Dowd

Decision Type: APPROVED WITH CONDITIONS

1 Condition 4 -removal of existing render be discharged based on site visit attended by Mr Macholc and Mr Eve on the 23/08/12 and letter dated 24/108/12 which includes reference to contractors specification.

3/2012/0699

Bowland Forest (Higher)

Screening Opinion

Development Address:

Dunsop Bridge Clitheroe Lancashire

Grid Reference

365040 452700

Development Description:

Screening opinion for a new connection to the existing water distribution network.

Decision Date:

06/09/2012

Officer: Graeme Thorpe

Decision Type: PERMITTED DEVELOPMENT

3/2012/0719

Simonstone

Non-Material amendment

Development Address:

Fort Vale Engineering Caldervale
Park Simonstone Lane
Simonstone Lancashire BB12 7NX

Grid Reference

377730 433332

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.

Decision Date:

31/08/2012

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.