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: 2 November 2012

3/2011/0734

Decision Date: 01/11/2012

Longridge
Applications for full consent
Development Address:
The Brows Farm Higher Road
Longridge Preston PR3 2YX

Development Description:
Proposed erection of 1no. 10Kw Evoco wind turbines on 15m high mast.

Grid Reference	
362194	438490

Officer: Graeme Thorpe
Decision Type: REFUSED

1 The proposed turbine will be 23.84 km from, in line of sight to, and will cause unacceptable interference to the Air Traffic Control (ATC) radar at Warton airfield, which will have a detrimental impact on the performance of the MOD ATC and Range Control radars, specifically the desensitisation of radar and the creation of 'false' aircraft returns which air traffic controllers must treat as real. The proposal is therefore considered to be contrary to the requirements of National Planning Policy Framework and Planning for Renewable Energy: A Companion Guide to PPS22 and to all other material considerations.

2 The proposal by virtue of its location, siting 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. It would represent a highly visible, incongruous, prominent industrialising ridgeline feature in the rural landscape, and its approval would be to the detriment of the visual amenity of the area prejudicing the aims and enhancement of the Area of Outstanding Natural Beauty.

3 The proposed wind turbine by virtue of its 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.

4 Due to the location and siting of the proposal, approval of this application would have an adverse visual impact on the character, setting and appearance of the adjacent Listed Building, Dilworth Brows Farmhouse. 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 the Listed Building's landscape.

3/2012/0595

Decision Date: 01/11/2012

Clitheroe
Applications for full consent
Development Address:
Roefield Reach Edisford Road
Clitheroe Lancashire BB7 3LA

Development Description:
One detached dwelling.

Grid Reference	
372782	441496

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 TRI-0872-01,03,04 & 05

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 arboricultural/tree survey [individual tree - T1/2/3/5 & trees in groups of trees - G1/2/3/4- shall be protected in accordance with the BS5837 2012 [Trees in Relation to Design, Demolition & Construction] the details of which shall be agreed in writing and implemented in full under the supervision of a qualified arboriculturalist and in liaison with the Countryside/Tree Officer. 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 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

3/2012/0788

Grindleton

Applications for full consent

Development Address:

1 2 & 3 Greendale View Main Street
Grindleton Lancashire

Development Description:

Proposed alteration of existing highway boundary, and formation of 6 off-street car parking spaces for three properties. Including demolition of existing bus-shelter, replacing with modern bus-shelter frame.

Grid Reference	
375916	445574

Decision Date:
29/10/2012

Officer: Graeme Thorpe
Decision Type: REFUSED

1 The proposed scheme would be harmful to the character and appearance of Grindleton Conservation Area and the setting of the Grade II Listed Swindlehurst Farmhouse due to the incongruous disruption to the historically important linearity of Main Street and its traditional boundary form. As such it is considered contrary to Local Plan Policies G1, ENV16 and ENV19, guidance contained within the NPPF and the Planning (Listed Buildings and Conservation Areas) Act 1990.

2 The scheme is not considered to secure a safe means of access to the development for motorists and pedestrians, and as such the present proposal would be detrimental to highway safety. As such approval of the scheme would be contrary to Local Plan Policy G1 and guidance contained within the NPPF.

3/2012/0793

Clitheroe

Applications for full consent

Development Address:

The Bungalow Queen Street
Clitheroe Lancashire BB7 2LU

Development Description:

Proposed vehicular crossing.

Grid Reference	
373213	441736

Decision Date:
29/10/2012

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 drawings carrying Dwg Ref: MB/SL/01.

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

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

Reason - To ensure the proper construction of the highway in accordance with Policy G1 of the Ribble Valley Districtwide Local Plan.

Planning Applications decided week ending: 2 November 2012

3/2012/0800

Balderstone

Applications for full consent

Development Address:

Samlesbury Aerodrome Myerscough Road Balderstone Lancs

Development Description:

Proposed erection of 11no. Light Columns on land at Samlesbury Aerodrome.

Grid Reference	
362233	431131

Decision Date:

01/11/2012

Officer: Mark Baldry

Decision Type: APPROVED WITH CONDITIONS

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

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

2 This permission shall be implemented in accordance with the proposal as amended by letter and plan received on the 26th October 2012, entitled:

External Lighting Plan for 210 Building and AEB - Carrying Drawing No: 09S6353/029 - Issue F.

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

3/2012/0810

Billington and Langho

Applications for full consent

Development Address:

3 Chapel Close Old Langho Blackburn Lancashire BB6 8HU

Development Description:

Proposed single storey extension.

Grid Reference	
369991	436736

Decision Date:

01/11/2012

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 Elevations - Carrying drawing No: 12.155 03.
Proposed Ground Floor Plan - Carrying drawing No: 12.155 02 A.
Proposed Cross Sectional View - Carrying Drawing No: 12.155 04.

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".

3/2012/0818

Sabden

Applications for full consent

Development Address:

Brookside Garage Ltd Padiham Road Sabden Lancashire

Development Description:

Proposed car-port to rear of the garage to provide a covered storage area.

Grid Reference	
377959	437375

Decision Date:

01/11/2012

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

Proposed Plan & Elevations - Carrying drawing No: FW2012-02

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

3/2012/0825

Decision Date: 01/11/2012

Longridge

Applications for full consent

Development Address:
50 Derby Road Longridge
Lancashire PR3 3JT

Development Description:
Change of use of garden to car parking area. Retrospective application.

Grid Reference	
360110	437388

Officer: Graeme Thorpe
Decision Type: APPROVED WITH CONDITIONS

1 The permission shall relate to the development as shown on Plan Reference 2620-01.

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

2 The access and parking area shall remain ungated in perpetuity.

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

3/2012/0855

Decision Date: 01/11/2012

Bowland Forest (Higher)

Screening Opinion

Development Address:
Whitendale Valley Conduit Replacement to the east of Whitendale Farm

Development Description:
Request for a screening opinion for the above proposed development under the Town and Country Planning (Environmental Impact Assessment) (England and Wales) Regulations 2011.

Grid Reference	
366269	455021

Officer: Graeme Thorpe
Decision Type: CONCLUSION REPORT

3/2012/0944

Decision Date: 01/11/2012

Sabden

Observations to Another Local Auth

Development Address:
Rattenclough Farm Wesley Street Sabden

Development Description:
Erection of a 50kw wind turbine on a 18m monopole (Total height 27m) and ancillary works including erection of meter house, formation of access track and installation of underground cable.

Grid Reference	
379097	438156

Officer: Graeme Thorpe
Decision Type: NO OBJECTIONS

3/2012/0951

Newton

Discharge of Conditions

Development Address:

Ivy Cottage Newton-in-Bowland
Lancashire BB7 3DZ

Development Description:

Application to discharge condition no.3 (materials) of planning consent 3/2012/0701P.

Grid Reference	
369656	450444

Decision Date:

01/11/2012

Officer: Mark Baldry

Decision Type: APPROVED NO CONDITIONS

1 Condition No3. (Materials) is discharged.