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RIBBLE VALLEY BOROUGH COUNCIL

Planning Applications decided week ending: 12 October 2012

3/2012/0422

Chipping

Discharge of Conditions

Development Address:
Cragg House Out Lane Chipping
Lancashire PR3 2NQ

Grid Reference
360264 443668

Development Description:
Application to discharge condition no. 5 (materials), condition no.8 (gateposts/visibility splays), condition no. 9 (access road materials), condition no. 12 (contamination report), condition no.13 (disposal of foul and surface water) and condition no. 14 (landscaping) of planning permission 3/2008/0036P.

Decision Date:
09/10/2012

Officer: Mark Baldry
Decision Type: APPROVED NO CONDITIONS

1 Condition No's; 5 (Materials), 8 (Gateposts/Visibility Splays), 9 (Access road materials), 12 (Contamination Report) and 13 (Disposal of foul and surface water) are discharged.

3/2012/0538

Chipping

Applications for full consent

Development Address:
Harling House Malt Kiln Brow
Chipping Lancashire PR3 2QR

Grid Reference
361485 443896

Development Description:
Proposed erection of a stable block, tack room and feed store and menage for private use only.

Decision Date:
10/10/2012

Officer: Claire Booth
Decision Type: APPROVED WITH CONDITIONS

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

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

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

AC/3418/a - Received 13 August 2012;
PH/JP/3508/b - Received 08 October 2012; and,
PH/JP/Concrete Apron - Received 09 October2012.

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

3 The development hereby permitted shall only be for private domestic use and shall at no time be used for any commercial purpose whatsoever, including for livery, or in connection with equestrian tuition, competition/events or leisure rides.

REASON: In the interests of highway safety and to protect the living conditions of nearby residents and to comply with Policies G1 of the Ribble Valley Districtwide Local Plan.

4 The stables approved by this permission shall not be occupied until a scheme for the containment and storage of manure has been approved by the Local Planning Authority. Such a scheme shall be constructed and completed in accordance with approved plans.

Reason: To prevent pollution of the water environment and to protect the amenity of nearby residents in accordance with Policy G1 of the Ribble Valley Districtwide Local Plan.

5 No external lighting shall be installed or erected at the site unless planning permission has first been granted by the Local Planning Authority.

Reason: In the interests of visual amenity and the amenities of nearby residents and to comply with Policies G1 and ENV1 of the Ribble Valley Districtwide Local Plan.

6 Notwithstanding the details shown on Drawing Number: PH/JP/Concrete Apron, no hard standing or surfacing shall be laid or installed at the site unless planning permission has first been granted by the Local Planning Authority.

Reason: In the interests of visual amenity and to protect the water environment in accordance with Policies G1 and ENV1 of the Ribble Valley Districtwide Local Plan.

3/2012/0602

Aighton, Bailey & Chaigley

Alter or Extend a Listed Building

Development Address:
Bailey Hall Barn Hurst Green
Lancashire

Development Description:
Proposed conversion of barn and outbuildings into 2no. dwellings, incorporating new garden room, entrance extension and package treatment plant.

Grid Reference	
367782	437324

Decision Date:
08/10/2012

Officer: Adrian Dowd
Decision Type: REFUSED

1 The proposal would be unduly harmful to the agricultural character (including setting) and significance of the listed building and the setting of other listed buildings within the manorial complex because of the loss of the barn's open interior with its impressive proportions, long sight lines and interesting juxtaposition of contemporary cruck -frame and box-frame traditions, the break-up of its large and unbroken roofslopes by prominent, conspicuous and visually intrusive rooflights, and the introduction of prominent, conspicuous, visually intrusive and overtly domestic fenestration and garden room and glazed link extensions. This would be contrary to Policies ENV20 and ENV19 of the Ribble Valley Districtwide Local Plan.

2 Insufficient information has been submitted to establish the impact of residential conversion upon the fabric, character and significance of the listed building's timber framing. This is contrary to Policy ENV20 of the Ribble Valley Districtwide Local Plan which states that the most important features of any listed building will be preserved.

3/2012/0608

Aighton, Bailey & Chaigley

Applications for full consent

Development Address:
Bailey Hall Barn Hurst Green
Lancashire

Development Description:
Proposed conversion of barn and outbuildings into 2no. dwellings, incorporating new garden room, entrance extension and package treatment plant.

Grid Reference	
367782	437324

Decision Date:
08/10/2012

Officer: Adrian Dowd
Decision Type: REFUSED

1 The proposal would be unduly harmful to the agricultural character (including setting) and significance of the listed building, the setting of other listed buildings within the manorial complex and the cultural heritage of the area immediately adjacent to the Forest of Bowland Area of Outstanding Natural Beauty because of the loss of the barn's open interior with its impressive proportions, long sight lines and interesting juxtaposition of contemporary cruck -frame and box-frame traditions, the break-up of its large and unbroken roofslopes by prominent, conspicuous and visually intrusive rooflights, and the introduction of prominent, conspicuous, visually intrusive and overtly domestic fenestration and garden room and glazed link extensions. This would be contrary to Policies ENV20, ENV19, ENV2, H15 (ii), H16 (a and b), H17 (a and b) and G1 (a and h) of the Ribble Valley Districtwide Local Plan.

2 Insufficient information has been submitted to establish the impact of residential conversion upon the fabric, character and significance of the listed building's timber framing. This is contrary to Policy ENV20 of the Ribble Valley Districtwide Local Plan which states that the most important features of any listed building will be preserved.

3 The application form identifies that the proposed use will be particularly vulnerable to the presence of contamination but no risk assessment has been submitted for consideration in this regard. This is contrary to the Environment Agency's Standing Advice: Land Affected by Past Contaminative Uses and Policy G1 (a) of the Ribble Valley Local Plan.

Planning Applications decided week ending: 12 October 2012

3/2012/0674

Decision Date:
12/10/2012

West Bradford
Certificate of Lawfulness - Existing

Development Address:
13 Grindleton Road West Bradford
Lancashire BB7 4TE

Development Description:
Application for a Lawful Development Certificate for the existing use of a domestic garage.

Grid Reference	
374572	444635

Officer: Mark Baldry
Decision Type: APPROVED NO CONDITIONS

1 On the basis of the evidence provided and having visited the site, it is considered that sufficient evidence has been provided to show that the building in question has been used as a domestic garage ancillary to 13 Grindleton Road, West Bradford for a period greater than 4 years. It is also considered that the development accords with The Town & Country Planning (General Permitted Development) (Amendment) (No.2) (England) Order 2008.

3/2012/0695

Decision Date:
08/10/2012

Grindleton
Renewal of Planning Permission

Development Address:
2 Eccles Terrace Grindleton
Lancashire BB7 4RD

Development Description:
Application for the renewal of planning permission 3/2009/0756P for a first floor bedroom extension at the rear of the property.

Grid Reference	
375855	445636

Officer: Colin Sharpe
Decision Type: APPROVED WITH CONDITIONS

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

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

3/2012/0700

Decision Date:
12/10/2012

Horton
Applications for full consent

Development Address:
Paradise Farm Horton-in-Craven
Skipton Yorkshire BD23 3JT

Development Description:
Proposed 20kW Micro Wind Turbine on a 20m monopole, for business use.

Grid Reference	
386250	451126

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 numbers PF/SP/01 and PF/TD/01.

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 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 open countryside. In accordance with the guidance contained within the NPPF and the ENV3, ENV25 and ENV26 of the Districtwide Local Plan.

4 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 and mast 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 open countryside. In accordance with the guidance contained within the NPPF and the ENV3, ENV25 and ENV26 of the Districtwide Local Plan.

5 The colour of the 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 area.

3/2012/0706

Bashall Eaves and Mitton

Non-Material amendment

Grid Reference
371177 439099

Development Description:
Application for a non-material amendment to planning permission 3/2011/0980P to allow new first floor windows (x3), reposition of the external steps and access tothe store, adjustment in the location of the ground floor patio door set and window.

Decision Date:
08/10/2012

Development Address:
Eastham House Farm Clitheroe Road Mitton Lancashire BB7 1AW

Officer: Colin Sharpe

Decision Type: APPROVED WITH CONDITIONS

1 The permission shall relate to the development as shown on Drawing Number PH/SA/6000/REV.A

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

3/2012/0721

Whalley

Variation of Condition

Grid Reference
373276 436247

Development Description:
Application for the variation of condition no.3 of planning permission 3/2012/0535P to allow class A3 Cafe/Restaurant use to operate between the hours of 9 am to 7.30 pm seven days a week (current permitted hours of Benedicts - approval ref. 3/2009/0956P)

Decision Date:
08/10/2012

Development Address:
Maureen Cookson Ltd George Street Whalley Lancashire

Officer: Colin Sharpe

Decision Type: APPROVED WITH CONDITIONS

1 The Class A3 Cafe/Restaurant use hereby permitted shall be restricted to the hours between 9am and 7.30pm on any day.

Reason: To comply with the terms of the application and in the interests of the amenities of nearby residents and to comply with Policy G1 of the Ribble Valley Districtwide Local Plan.

3/2012/0726

Chipping

Applications for full consent

Grid Reference
362171 441492

Development Description:
Proposed single storey garden room infill rear extension.

Decision Date:
10/10/2012

Development Address:
Banks House Back Lane Chipping Lancashire PR3 2QA

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 Floor Plan and Elevations - Carrying Drawing No: P04 2034

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: 12 October 2012

3/2012/0732

Bolton-by-Bowland, Gisburn Forest and Sawley

Applications for full consent

Development Address:

Lower Monubent Farm Barn
Hellifield Road Bolton-by-Bowland
Lancashire

Development Description:

Retrospective application for the creation of new window openings.

Grid Reference

379343 451777

Decision Date:

05/10/2012

Officer: Claire Booth

Decision Type: REFUSED

1 The alterations are considered contrary to the provisions of Policies G1, ENV1, and H17 of the Districtwide Local Plan and guidance within the National Planning Policy Framework. The additional and enlarged openings are considered to be detrimental to the buildings historic character and the visual amenities of the Area of Outstanding Natural Beauty.

2 The two first floor windows on the East elevation of the barn are considered contrary to Policies G1 and H10 of the Districtwide Local Plan and the Council's adopted Supplementary Planning Guidance on alterations and extensions to dwellings as they allow uninterrupted elevated views of the rear amenity space of a neighbouring dwelling not previously experienced to the deriment of residential amenity.

3/2012/0736

Waddington

Applications for full consent

Development Address:

Austin House Slaidburn Road
Waddington Lancashire BB7 3JQ

Development Description:

Proposed conversion of integral garage into a habitable room and formation of entrance door. Improved vehicular access. Re-submission of refused application 3/2012/0438P and withdrawn application 3/2012/0604P

Grid Reference

372717 443988

Decision Date:

09/10/2012

Officer: Claire Booth

Decision Type: APPROVED WITH CONDITIONS

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

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

2 The permission shall relate to the development as shown on Drawing Number: 6007/a.

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

3 The proposed first floor shown on drawing 6007/a shall be implemented to the full satisfaction of the Local Planning Authority within 2 years of this consent and thereafter the unit shall remain as a 3 bedroom dwelling unless otherwise agreed in writing by the LPA.

Reason: In the interest of highway safety and to ensure adequate parking is available within the site.

3/2012/0742

Bashall Eaves and Mitton

Alter or Extend a Listed Building

Development Address:

Edisford Hall Farm Edisford Bridge
Clitheroe Lancashire BB7 3JL

Development Description:

Proposed alteration to the existing window opening including new replacement window. (LBC).

Grid Reference

372434 441367

Decision Date:

10/10/2012

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

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

3/2012/0743

West Bradford

Applications for full consent

Development Address:
3 Grindleton Road West Bradford
Lancashire BB7 4TE

Development Description:
Proposed loft conversion with dormer to side elevation.

Grid Reference	
374509	444583

Decision Date:
11/10/2012

Officer: Claire Booth
Decision Type: REFUSED

1 The proposal by virtue of its scale, design, and massing is considered contrary to Policies G1 and H10 of the Districtwide Local Plan and the Council's adopted Supplementary Planning Guidance on alterations and extensions to dwellings and policies within the National Planning Policy Framework. It would result in a discordant and incongruous feature to the detriment of the established street scene and the visual amenities of the Area of Outstanding Natural Beauty and the borough's countryside.

2 The first floor window on the gable/ side elevation of the dormer is considered contrary to Policies G1 and H10 of the Districtwide Local Plan and the Council's adopted Supplementary Planning Guidance on alterations and extensions to dwellings as it would allow uninterrupted elevated views of the front amenity space of a neighbouring dwelling not previously experienced to the detriment of residential amenity.

3 The proposed development would create a precedent for similar developments which would be difficult to resist to the cumulative detriment of the street scene and the visual amenities of the boroughs countryside including the Forest of Bowland Area of Outstanding Natural Beauty.

3/2012/0751

West Bradford

Applications for full consent

Development Address:
Methodist Church Chapel Lane
West Bradford Clitheroe BB7 4SN

Development Description:
To change the use of the existing chapel to a single dwelling home. Solar panels to the South-East elevation and rooflights to the North and South elevations.

Grid Reference	
374492	444444

Decision Date:
10/10/2012

Officer: Graeme Thorpe
Decision Type: REFUSED

1 The proposal is considered contrary to the provisions of Policies G1, ENV24, ENV25, H16 and H17 of the Districtwide Local Plan, and the guidance contained within paragraphs 55, 131 and 133 of the NPPF. This is by virtue of the alterations and additions proposed to the building which are considered incongruous, alien and unsympathetic to the original form and character of the building, namely the excessive number of roof lights proposed, the proposed installation of solar panels, the alterations to the vehicular access to the site without sufficient information/detail, the creation of a new doorway in the southern facing elevation and the erection of timber decking adjacent to the building. Approval would thus be detrimental to the visual amenities of the area resulting in harm to the visual appearance, character and significance of this traditional and historic building.

3/2012/0754

Longridge

Applications for full consent

Development Address:
Vacant land adjacent to Enterprise Works Warwick Street Longridge Lancs

Development Description:
Retrospective planning for partial demolition of existing structures and erection of covered canopy and terrace, and the insertion of doors and windows to the rear (west) elevation.

Grid Reference	
360188	437523

Decision Date:
10/10/2012

Officer: Graeme Thorpe
Decision Type: APPROVED WITH CONDITIONS

1 The permission shall relate to the development as shown on Plan drawing no's 0388/93 - 10E, 0388/93 - 05C and 0388/93 - 06D.

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

2 This permission shall be implemented in accordance with the proposal as amended by letter and plan received on the 3rd of September 2012.

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

3 Nothwithstanding the details submitted on the plans, the proposed fencing to the rear (west) facing edge of the terrace area shall be a minimum of 1.5m in height, maximum of 1.6m, and shall be erected within three months of the date of this permission or prior to the terrace area being formally used, whichever comes sooner.

Reason: In accordance with Policy G1 of the Ribble Valley Districtwide Local Plan and in order to safeguard residential amenities.

4 Access and use of the terraced area shall be restricted to between the hours of 0900 to 1730 Monday to Saturdays, and 1000 to 1500 on Sundays or bank holidays.

REASON: To comply with Policy G1 of the Ribble Valley Districtwide Local Plan. Access and use of the area outside these hours could prove injurious to the character of the area and in order to safeguard residential amenities.

3/2012/0755

Horton

Discharge of Conditions

Development Address:

Pasture House Farm West Marton Skipton N Yorkshire BD23 3UJ

Grid Reference

387177 450918

Development Description:

Application to discharge condition no. 5 (programme of archaeological work) of planning consent 3/2012/0310P.

Decision Date:

10/10/2012

Officer: Graeme Thorpe

Decision Type: APPROVED WITH CONDITIONS

1 Condition no. 5 (programme of archaeological work)

3/2012/0757

Chipping

Alter or Extend a Listed Building

Development Address:

4 Church Raike Chipping Preston PR3 2QL

Grid Reference

362184 443347

Development Description:

Proposed installation of 2no. conservation style 'Lumen' rooflights and vents, and installation of replacement windows to dwelling.

Decision Date:

08/10/2012

Officer: Adrian Dowd

Decision Type: REFUSED

1 The proposal has an unduly harmful impact upon the character (including setting) and significance of the listed building, the setting of other listed buildings including St Bartholomew's Church (Grade II* listed) and the character, appearance and significance of Chipping Conservation Area because the proposed roof lights and vents are conspicuous, incongruous and visually intrusive in the prominent and otherwise unbroken roof slope and disruptive to the visual coherence and harmony of the church yard boundary.

3/2012/0762

Chipping

Certificate of Lawfulness - Existing

Development Address:

Lower Cockhill Farm Fiddlers Lane Chipping Lancashire PR3 2WN

Grid Reference

359260 443532

Development Description:

Lawful Development Certificate for existing use of part of car park for parking of touring caravans by members of the Gliding Club.

Decision Date:

12/10/2012

Officer: Mark Baldry

Decision Type: APPROVED NO CONDITIONS

1 On the basis of the evidence provided and having visited the site, it is considered that the sufficient evidence has been provided to show that the use of part of the car park for parking of touring caravans by members of the Gliding Club has been used for such purposes for over 10 years. Lawful use if granted in connection with the touring caravans but limited to use by the Gliding Club members as the whole site is seen as one planning unit and relates to plan exhibit attached with sworn statements.

Planning Applications decided week ending: 12 October 2012

3/2012/0769

Decision Date:
12/10/2012

Billington and Langho
Applications for full consent

Development Address:
11 Kirkdale Road Langho
Lancashire BB6 8EW

Development Description:
Application to demolish the existing car-port and rear porch/conservatory. Provide a new car-port and new single storey sun room to rear.

Grid Reference	
370302	433756

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 Single Storey Rear Sun Lounge & Car Port - Carrying Drawing No: NI0045-P-I Rev A.

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 26th 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.

3/2012/0792

Decision Date:
12/10/2012

Aighton, Bailey & Chaigley
Alter or Extend a Listed Building

Development Address:
Hodder Bank Hodder Court Knowles Brow Stonyhurst Lancashire

Development Description:
Replacement of wood front door and two side panels with a uPVC front door and side panel/s. uPVC material colour to be an antique oak woodgrain effect, i.e. the same as the other windows and doors at the property.

Grid Reference	
370210	439873

Officer: Adrian Dowd
Decision Type: REFUSED

1 The retention of traditional and complimentary materials at Hodder Place's prominent west elevation is important to the conservation of the historic building's aesthetic significance. The proposed replacement door is unduly harmful to the character (including setting) and significance of the listed building because it is prominent, incongruous and visually intrusive as a result of the consistency and sterility of finish, smooth machined texture and mitred jointing of the proposed synthetic material.

Planning Applications decided week ending: 12 October 2012

3/2012/0795

Ribchester

Applications for full consent

Development Address:
23 Asturian Gate Ribchester
Lancashire PR3 3XQ

Development Description:
Proposed Orangery to the rear.

Grid Reference	
362706	436539

Decision Date:
09/10/2012

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 1A/2035/1, 1A/2035/2 and the submitted Block Plan.

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

3/2012/0799

Longridge

Discharge of Conditions

Development Address:
Stonebridge Mill Kestor Lane
Longridge Lancashire PR3 3AD

Development Description:
Application to part discharge condition no. 6 (materials) of planning permission 3/2011/0946P.

Grid Reference	
360025	437108

Decision Date:
08/10/2012

Officer: Graeme Thorpe
Decision Type: APPROVED NO CONDITIONS

1 Condition no. 6 (materials)

3/2012/0804

Clayton-le-Dale

Application for tree works

Development Address:
7 Glendene Park Clayton le Dale
BB1 9JQ

Development Description:
Partial crown reduction and 15% crown thinning of chestnut tree.

Grid Reference	
374170	441987

Decision Date:
10/10/2012

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

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 Reduction in accordance with the details of the application as submitted.

3/2012/0807

Waddington

Application for tree works

Development Address:
Waddington Hospital Almshouses
West Bradford Road BB7 3JB

Development Description:
Fell two lime trees and crown reduce silver birch tree.

Grid Reference	
372902	444064

Decision Date:
10/10/2012

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

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

3/2012/0815

Decision Date:
08/10/2012

Newton
Non-Material amendment

Development Address:
Clark Laithe Barn
Newton-in-Bowland Slaidburn
Lancashire

Development Description:
Application for a non-material amendment to planning permission 3/2011/0417P to change the South West ground floor window into a door to allow improved means of escape.

Grid Reference	
369854	450906

Officer: Graeme Thorpe
Decision Type: APPROVED WITH CONDITIONS

1 The permission shall relate to the development as shown on Plan Reference No's 5004, 5005a, 5006 and 5007.

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

3/2012/0837

Decision Date:
09/10/2012

Aighton, Bailey & Chaigley
Agricultural determination

Development Address:
Lambing Clough Farm Lambing Clough Lane Hurst Green Lancs

Development Description:
Lean-to extension to cover the livestock gathering area, approx.22.5m x 9.5m x 4.5m (to ridge height).

Grid Reference	
368624	437238

Officer: Mark Baldry
Decision Type: PERMISSION REQUIRED

3/2012/0866

Decision Date:
11/10/2012

Clitheroe
Application for tree works

Development Address:
6 Green Drive Clitheroe Lancs BB7 2BB

Development Description:
Large sycamore tree needing reduction to large damaged limb on North East side of tree at 10m. Other broken branches are to be treated.

Grid Reference	
375165	442772

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 Reduction in accordance with the details of the application as submitted.

Planning Applications decided week ending: 12 October 2012

3/2012/0867

Clitheroe

Application for tree works

Development Address:

3 Tucker Hill Clitheroe Lancs BB7 2NR

Grid Reference

374094 442450

Development Description:

Oak tree in rear garden to be pruned - reduction of long damaged limb to South, pruning several other damaged limbs and removal of deadwood.

Decision Date:

09/10/2012

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

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

4 Consent is hereby granted for dead wood pruning

3/2012/0868

Clitheroe

Application for tree works

Development Address:

14 Green Drive Clitheroe Lancs BB7 2BB

Grid Reference

375197 442744

Development Description:

Felling of two trees and re-planting.

Decision Date:

09/10/2012

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

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

Reason: In the interests of the amenity of the area and to comply with Policy G1 of the Ribble Valley Districtwide Local Plan.