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RIBBLE VALLEY BOROUGH COUNCIL

Planning Applications decided week ending: 21 September 2012

3/2012/0089

Decision Date:
21/09/2012

Slaidburn & Easington
Applications for full consent

Development Address:
Lanshaw Barn Woodhouse Lane
Slaidburn Lancashire BB7 3AH

Development Description:
Proposed conversion of barn to residential unit.

Grid Reference	
370143	453941

Officer: Claire Booth
Decision Type: REFUSED

1. The proposal is considered contrary to the provisions of Policies G1, ENV1 and H17 of the Districtwide Local Plan and guidance within the National Planning Policy Framework, by virtue of the size and position of the rooflights, the cumulative impact of further window openings and the treatment of existing openings, is unsympathetic to the building's historic character and appearance. Approval would thus be detrimental to the building's historic fabric, its setting, and the visual amenities of the Area of Outstanding Natural Beauty.
2. The proposal given the extent of rebuild would be tantamount to a new dwelling in the Area of Outstanding Natural Beauty without special justification and as such would be to the detriment of the visual amenities of the locality, contrary to Policies H16 and ENV1 of the Districtwide Local Plan. Given the buildings isolated location it would also result in the creation of a dwelling in an unsustainable location and as such be contrary to Paragraph 55 of the NPPF.
3. The proposal by virtue of its harmful effect from the likely impact of domestic paraphernalia such as sheds, washing lines, children's play equipment and fence lines on this part of the open countryside would represent an urban encroachment to the detriment of the surrounding countryside and the setting of the field barn. It is therefore considered contrary to Policies G1, ENV1 and H17 of the Districtwide Local Plan
4. If allowed the development would set a dangerous precedent for the acceptance of similar unsympathetic proposals destroying the character and appearance of other barn conversions which would be both contrary to policy and to the detriment of the visual amenities of this Area of Outstanding Natural Beauty.

3/2012/0274

Decision Date:
14/09/2012

Chipping
Applications for full consent

Development Address:
Cuthbert Hill Garstang Road
Chipping Lancashire PR3 2QJ

Development Description:
Proposed new agricultural building for the storage of manure.

Grid Reference	
360885	442806

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 amended on the 23 July 2012 shown on Drawing Number: JP/LH/3410/a.

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

3/2012/0360

Newsholme and Paythorne

Applications for full consent

Development Address:
Middle Breaks Farm Settle Road Gisburn Lancashire BB7 4JQ

Development Description:
Proposed new livestock and parlour building.

Grid Reference	
383430	450440

Decision Date:
14/09/2012

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 BS.11-083/02 REVA and 03 REVA.

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

3/2012/0495

Wiswell

Discharge of Conditions

Development Address:
McDonalds Restaurants Ltd Ribble Valley Enterprise Park Holm Road Barrow Lancashire BB7 9WF

Development Description:
Application to discharge condition no.4 (materials) of planning permission 3/2012/0286P.

Grid Reference	
374138	438265

Decision Date:
14/09/2012

Officer: Claire Booth
Decision Type: APPROVED WITH CONDITIONS

1 Condition no. 4 is discharged in full.

3/2012/0609

Whalley

Applications for full consent

Development Address:
30-36 Station Road Whalley Lancashire BB7 9RH

Development Description:
Re-modelling of Almshouses from 3 to 2 units, and widening of the vehicular access.

Grid Reference	
373045	436459

Decision Date:
19/09/2012

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 Nos: 1 of 2 and 2 of 2.

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

3/2012/0649

Longridge

Applications for full consent

Development Address:
4 Fleming Square Longridge Lancashire PR3 3RT

Development Description:
Proposed conservatory to rear of a mid-terraced dwelling.

Grid Reference	
360630	437169

Decision Date:
14/09/2012

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 The permission shall relate to the development as shown on the submitted plans entitled 'Proposed Conservatory' carrying drawing No: 170880612/2.

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

3 The window(s) on the North East elevation facing the shared boundary with 5 Fleming Square shall be obscure glazed and remain in that manner in perpetuity.

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

4 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 a Conservation Area.

3/2012/0650

Decision Date:
14/09/2012

Newton
Advertisements

Development Address:
Newton Village Hall
Newton-in-Bowland Clitheroe
Lancashire

Development Description:
One non-illuminated Notice Board.

Grid Reference	
369615	450397

Officer: Mark Baldry
Decision Type: APPROVED WITH CONDITIONS

1 The permission shall relate to the development as shown on the amended plans dated 20th July 2012 and carrying reference number NBVH-01-A

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

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.

Planning Applications decided week ending: 21 September 2012

3/2012/0652

Whalley

Applications for full consent

Development Address:

14 Moor Field Whalley Lancashire BB7 9SA

Grid Reference

372699 436915

Development Description:

Proposed extension of existing front dormer and new dormer to the rear. Re-submission of application 3/2012/0275P.

Decision Date:

14/09/2012

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 Titled 'Proposed First Floor Extension to no. 14 Moorfield, Whalley - Rev. A'.

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

3 The rear dormer extension hereby approved shall be constructed with the central window on the north facing elevation and the small window on the east facing elevation obscure glazed, details of which shall be submitted to, and agreed in writing, by the Local Planning Authority before development commences; and also 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.

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

Reason: In order 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".

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 19th of April 2012.

Reason: To ensuring that no species/habitat protected by the Wildlife and Countryside Act 1981 are destroyed. To ensure that are no adverse effects on the favourable conservation status of a bat population. To protect the bat population from damaging activities and reduce or remove the impact of development.

3/2012/0654

Read

Applications for full consent

Development Address:

Pendle House 17 George Lane Read Lancashire BB12 7RQ

Grid Reference

376467 434862

Development Description:

Proposed demolition of garage, single storey lean-to to the rear elevation (North East) and single storey utility room to the side elevation (North West). Proposed construction of a single storey extension to the rear elevation (North East), bedroom extension at first floor level to the rear (North East) and two-storey (first floor in roof void) extension to the side elevation (North West) incorporating 4no. hipped pitched roof of dormer windows. Associated external works including widening of the access vehicular to George Lane and the extension of the drive to incorporate a turning area. Resubmission of approved scheme 3/2009/1066 with design amendments.

Decision Date:

14/09/2012

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 The permission shall relate to the development as shown on the submitted plans entitled 'Proposed Plans and Elevations' Carrying drawing number: 4244 - 05A.

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 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 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 17th July 2012 carrying reference number: 4244.

Reason:

To ensuring that no species/habitat protected by the Wildlife and Countryside Act 1981 are destroyed.

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

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

5 The kerbing at the vehicular crossing shall be reinstated in accordance with the Lancashire County Council Specification for Construction of Estate Roads, concurrent with the formation of the improved access.

Reason: In order to ensure the proper construction of the highway in accordance with policies G1 and T7 of the Ribble Valley Districtwide Local Plan.

3/2012/0657

Clitheroe

Applications for full consent

Development Address:

24 -28 Garnett Road Clitheroe
Lancashire BB7 2PA

Development Description:

Proposed change of use of existing shop premises (class A1) to a day nursery (class D1).

Grid Reference	
373361	441279

Decision Date:

17/09/2012

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 no's 1017-01, 1017-02, 1017-03, 1017-04, 1017-05, 1017-06, 1017-07, 1017-08, 1017-09 and 1017-10 Rev.A.

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

3 The use of the premises in accordance with this permission shall be restricted to the hours between 0730 to 1800 Monday to Friday and there shall be no operation on Saturdays, Sundays or bank holidays.

Reason: To comply with Policy G1 of the Ribble Valley Districtwide Local Plan and in order to safeguard residential amenities. The use of the premises outside these hours could prove injurious to the amenity of the occupiers of adjacent dwellings and would require further consideration.

4 The staff car parking spaces shown on the revised plan drawing no. 1017-10 Rev.A shall be marked out and made available 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.

5 The staff car parking spaces shown on the revised plan drawing no. 1017-10 Rev.A shall be marked out and made available 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 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 new/replacement fencing and screening. Any new fencing on site shall provide accoustic screening for the adjacent land owners.

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 an

3/2012/0658

Clayton-le-Dale

Applications for full consent

Development Address:

22 St Peters Close Clayton-Le-Dale
Lancashire BB1 9HH

Development Description:

Proposed lounge, kitchen and bedrooms extension (including rooms in roof space), and a detached two car garage.

Grid Reference	
367854	432771

Decision Date:
18/09/2012

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 The permission shall relate to the development as shown the submitted plans carrying reference number: 12/2024/1

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 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 13th July 2012.

Reason:

To ensuring that no species/habitat protected by the Wildlife and Countryside Act 1981 are destroyed.

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

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

3/2012/0661

Decision Date:
18/09/2012

Billington and Langho
Applications for full consent

Development Address:
Mayfield 21 Whinney Lane Langho
Blackburn Lancashire BB6 8DQ

Development Description:
Proposed side and rear extension.

Grid Reference	
370678	434112

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 drawings entitled 'Proposed Extension and Alterations:

Proposed Plan Drawing No: 1A.
Proposed West Elevations Drawing No: 2A.
Proposed East Elevation Drawing No: 3A.
Proposed South Elevation Drawing No: 4A.
Proposed North Elevation Drawing No: 5A.

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 Prior to commencement of any site works including delivery of building materials and excavations for foundations or services the Magnolia tree growing on adjacent land shall be protected in accordance with the BS5837 2012 [Trees in Relation to Construction]

The details of the measures shall be submitted to and agreed in writing with the local planning authority the details shall also include a tree protection - monitoring schedule.

The protection/exclusion measures 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 active root zone, in addition no impermeable surfacing shall be constructed within the active root zone.

Reason:

In order to ensure that a Magnolia tree growing on neighbouring land is afforded maximum physica

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 20th July 2012.

Reason:

To ensuring that no species/habitat protected by the Wildlife and Countryside Act 1981 are destroyed.

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

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

Planning Applications decided week ending: 21 September 2012

3/2012/0665

Bashall Eaves and Mitton

Alter or Extend a Listed Building

Development Address:

Edisford Hall Farmhouse Edisford Bridge Clitheroe Lancashire

Grid Reference

372434 441367

Development Description:

Listed Building Consent for relining the existing chimney.

Decision Date:

19/09/2012

Officer: Adrian Dowd

Decision Type: APPROVED WITH CONDITIONS

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

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

2 This consent does not include retrospective consent for the apparent recent and unauthorised works undertaken to the chimney breast and stack.

Reason: For the avoidance of doubt.

3/2012/0667

Grindleton

Applications for full consent

Development Address:

Meadow Bank Sawley Road Grindleton Lancashire BB7 4QS

Grid Reference

376684 445999

Development Description:

Proposed single storey extension to the property. Re-submission.

Decision Date:

20/09/2012

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 2864/101, 2864/201 Rev.J and 2864/202.

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

3 Prior to commencement of any site works, including delivery of building materials and excavations for foundations or services, all trees identified in the tree preservation order 7/19/3/158 -2000 [G1/G2] shall be protected in accordance with the BS5837 2012 [Trees in Relation to Construction], the details of which shall be agreed in writing and include a method statement for the construction of the timber decked area. All tree protection measures shall be implemented in full prior to commencement of any part of the development.

A tree protection-monitoring schedule shall be agreed and tree protection measures inspected by the local planning authority before any site works are begun. The root protection/exclusion zone shall remain in place until all building work has been completed and all excess materials have been removed from site including any 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 s

4 No work shall be undertaken on any part of the chimney without first seeking advice from Natural England via the Bat Conservation Trust. There shall be no interference with the structure of the chimney i.e. any mortar-pointing, use of chemical sealants, gap filling or adjustments and no scaffolding, sheeting or lighting shall be erected that will affect clear access to the chimney by bats.

Work shall not interfere with the bat roost in the chimney and any disturbance to the roost area shall be avoided between 1st of May and 31st of August. In the event that any bats are disturbed or found during any part of the development work shall cease until further advice has been sought from a licensed ecologist.

Reason: In order to protect the bat population from damaging activities and reduce or remove the impact of development/repairs/restoration. To ensure there are no adverse effects on the favourable conservation status of a bat population/species.

3/2012/0668

Sabden

Conservation Area Consent (demoli

Development Address:

54 Whalley Road Sabden
Lancashire BB7 9DZ

Development Description:

Proposed demolition of the existing workshop, store and garage.

Grid Reference	
377779	437365

Decision Date:
20/09/2012

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 This Consent shall relate to the demolition works of the existing building as shown on Plan Reference: Robinson 01 - Existing Site Plan.

REASON: For the avoidance of doubt and to ensure compliance 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 19 July 2012 and the mitigation measures therein.

Reason: To ensuring that no species/habitat protected by the Wildlife and Countryside Act 1981 are destroyed.

4 Prior to demolition works the applicant shall submit a programme of working in relation to the proposed demolition which shall include details of the maintenance of the site following the demolition.

REASON: In the interest of safeguarding visual amenity in accordance with Policies G1 and ENV16 of the Ribble Valley Districtwide Local Plan.

3/2012/0672

Clitheroe

Applications for full consent

Development Address:

14 Faraday Avenue Clitheroe
Lancashire BB7 2LW

Development Description:

Application for the creation of a crossing for vehicles from road to property.

Grid Reference	
373660	441508

Decision Date:
14/09/2012

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 referenced as '14 Faraday Proposed 1/500'.

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

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

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

4 The kerbing at the vehicular crossing shall be reinstated in accordance with the Lancashire County Council Specification for Construction of Estate Roads, concurrent with the formation of the improved access.

REASON: This is to provide the necessary access and to maintain the proper construction of the highway.

3/2012/0676

Balderstone

Applications for full consent

Development Address:

2 Little Ease Bowfield Lane
Balderstone Lancashire BB2 7LW

Development Description:

Replacement entrance porch.

Grid Reference	
363286	432163

Decision Date:
19/09/2012

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 The permission shall relate to the development as shown on the submitted plans entitled:

'Proposed Replacement Porch Entrance' Carrying drawing no: PH/LE/100.

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".

3/2012/0678

Slaidburn & Easington

Applications for full consent

Development Address:

Fellside Farm Catlow Road
Slaidburn Lancashire BB7 3AQ

Development Description:

Proposed erection of 16 Solar Panels mounted on the roof on a farm building to generate electricity for the farmhouse and for feeding into the national grid.

Grid Reference	
370373	456698

Decision Date:
18/09/2012

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 no's 12/07/1 - Rev2 and 12/07/2 - Rev2.

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

Planning Applications decided week ending: 21 September 2012

3/2012/0682

Clitheroe

Applications for full consent

Development Address:

Windways 8 Goosebutts Lane
Clitheroe Lancashire BB7 1JT

Development Description:

Proposed extension to create a sunroom at the rear of the property.

Grid Reference	
374911	441348

Decision Date:
14/09/2012

Officer: Mark Baldry
Decision Type: APPROVED WITH CONDITIONS

1 The development must be began 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 Plans carrying reference number TOM/02DWG02B Amendment B and TOM/02DWG03.

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

3 Before the development hereby permitted is first occupied, the windows located in the side elevation (North East facing) which face the adjoining dwelling shall be obscure glazed and maintained as such in perpetuity.

REASON: To safeguard the residential amenity of the area in accordance with policies G1 and H10 of the Ribble Valley Districtwide Local Plan and the Councils adopted SPG on Extensions and Alterations.

4 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 Policies G1 and H10 of the Ribble Valley Districtwide Local Plan and the adopted Supplementary Planning Guidance - "Extensions and Alterations to Dwellings".

3/2012/0686

Chipping

Applications for full consent

Development Address:

Hillcrest Farm Startifants Lane
Chipping Lancashire PR3 2NP

Development Description:

Proposed new silage clamp.

Grid Reference	
359646	443968

Decision Date:
14/09/2012

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, including the materials, as shown on Drawing Number: JP/SP/3426/a amended on the 06 September 2012.

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

3/2012/0703

Ribchester

Applications for full consent

Development Address:

34 Water Street Ribchester
Lancashire PR3 3YJ

Development Description:

Proposed two-storey extension to dwelling (including demolition of existing conservatory).

Grid Reference	
365044	435289

Decision Date:
14/09/2012

Officer: John Macholc
Decision Type: APPROVED WITH CONDITIONS

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

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

2 The permission shall relate to the development as shown on plan reference B652402E received on 30 August 2012.

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 in writing by the Local Planning Authority before their use in the proposed works.

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

4 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 windows on first floor 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".

5 No works shall take place on site until the applicant or the agent or successors in title has secured the implementation of a programme of archaeological works. 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 importance and associated with the site in accordance with Policies G1, ENV14 and ENV15 of the Districtwide Local Plan.

6 Prior to the commencement of any ground disturbance on the site including any excavation of foundation design test pits, the developer shall have given the County Archaeologist, Lancashire County Council at least two weeks advance notice of such work, and shall in addition afford access to the site at all reasonable times to the County Archaeologist or other archaeologist nominated by the Local Planning Authority, to carry out a watching brief.

REASON: In view of the archaeological significance of the area, and to ensure that anything of archaeological importance may be adequately recorded in accordance with Policies G1, ENV14 and ENV15 of the Ribble Valley Districtwide Local Plan.

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

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

3/2012/0711

Clitheroe

Applications for full consent

Development Address:

1 & 2 Swan Mews off Castle Street
Clitheroe Lancashire BB7 2DQ

Development Description:

Change of use from offices to self-contained flats.

Grid Reference	
374371	441832

Decision Date:

20/09/2012

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 SM/CSC/01-01, SM/CSC/02-01 and SM/CSC/03-01.

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

3 The car parking area indicated on planning reference no. SM/CSC/03-01 shall remain free of structures and remain available for use at all times for the parking of vehicles, in perpetuity.

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

3/2012/0750

Decision Date:
14/09/2012

Wiswell
Non-Material amendment

Development Address:
Craven Fold Moorside Lane Wiswell
Clitheroe BB7 9DB

Development Description:
Application for non-material amendment to planning consent 3/2009/0022P - additional windows to front elevation.

Grid Reference	
374857	437462

Officer: Mark Baldry
Decision Type: APPROVED WITH CONDITIONS

1 The submitted non-material amendment in relation to previsouly approved permission 3/2009/0022P has been approved subject to the following condition.

The permission shall relate to the development as shown on drawing No: 3075/120 in relation to the front elevation of the dwelling and number of window openings.