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

Fax: 01200 414487

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

DX Clitheroe 15157

RIBBLE VALLEY BOROUGH COUNCIL

Planning Applications decided week ending: 26 October 2012

3/2012/0016

Decision Date:
25/10/2012

Clitheroe
Applications for full consent

Development Address:
6 Castle Street Clitheroe Lancashire BB7 2BX

Development Description:
Internal repairs following an extensive plumbing leak and external repairs and maintenance.

Grid Reference	
374322	441781

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 91 of the Town and Country Planning Act 1990

2 Precise specifications of the rear yard external wall mounted light and details of its location shall have been submitted to and approved by the Local Planning Authority before its use in the proposed works.

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

3 The permission shall relate to the development as shown on Plan Reference
Schedule of works, DH/27730/.. and 115771/03.

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

3/2012/0017

Decision Date:
25/10/2012

Clitheroe
Alter or Extend a Listed Building

Development Address:
6 Castle Street Clitheroe Lancashire BB7 2BX

Development Description:
Internal repairs following an extensive plumbing leak and external repairs and maintenance (Listed Building Consent).

Grid Reference	
374322	441781

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 of the rear yard external wall mounted light and details of its location shall have been submitted to and approved by the Local Planning Authority before its use in the proposed works.

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

Planning Applications decided week ending: 26 October 2012

3/2012/0402

Bashall Eaves and Mitton

Applications for full consent

Development Address:

Mason House Farm Clitheroe Road Bashall Eaves Lancashire

Grid Reference

369058 443824

Development Description:

Erection of a 50kW wind turbine (34.2m to tip height) to supply electricity to the farming operations.

Decision Date:

19/10/2012

Officer: Graeme Thorpe

Decision Type: REFUSED

1 The proposal by virtue of its scale, size and height would be contrary to Policies G1, G5, ENV1, ENV24, ENV25 and ENV26 of the Districtwide Local Plan, the guidance provided within the Forest of Bowland A.O.N.B. Renewable Energy Position Statement and the NPPF, in that it would represent an incongruous feature into the open landscape to the detriment of the visual amenity of the area prejudicing the aims and enhancement of the Area of Outstanding Natural Beauty.

2 The proposed wind turbine by virtue of its scale, size, siting and location so close to the adjacent Public Right of Way would impact on the enjoyment of walkers, and for these reasons the scheme is considered at variance with Policy G1 of the Districtwide Local Plan.

3 Due to the excessive scale, size and height of the proposal, approval of this application would have an adverse visual impact on the character, setting and appearance of the adjacent Listed Building, Browsholme Hall. Approval of this application would therefore be contrary to Local Plan Policies G1 and ENV19, guidance contained within the NPPF and the Planning (Listed Buildings and Conservation Areas) Act 1990, as the proposed wind turbine would be seen as a substantial industrialising feature in views of Browsholme's landscape.

4 Insufficient information and/or surveys have been submitted to enable a full assessment of the potential impact of the development on the ecological value of the habitat on the site. The proposal is therefore considered contrary to Local Plan Policy ENV7 and guidance contained within The Conservation of Habitats and Species Regulations 2010, the Wildlife and Countryside Act 1981, the NERC Act 2006 and guidance contained within Circular 06/05: Biodiversity and Geological Conservation - Statutory Obligations and Their Impact Within the Planning System.

3/2012/0488

Clitheroe

Applications for full consent

Development Address:

Land adjacent Radley Ribblesdale Avenue Clitheroe Lancashire

Grid Reference

374182 442547

Development Description:

Development of two detached dwellings on land belonging to and adjacent to Radley, Ribblesdale Avenue.

Decision Date:

24/10/2012

Officer: Colin Sharpe

Decision Type: APPROVED WITH CONDITIONS

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

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

2 The permission shall relate to the development as shown on Drawing Numbers 4223 - 10B, 11B & 12A.

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

3 Prior to the first occupation of the dwellings hereby permitted, their respective vehicular accesses, driveways, parking spaces and garages shall all have been provided to the satisfaction of the Local Planning Authority. Thereafter, these facilities shall be retained in perpetuity clear of any obstruction to their designated use.

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

4 Prior to the first occupation of the dwelling on plot 1, its integral garage shall have been constructed and available for its designated use. Thereafter, this garage shall be retained in its approved form and shall not be converted into additional living accommodation unless a further planning permission has first been granted in respect thereof.

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

5 Prior to commencement of any site works including delivery of building materials and excavations for foundations or services trees identified in the list of trees attached to the design access statement [T2/3/4/5] shall be protected in accordance with the BS5837 2012 [Trees in Relation to Design, Demolition & Construction] the details of which shall be submitted to and agreed in writing by the Local Planning Authority.

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 soil/spoil and rubble.

During the building works no excavations or changes in ground levels shall take place and no building materials/spoil/soil/rubble shall be stored or redistributed within the protection/exclusion zone and no impermeable surfacing shall be constructed within the protection zone.

No tree surgery or pruning shall be implemented with out prior written permission of the Local Planning Authority which will

6 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 visual amenity and the amenities of nearby residents and to comply with Policy G1 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 and G, and Part II Class A, shall not be carried out without the formal written consent of the Local Planning Authority.

Reason: In order that the Local Planning Authority shall retain effective control over the development in accordance with Policy G1 of the Ribble Valley Districtwide Local Plan and in the interests of safeguarding any adjacent residential amenity or visual amenity.

3/2012/0558

Clitheroe
Applications for full consent

Development Address:
Mill adjacent Primrose House
Primrose Road Clitheroe Lancashire

Development Description:
Proposed conversion of former Mill Building into an apartment, design studio and internal garden.

Grid Reference	
373723	440692

Decision Date:
24/10/2012

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 91 of the Town and Country Planning Act 1990

2 This permission shall be implemented in accordance with the proposal as amended by letter received on the 27 September 2012 regarding retention of the original windows.

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

3 This permission shall be implemented in accordance with the proposal as amended by plan received on the 24 July 2012.

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

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) any future extensions and/or alterations to the dwelling/design workshop/internal garden 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, H16, H17 and EMP11 (iii) of the Ribble Valley Districtwide Local Plan.

5 No development shall take place until details of the provisions to be made for building dependent species of conservation concern/artificial bat roosting sites have been submitted, and approved by the local planning authority.

The details shall be submitted on a building dependent bird/bat species development site plan and include details of design, construction/attachment and number. The details shall also identify the actual wall and roof elevations into which the above provisions shall be incorporated i.e. elevations with a minimum of 5 hours morning sun for bats. The artificial bat boxes/tiles shall be incorporated during the actual development

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

Reason

To protect the bird/bat population from damaging activities and reduce or remove the impact of development in accordance with Policies ENV7 and G1 of the Ribble Valley Distr

6 Notwithstanding the proposed replacement of windows shown on the submitted plans, the existing windows shall be retained.

Reason: In order to safeguard the character and appearance of the heritage asset and the setting of Primrose House (Grade II listed).

7 Notwithstanding the proposed window design shown on the submitted plans, the new windows for installation in the re-opened window apertures shall replicate existing window design on the building. Details of new windows, including cross sectional drawings, glazing type, opening mechanism and materials shall be submitted to and approved by the Local Planning Authority before their use in the proposed works.

Reason: In order to safeguard the character and appearance of the heritage asset and the setting of Primrose House (Grade II listed).

8 Precise specifications or samples of walling and roofing materials and details of any surface materials or treatments to be used including pointing works and cleaning 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 and appearance of the heritage asset and the settting of Primrose House (Grade II listed).

9 No works shall take place on the site until the applicant, or their agent or successors in title, has secured the implementation of a programme of building work 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 with the site and in accordance with Policies G1, ENV14 and ENV15 of the Ribble Valley Districtwide Local Plan and paragraph 141 of the National Planning Policy Framework.

10 The permission shall relate to the development as shown on Plan Reference 4221-4A (24 July 2012) and 4221-3B (24 July 2012).

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

3/2012/0622

Decision Date:
19/10/2012

Clayton-le-Dale
Discharge of Conditions

Development Address:
Carr House Farm Longsight Road
Clayton-Le-Dale Lancashire

Development Description:
Application to discharge condition no.4 (roof/wall materials), condition no.8 (building recording) and condition no. 10 (boundary treatment) of planning permission 3/2011/0008P.

Grid Reference	
365462	432631

Officer: Colin Sharpe
Decision Type: APPROVED WITH CONDITIONS

1 Condition no 4 is fully discharged subject to the use in the development of natural stone as per the samples that were viewed at the site by the Local Planning Authority and natural blue slates to match the existing adjoining buildings.

2 Condition no 8 is fully discharged as the submitted Historic Building Record Report dated February 2012 by S.R. Little MRICS satisfies the requirements of the condition.

3 Condition no 10 is partially discharged insofar as the submitted details of 1m. high spaced vertical board fence is appropriate for this locality.

The condition cannot yet be fully discharged as it also requires the erection of the approved fencing prior to the first occupation of either of the approved dwellings.

3/2012/0644

Sabden

Applications for full consent

Development Address:
Whittakers Farm Back Lane Read Lancashire BB12 7SA

Development Description:
Proposed barn to house sheep and store feed and machinery.

Grid Reference	
376907	436143

Decision Date:
25/10/2012

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 the amended plan received on the 21 September 2012, plan reference: 3478-01-02D - Proposed Plan and Elevations, and the amended Location Plan received on the 25 October 2012.

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

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

3/2012/0683

Clitheroe

Applications for full consent

Development Address:
Lee Carter House Lowergate Clitheroe Lancashire BB7 1AD

Development Description:
First floor space - previously gym and office usage, - proposed change to offices and art gallery/studio (painting). Ope to the general public for art sales and marketing business.

Grid Reference	
374346	441754

Decision Date:
23/10/2012

Officer: Colin Sharpe
Decision Type: APPROVED WITH CONDITIONS

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

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

2 The permission shall relate to the change of use of the floorspace at first floor level as outlined in red on the amended plan received by the Local Planning Authority on 31 July 2012 (Drawing Number 3873-1)

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: 26 October 2012

3/2012/0758

Decision Date:
24/10/2012

Billington and Langho
Applications for full consent

Development Address:
2 Chapel Close Old Langho
Blackburn BB6 8HU

Development Description:
Extension and alterations to an existing property.

Grid Reference	
370013	436752

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:

12.27/10 Rev.A - Proposed Site Plan
12.27/11 Rev.B - Proposed Ground Floor Plan - Amended 23 October 2012
12.27/12 Rev.A - Proposed First Floor Plan
12.27/16 Rev.A - Proposed Second Floor Plan
12.27/13 Rev.A - Proposed Elevations - Sheet 1 of 2
12.27/14 Rev.A - Proposed Elevations - Sheet 2 of 2.

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

3/2012/0759

Decision Date:
23/10/2012

Clayton-le-Dale
Applications for full consent

Development Address:
Sunnyside Longsight Road
Clayton-Le-Dale Blackburn BB1 9EX

Development Description:
Proposed re-development of the existing summer house into a family annex within the garden curtilage.

Grid Reference	
366369	433152

Officer: Colin Sharpe
Decision Type: APPROVED WITH CONDITIONS

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

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

2 The permission shall relate to the development as shown on Drawing Numbers PH/PA/200 and PH/PA/400

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

3 The proposed development shall only be occupied as an extended family unit in conjunction with the property to which it is related and it shall not be used as a separate unit.

Reasons: In order to comply with Policies G1 and H9 of the Ribble Valley Districtwide Local Plan. The division of the dwelling into separately occupied units could be injurious to the amenities of the neighbouring occupiers and to the character of the area and would require further consideration by the Local Planning Authority.

3/2012/0760

Decision Date:
19/10/2012

Wilpshire
Applications for full consent

Development Address:
The Homestead (Head Office)
Whalley Road Wilpshire Blackburn
Lancashire BB1 9LL

Development Description:
Creation of additional car parking.

Grid Reference	
369108	432960

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 25th September 2012 entitled:
Proposed Creation of additional parking to North East of Site - Carrying Drawing No: 4275-02 A.

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

3 Prior to commencement of any site works including delivery of building materials and excavations for the car park the Sycamore and Birch Trees growing immediately adjacent to the proposed car park shall be protected in accordance with the BS5837 2012 [Trees in Relation to Construction].

The details of the tree protection measures, including a tree protection monitoring schedule, shall be submitted and agreed in writing with the Local Planning Authority and implemented in full under the supervision of a qualified arboriculturalist, in liaison with the Countryside/Tree Officer.

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 soil/spoil and rubble.

During the building works no excavations or changes in ground levels shall take place and no building materials/spoil/soil/rubble shall be stored or redistributed within the protection/exclusion zone, in addition no impermeable surfacing shall

4 Notwithstanding any indication on the approved plans, no development approved by this permission shall be commenced until a scheme for the provision and implementation of a surface water regulation system, restricting residual surface water discharge to 5l/s or Greenfield runoff whichever is the greater, has been approved by the Local Planning Authority. The scheme shall be completed in accordance with the approved plans.

Reason- To secure the proper drainage and to reduce the risk of flooding in accordance with Policy G1 of the Ribble Valley Districtwide Local Plan.

5 Notwithstanding the details of the submitted plans, the proposed car park shall be constructed using permeable materials on a permeable base, the details of which shall be submitted to and approved by the Local Planning Authority prior to the commencement of the development. The development shall be carried out using the approved materials and shall be retained thereafter, unless otherwise agreed in writing by the Local Planning Authority.

Reason- To ensure a satisfactory form of development and to prevent an undue increase in surface water run off in accordance with Policy G1 of the Ribble Valley Districtwide Local Plan

3/2012/0770

Clitheroe
Applications for full consent

Development Address:
land off Fairfield Avenue next to the gable of 1 Lilac Grove Clitheroe Lancashire BB7 2PX

Development Description:
Formation of off-road parking and drop kerb.

Grid Reference	
373321	441147

Decision Date:
23/10/2012

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 Number 1 - Proposed Layout.

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: 26 October 2012

3/2012/0771

Waddington

Applications for full consent

Development Address:

Amberley Beechthorpe Avenue Waddington Lancashire BB7 3HT

Grid Reference

372818 443884

Development Description:

Proposed demolition of the existing rear extension. Provide new single storey rear and part side extension.

Decision Date:

19/10/2012

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 single storey rear & side extension - Carrying Drawing No: NI 0053-P I

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 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.

3/2012/0772

Bolton-by-Bowland, Gisburn Forest and Sawley

Discharge of Conditions

Development Address:

Holden WWTW Bolton-by-Bowland Road Holden Lancashire

Grid Reference

377710 449171

Development Description:

Application to discharge condition no. 3 (tree protection measures), condition no. 4 (site reinstatement), condition no. 5 (monitoring measures in respect of erosion) and condition no. 6 (crayfish survey) of planning permission 3/2012/0524P.

Decision Date:

23/10/2012

Officer: Colin Sharpe

Decision Type: APPROVED WITH CONDITIONS

1 Condition 3 is partially discharged insofar as the submitted details of tree protection measures are acceptable to the Local Planning Authority.
The condition cannot, however, be fully discharged as it contains a requirement for the agreed measures to be kept in place throughout the development works.

2 Condition 4 is partially discharged insofar as the submitted details of the reinstatement works are acceptable to the Local Planning Authority.
The condition cannot, however, be fully discharged until those works have been satisfactorily completed, including the planting of the replacement hedge that is required by the condition.

3 Condition 5 is partially discharged insofar as the submitted details of monitoring/mitigation are acceptable to the Local Planning Authority.
The condition, however, cannot be fully discharged as it contains a requirement for monitoring/mitigation in perpetuity.

4 Condition 6 is partially discharged insofar as it relates to the surveys already carried out and the reports of their findings having been submitted and considered to be acceptable by the Local Planning Authority and the Environment Agency.
The condition cannot be fully discharged, however, as there is a need for the applicant/agent/contractor to engage in further survey and fish rescue works in consultation with the Environment Agency. The condition will be fully discharged upon confirmation from the Environment Agency that all the necessary works have been satisfactorily completed.

Planning Applications decided week ending: 26 October 2012

3/2012/0774

Bolton-by-Bowland, Gisburn Forest and Sawley

Applications for full consent

Grid Reference
379340 451806

Decision Date:
25/10/2012

Development Address:
Lower Monubent Farm Barn
Hellifield Road Bolton By Bowland
Lancashire

Development Description:
Proposed change of use of agricultural land to form a compound to house solar panels for domestic use (part retrospective).

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 No: BOV/02 Dwg 02A - Proposed Solar Panel Layout Plan.

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

3/2012/0780

Bolton-by-Bowland, Gisburn Forest and Sawley

Applications for full consent

Grid Reference
379344 451777

Decision Date:
25/10/2012

Development Address:
Lower Monubent Farm Barn
Hellifield Road Bolton By Bowland
Lancashire BB7 4LY

Development Description:
Proposed erection of a detached garage and carport.

Officer: Claire Booth
Decision Type: REFUSED

1 The proposed garage and carport is considered contrary to Policies G1, ENV1 and H17 of the Districtwide Local Plan and sections 11 and 12 of the National Planning Policy Framework in that it would have a detrimental impact on the original character and setting of this traditional building and the visual amenities of the Area of Outstanding Natural Beauty.

3/2012/0782

Slaidburn & Easington

Discharge of Conditions

Grid Reference
370971 455341

Decision Date:
25/10/2012

Development Address:
The Skaithe Slaidburn Clitheroe
Lancashire

Development Description:
Application to discharge condition no.4 (materials) of planning permission 3/2011/1048P.

Officer: Claire Booth
Decision Type: APPROVED WITH CONDITIONS

1 Condition 4 is discharged insofar as it relates to the use of stone cladding to the areas defined on the elevational treatments and the Graphite Grey paint colour for the door, and roof as shown on drawing P272/80020695/00/97/1002 Rev.C Amended, received 15 February 2012 relating to Planning Application 3/2011/1048/P.

3/2012/0783

Aighton, Bailey & Chaigley

Applications for full consent

Grid Reference
366927 442401

Decision Date:
19/10/2012

Development Address:
Wallbanks Farm Chipping Road
Chaigley Lancashire BB7 3LX

Development Description:
Proposed change of use of Agricultural land to domestic to accommodate proposed domestic garage. Change of use of domestic land to agricultural land to include the demolition of two existing outbuildings.

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 plan entitled:

Erection of Domestic Garage - Carrying Drawing No: DI/3415/1

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 including the Solar PV Panels 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 and ENV1 of the Ribble Valley Districtwide Local Plan and the adopted Supplementary Planning Guidance - "Extensions and Alterations to Dwellings".

4 The proposed garage shall be for private and domestic purposes only and no trade or business whatsoever shall be carried out from within the building.

Reason: In order to safeguard nearby residential amenities as provided for within Policies G1 and H10 of the Ribble Valley Districtwide Local Plan and the adopted Supplementary Planning Guidance "Extensions and Alterations to Dwellings".

3/2012/0787

Chipping

Applications for full consent

Development Address:
Radcliffe View Goose Lane Chipping Lancashire PR3 2QB

Grid Reference
361920 442318

Development Description:
Proposed extension of the existing agricultural building nominally 12.20m long x 9.15m wide with the eaves and ridge height to match existing.

Decision Date:
25/10/2012

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 plan entitled; Proposed Elevations, Layout & Block Plan For An Extension To A Steel Framed Agricultural Stock/Storage Building - Carrying Drawing No: MB/GH/01.

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

3/2012/0791

Wilpshire

Applications for full consent

Development Address:
8 Shetland Close Wilpshire Blackburn Lancashire

Grid Reference
368816 433041

Development Description:
Proposed dormer window to the front of the house.

Decision Date:
25/10/2012

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 carrying drawing No: 384-1

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".

3/2012/0794

Longridge

Applications for full consent

Development Address:
6 Holly Grove Longridge Lancashire PR3 3HR

Development Description:
Proposed two-storey side extension and demolition of existing garage in rear garden, to provide garage with bedroom over.

Grid Reference	
360450	437656

Decision Date:
24/10/2012

Officer: Mark Baldry
Decision Type: REFUSED

1 The proposal by virtue of its design, scale, massing and bulk would be an unsympathetic and incongruous addition that would be severely detrimental to the character and setting of the existing dwelling and the streetscene contrary to Policies G1 and H10 of the Ribble Valley Districtwide Local Plan and the Council's adopted SPG on Extensions and Alterations to Dwellings.

2 The proposal by virtue of its design, scale, massing, bulk and siting would result in an overbearing and oppressive development that would have a detrimental affect on the residential amenity of the adjacent property No.4 Holly Grove, contrary to Policies G1 and H10 of the Ribble Valley Distrcitwide Local Plan and the Council's adopted SPG on Extensions and Alterations to Dwellings.

3/2012/0816

Grindleton

Applications for full consent

Development Address:
6 Valley View Grindleton Lancashire

Development Description:
Demolition of pre-fabricated garage followed by the erection of a single storey extension incorporating a garage with utility/toilet areas, and increased width to existing vehicular access. Re-submission of 3/2012/0605P.

Grid Reference	
376042	445587

Decision Date:
19/10/2012

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 plan entitled
Existing layouts elevations and proposed layout carrying drawing No: 7007.
Proposed Elevations and Roof Plan carrying drawing No: 7008 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 The kerbing at the vehicular crossing shall be reinstated in accordance with the Lancashire County Council Specification for the Construction of Estate Roads, concurrent with the formation of the improved access.

Reason - To provide the necessary access and to maintain the proper construction of the highway in accordance with Policy G1 & T7 of the Ribble Valley Districtwide Local Plan

Planning Applications decided week ending: 26 October 2012

3/2012/0857

Clitheroe

Discharge of Conditions

Development Address:

123 Highfield Road Clitheroe
Lancashire BB7 1LD

Grid Reference

374858 441239

Development Description:

Application for the discharge of condition no. 2 (materials) of planning permission 3/2012/0621P.

Decision Date:

24/10/2012

Officer: Mark Baldry

Decision Type: APPROVED NO CONDITIONS

1 Condition No.2 (Materials) is discharged.

3/2012/0891

Billington and Langho

Discharge of Conditions

Development Address:

Mayfield 21 Whiney Lane Langho
Blackburn Lancashire BB6 8DQ

Grid Reference

370678 434112

Development Description:

Application to discharge condition no. 3 (materials) and condition no. 4 (tree protection measures) of planning permission 3/2012/0661P.

Decision Date:

23/10/2012

Officer: Mark Baldry

Decision Type: APPROVED NO CONDITIONS

1 Condition No's; 3 (Materials) and 4 (Tree Protection Measures) are discharged.

3/2012/0900

Longridge

Discharge of Conditions

Development Address:

4 Fleming Square Longridge
Lancashire PR3 3RT

Grid Reference

360630 437169

Development Description:

Application to discharge condition no. 4 (materials) of planning permission 3/2012/0649P

Decision Date:

25/10/2012

Officer: Mark Baldry

Decision Type: APPROVED NO CONDITIONS

1 Condition No.4 (Materials) is discharged.