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: 9 November 2012

3/2011/0784

Decision Date:
05/11/2012

Whalley
Outline

Development Address:
Old Whalley Nurseries Lamb Row
Clitheroe Road Whalley Lancs

Grid Reference
374170 441987

Development Description:
Outline application for six dwellings (four 4/5 bedroom house and two 1 bedroom bungalows for over 55s).

Officer: Graeme Thorpe
Decision Type: APPROVED WITH CONDITIONS

1 Application for approval of reserved matters must be made not later than the expiration of three years beginning with the date of this permission and the development must be begun not later than whichever is the later of the following dates.
(a) The expiration of three years from the date of this permission; or
(b) The expiration of two years from the final approval of the reserved matters or, in the case of approval on different dates, the final approval of the last such matter to be approved.

2 The permission shall relate to the development as shown on Plan Reference 'Additional Details to Entrance" and 'Site 239 Garden Centre - Existing and Proposed'.

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

3 This permission shall be read in accordance with the Section 106 Agreement dated 1st of November 2012.

REASON: For the avoidance of doubt as the permission is subject to an agreement in relation to the low cost/affordable housing approved.

4 Detailed plans indicating,
a. the access onto the site including sight lines,
b. the layout of the site,
c. the external appearance and scale of the dwellings,
d. the landscaping and boundary treatments,
e. parking and manoeuvring arrangements of vehicles, including a contoured site plan showing existing features, and
f. the proposed slab floor level and road level,
(called the reserved matters), shall be submitted to and approved by the Local Planning Authority before development commences.

REASON: To comply with Policies G1 and ENV3 of the Ribble Valley Districtwide Local Plan and in order that the Local Planning Authority should be satisfied as to the details and because the application was made for outline permission.

5 With reference to any future reserved matters application, and notwithstanding the details submitted with the application, the preferable maximum height of the proposed two storey dwellings on site shall be at 8.2m only.

REASON: In the interests of visual amenity and the potential impact upon the amenity of the occupiers of the adjacent neighbouring properties, in accordance with Policies G1 and ENV3 of the Ribble Valley Districtwide Local Plan.

6 Any access point on the site shall provide a suitable visibility splay. The visibility splay to be the subject of this condition shall be that land in front of a line drawn from a point 2.4 metres measured along the centreline of the proposed access road from the nearer edge of the carriageway of Whalley Road to points measured 90 metres in each direction along the nearer edge of the carriageway, and shall be constructed and maintained at footway level in accordance with a scheme to be agreed by the Local Planning Authority in conjunction with the Highway Authority.

REASON: To ensure adequate visibility at the site access.

7 If any tree felling or hedgerow removal is carried out during the bird -breeding season it shall be preceded by a pre-clearance nesting bird survey by an experienced ecologist/ornithologist. If nesting birds are found an exclusion zone shall be maintained around any occupied nest and these areas shall not be cleared until declared free of nesting birds by an ecologist/ornithologist.

REASON: To ensure that bird species are protected and their habitat enhanced in accordance with the Wildlife & Countryside Act 1981 as amended, the conservation [Natural Habitats & c.] Regulations 1994 and the District Wide Local Plan. To protect species protected in law/of conservation concern against harmful activities of development, as trees and hedgerows are important for bird species as identified on the RSPB register of birds of conservation concern/East Lancashire Ornithological database.

3/2011/1071

Longridge

Applications for full consent

Development Address:

Land at Chapel Hill Longridge Lancashire

Grid Reference

360406 436613

Development Description:

Full planning permission for access, landscaping and the erection of 52 new build residential properties, the conversion of the former barn to one dwelling unit and refurbishment of existing residential unit (53 Chapel Hill).

Decision Date:

07/11/2012

Officer: Sarah Westwood

Decision Type: APPROVED SUBJECT TO LEGAL AGREEMENT

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 be implemented in accordance with the proposal as detailed on drawings:

HT-P-01 Rev A Proposed plans and elevations Plot 1
HT-P-02 Rev A Proposed plans and elevations Plot 2
HT-P-03 Rev A Proposed plans and elevations Plot 3
HT-P-04 Rev A Proposed elevations Plots 4 & 5
HT-P-05 Rev A Proposed plans Plots 4 & 5
HT-P-06 Rev A Proposed plans and elevations Plot 6
HT-P-07 Rev A Proposed elevations Plots 7 & 8
HT-P-08 Rev A Proposed plans Plots 7 & 8
HT-P-09 Rev A Proposed elevations Plots 9 & 10
HT-P-10 Rev A Proposed plans Plots 9 & 10
HT-P-11 Rev A Proposed elevations Plots 11 & 12
HT-P-12 Rev A Proposed plans Plot 11 & 12
HT-P-13 Rev A Proposed plans and elevations Plots 13-16
HT-P-17 Rev A Proposed elevations Plots 17-19
HT-P-18 Rev A Proposed plans Plots 17-19
HT-P-20 Rev A Proposed plans and elevations Plots 20 & 21
HT-P-21 Rev A Proposed plans Plots 20 & 21
HT-P-22 Rev A Proposed plans and elevations Plots 22 & 23
HT-P-23 Rev A Proposed plans Plots

3 Precise specifications and samples of walling and roofing materials and details of any window and door surrounds including materials to be used shall have been submitted to and approved 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 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.

4 Notwithstanding the submitted details no development approved by this permission shall be commenced until design details and specifications of the internal streetscape and its associated lighting, street furniture, walls and fences has been submitted to and approved in writing by the Local Planning Authority. The works shall then be completed in accordance with the approved details.

REASON: In the interests of the visual amenities of the area in accordance with Policies G1 and ENV16 of the Ribble Valley Districtwide Local Plan.

5 All buildings shall be roofed in natural blue slate unless alternative materials have first been agreed in writing with the Local Planning Authority.

REASON: 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 site within and adjoining a Conservation Area.

6 Notwithstanding the submitted details precise specifications of windows and doors, including cross-section drawings of window frame form and method of opening shall have been submitted to and approved in writing by the Local Planning Authority before their use in the proposed works.

REASON: In order to safeguard the character and appearance of the Conservation Area in accordance with Policies G1 and ENV16 of the Ribble Valley Districtwide Local Plan.

7 All doors and windows shall be in timber and retained as such in perpetuity. They shall be painted within one month of their insertion in accordance with details which have first have been submitted to, and agreed in writing by, the Local Planning Authority.

REASON: In order to safeguard the character and appearance of the Conservation Area in accordance with Policies G1 and ENV16 of the Ribble Valley Districtwide Local Plan.

8 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 archaeological work. This must be carried out in accordance with a written scheme of investigation, which shall first have been submitted to and agreed in writing by the Local Planning Authority.

REASON: To ensure and safeguard the recording and inspection of matters of archaeological/historical importance associated with the site in accordance with Policy ENV14 of the Ribble Valley Districtwide Local Plan.

9 No dwellings within the development shall be occupied until the highway improvement works referred to in conditions 10 and 11 have been constructed and completed in accordance with the agreed scheme.

REASON: In order that traffic generated by the development does not exacerbate unsatisfactory highway conditions in advance of the completion of the highway works and in the interests of pedestrian safety in accordance with Policy G1 of the Ribble Valley Districtwide Local Plan.

10 Highway improvement works to Chapel Hill at the site access shall be implemented as shown on drawing number CBO-0037-001 RevA providing a ghost island for turning traffic with running lanes and a turning lane of not less than 3 metres width. A pedestrian refuge island and associated dropped kerbs will be provided within the ghost island as indicated on the plan.

REASON: In the interests of highway safety in accordance with Policy G1 of the Ribble Valley Districtwide Local Plan.

11 The existing pedestrian footway along the southern side of Chapel Hill shall be replaced by a new 2 metre wide footway from the western edge of the development site to no. 53 Chapel Hill and at that point link into the footways within the development site.

REASON: In the interests of pedestrian safety in accordance with Policy G1 of the Ribble Valley Districtwide Local Plan.

12 No part of the development shall commence until a scheme for the construction of the site access and the off-site highway improvement works has been submitted to, and approved by, the Local Planning Authority in consultation with the Highway Authority.

REASON: To satisfy the Local Planning Authority and Highway Authority that the final details of the highway works are acceptable before work commences on site in accordance with Policy G1 of the Ribble Valley Districtwide Local Plan.

13 The proposed access road shall be constructed to a minimum width of 5.5 metres with continuous 2 metre wide footway provision on both sides from Chapel Hill into the site for a minimum length of 10 metres.

REASON: To enable vehicles and pedestrians to enter and leave the site in a safe manner in the interests of highway safety in accordance with Policy G1 of the Ribble Valley Districtwide Local Plan.

14 The new estate road/access between the site and Chapel Hill shall be constructed in accordance with the Lancashire County Council Specification for Construction of Estate Roads to at least base course level before any development takes place within the site.

REASON: To ensure that satisfactory access is provided to the site in the interests of highway safety in accordance with Policy G1 of the Ribble Valley Districtwide Local Plan.

15 The stone wall immediately to the west of no.53 Chapel Hill shall be taken down and relocated away from the carriageway edge as indicated on drawing number CBO-0037-001 RevA prior to commencement of development unless otherwise agreed in writing with the Local Planning Authority.

REASON: To improve forward visibility in the interests of highway safety in accordance with Policy G1 of the Ribble Valley Districtwide Local Plan.

16 There shall not at any time in connection with the development be erected or planted or allowed to remain upon the land hereinafter defined any building, wall, fence, hedge, tree, shrub or other device. The visibility splay to be the subject of this condition shall be that land in front of a line drawn from a point 4.5 metres measured along the centreline of the proposed access road from the nearer edge of the carriageway of Chapel Hill to points measured 70 metres to the west and 74 metres to the east along the nearer edge of the carriageway of Chapel Hill, and shall be constructed and maintained at footway level in accordance with a scheme to be agreed by the Local Planning Authority in conjunction with the Highway Authority.

REASON: To ensure adequate visibility at the site access in the interests of highway safety in accordance with Policy G1 of the Ribble Valley Districtwide Local Plan.

17 The development shall be carried out in strict accordance with the mitigation and recommendations for enhancement as identified in Table 4 pg 26-29 of the Ecological Appraisal prepared by Bowland Ecology dated December 2011. The works shall be implemented in accordance with those details and completed in full prior to the substantial completion or the first bringing into use of the development hereby approved, whichever is sooner. The proposed lighting scheme and site management and maintenance plan as referred to within those measures shall be submitted to the Local Planning Authority for written approval in consultation with the County Ecologist prior to implementation. The mitigation measures so identified shall be permanently maintained and retained in accordance with details contained in the management and maintenance plan which shall also detail timing of the works, management responsibilities and maintenance schedules for all landscaped areas (other than within curtilages of buildings).

REASON

18 Prior to commencement of any site works including delivery of building materials and excavations for foundations or services all trees identified in the arboricultural impact assessment/tree survey/tree constraints plan dated December 2011 shall be protected in accordance with the BS5837 2012 [Trees in Relation to Construction] the details of which shall be agreed in writing, implemented in full, 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 zones 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 zone, in addition no impermeable surfacing shall be constructed within the protection zone.

19 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.

20 No development shall take place until details of the provisions to be made for building dependent species of conservation concern artificial bird nesting boxes and 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 plot numbers and the numbers of per individual building/dwelling and type. The details shall also identify the actual wall and roof elevations into which the above provisions shall be incorporated -i.e. north/north east elevations for birds & elevations with a minimum of 5 hours morning sun for bats.

The artificial bird/bat boxes shall be incorporated into those dwellings/buildings during the actual construction of those individual plots identified on the submitted plan before the development is first brought into use, unless otherwise agreed in writing by the Local Planning Authority.

REASON: To ensure that there are no adve

21 Prior to the commencement of development, details for surface water drainage and means of disposal for the development, based on sustainable drainage principles and evidence of an assessment of the hydrological and hydro-geological context of the site (inclusive of how the scheme shall be maintained and managed after completion and any necessary infrastructure) shall be submitted to and approved in writing by the Local Planning Authority. For the avoidance of doubt, no surface water shall connect into the combined public sewerage system, directly or indirectly, in accordance with flood risk assessment submitted by Leyden Kirby Associates Ref L007-002 - Final dated December 2011. The development shall be completed, maintained and managed in accordance with the approved details.

REASON: To reduce the increased risk of flooding in accordance with Policy G1 of the Ribble Valley Districtwide Local Plan.

22 Prior to the commencement of development details for how foul and surface water shall be drained on separate systems shall be submitted to the Local Planning Authority and approved in writing. The development shall be completed, maintained and managed in accordance with the approved details.

REASON: To ensure a satisfactory means of drainage in accordance with Policy G1 of the Ribble Valley Districtwide Local Plan.

23 No development shall take place on any phase of development until a Construction Method Statement has been submitted to, and approved in writing by, the Local Planning Authority for that phase. The approved Statement shall be adhered to throughout the construction period. The Statement shall provide for:

(i) the parking of vehicles of site operatives and visitors
(ii) loading and unloading of plant and materials
(iii) storage of plant and materials used in constructing the development
(iv) the erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate
(v) wheel washing facilities
(vi) measures to control the emission of dust and dirt during construction
(vii) a scheme for recycling/disposing of waste resulting from construction works

REASON: In the interests of protecting residential amenity from noise and disturbance in accordance with Policy G1 of the Ribble Valley Districtwide Local Plan.

24 The dwellings shall achieve a minimum Level 3 of the Code for Sustainable Homes. No dwelling shall be occupied until a final Code Certificate has been issued for it certifying that Code Level 3 has been achieved.

REASON: In order to encourage an energy efficient development in accordance with Policy G1 of the Ribble Valley Districtwide Local Plan.

25 This planning permission shall be read in conjunction with the Legal Agreement dated 1 November 2012.

REASON: For the avoidance of doubt as the application is subject of an agreement.

26 No development shall begin on any phase of development until a scheme identifying how a minimum of 10% of the energy requirements generated by that phase of development will be achieved by renewable energy production methods, has been submitted to and approved in writing by the Local Planning Authority. The scheme for that phase of development shall then be provided in accordance with the approved details prior to occupation of the development and thereafter retained.

REASON: In order to encourage renewable energy and to comply with Policy G1 of the Ribble Valley Districtwide Local Plan.

27 The proposed 'drive under' type spaces shown to some of the dwelling types shall not be used for any purpose (including any purpose ordinarily incidental to the enjoyment of the dwelling house as such) which would preclude their use for the parking of a private motor vehicle.

REASON: In the interests of amenity to facilitate adequate vehicle parking to serve the dwellings in accordance with Policy G1 of the Ribble Valley Districtwide Local Plan.

28 Notwithstanding the provisions of the Town and Country Planning General Permitted Development Order 1995 (or any order amending, revoking or re-enacting that Order) any future extensions, external alterations to the dwelling formed as a result of the barn conversion (Plot 48) including any development within the curtilage as defined in Schedule 2 Part 1 Classes A to H shall not be carried out without the formal consent of the Local Planning Authority.

REASON: In order that the Local Planning Authority shall retain effective control over the development to ensure compliance with Policies G1 and H18 of the Ribble Valley Districtwide Local Plan.

29 In relation to Plot 48 notwithstanding the provisions of the Town and Country Planning General Permitted Development Order 1995 (or any Order amending, revoking 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 consent of the Local Planning Authority.

REASON: In order that the Local Planning Authority shall retain effective control over the development to ensure compliance with Policies G1 and H18 of the Ribble Valley Districtwide Local Plan.

30 The works to Plot 48 must be begun not later than the expiration of two years beginning with the date of this permission.

REASON: In accordance with the requirements of Policies G1 and H16 of the Ribble Valley Districtwide Local Plan in order that the Local Planning Authority shall retain effective control of the development and to ensure the continued structural integrity of the building.

31 All the external works of the development permitted in relation to Plot 48 shall be completed before the expiration of three years from the date of this permission.

REASON: In order that the Local Planning Authority retains effective control over the development and to ensure that there is no significant deterioration in the condition of the building contrary to Policies G1 and H16 of the Ribble Valley Districtwide Local Plan.

32 No work on site shall commence until an Arboricultural Method Statement and a Tree Protection Plan have been submitted to and approved in writing by the Local Planning Authority detailing procedures, working methods and protective measures to be used in relation to retained trees in order to ensure that they are adequately protected during the construction process.

REASON: To ensure that retained trees as identified on the detailed approved plans are afforded the maximum protection from the adverse effects of development in accordance with Policy ENV13 of the Ribble Valley Districtwide Local Plan.

33 Prior to the commencement of development, details of the foul drainage scheme for the site including any necessary infrastructure shall be submitted to and approved in writing by the Local Planning Authority. No housing shall be occupied until the approved foul drainage scheme has been completed in accordance with the approved details.

REASON: To ensure a satisfactory means of drainage in accordance with Policy G1 of the Ribble Valley Districtwide Local Plan.

Planning Applications decided week ending: 9 November 2012

3/2012/0350

Decision Date: 07/11/2012

Whalley

Alter or Extend a Listed Building

Development Address:
The Gardeners Cottage Whalley Abbey The Sands Whalley Lancashire

Development Description:
Internal adaptations to remove an existing unsympathetic spiral staircase and install a standard stair. Relocate the bathroom and reglaze the existing timber casement windows with double glazed units.

Grid Reference	
373180	436062

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 The permission shall relate to the development as shown on Plan References BS.12-17-01 Rev A with the exception of the relocated fire place and the revised Design and Access statement dated September 2012 received on the 16/10/12 .

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

1 Insufficient information has been submitted to understand the impact of proposed works on the special architectural and historic interest of the Grade I listed building and its setting.

2 The proposals have an unduly harmful impact upon the character, setting and significance of the Grade I listed building because of the loss of important historic fabric (new stairs and new opening in internal wall), the obscuring of important elements of historic planform (fireplace) and the incongruous, conspicuous and visually intrusive appearance of window openings resulting from the apparency (including beading and double-register of two panes of glass) of the modern double-glazing.

3/2012/0583

Decision Date: 05/11/2012

Wiswell

S.106 Relaxation

Development Address:
Barrowbrook Phase 2 Barrow Clitheroe Lancashire

Development Description:
Amendment to S.106 Agreement dated February 2012 (planning permission 3/2011/0307P).

Grid Reference	
373855	438182

Officer: Sarah Westwood
Decision Type: APPROVED WITH CONDITIONS

1 This decision notice must be read in conjunction with the Deed of Variation (in respect of this planning approval) and Planning Obligation completed under the terms of Section 106 of the Town and Country Planning Act 1990 (as amended) signed and dated 2 February 2012 in respect of planning approval 3/2011/0307/P.

Reason: For the avoidance of doubt since the original S106 Agreement covering the site has been subject of a Deed of Variation and in order to comply with Policy H21 of the Ribble Valley Districtwide Local Plan.

3/2012/0585

Decision Date: 05/11/2012

Longridge

S.106 Relaxation

Development Address:
Dilworth Lane Longridge Lancashire

Development Description:
Amendment to S.106 Agreement dated 4th April 2012 (planning permission 3/2011/0541P).

Grid Reference	
361167	437191

Officer: Sarah Westwood
Decision Type: APPROVED WITH CONDITIONS

1 This decision notice must be read in conjunction with the Deed of Variation (in respect of this planning approval) and Planning Obligation completed under the terms of Section 106 of the Town and Country Planning Act 1990 (as amended) signed and dated 4 April 2012 in respect of planning approval 3/2011/0541/P.

Reason: For the avoidance of doubt since the original S106 Agreement covering the site has been subject of a Deed of Variation and in order to comply with Policy H21 of the Ribble Valley Districtwide Local Plan.

Planning Applications decided week ending: 9 November 2012

3/2012/0640

Whalley

Discharge of Conditions

Grid Reference
372541 437499

Development Description:
Application to discharge condition no. 3 (surface water regulation), condition no. 4 (disposal of foul and surface water), condition no. 7 (details of solar thermal systems), condition no. 8 (artificial bird/bat nesting sites/boxes), condition no. 9 (woodland management plan), condition no. 10 (updated protected species survey), condition no. 12 (assessment of trees), condition no. 13 (protection measures for badgers/setts) and condition no. 14 (desktop study/site investigation/method statement relating to potential contaminants) and condition no. 16 (site access/highway works) of planning permission 3/2011/0837P.

Decision Date:
07/11/2012

Development Address:
Land off Pendle Drive Whalley
Lancashire BB7 9JT

Officer: Sarah Westwood

Decision Type: APPROVED WITH CONDITIONS

1. Conditions 10, 12, 13 and 16 are discharged.
2. Conditions 3 & 4 are discharged insofar as they relate to the details provided however there remains the need to complete the schemes in accordance with the details so approved and to provide a timetable to the Local Planning Authority on the programming of the pumping station..
3. Condition 7 is discharged insofar as it relates to the submitted details but there remains the need to retain the systems identified after initial installation.
4. Condition 8 is discharged insofar as it relates to the details submitted and later revised in correspondence dated 3 September 2012. There remains the need however for the works to be implemented under the supervision of an appropriate representative of Swift Conservation before the development is brought into use.
5. Condition 9 is discharged insofar as it relates to the details submitted but there remains the need to implement the plan and manage for five years to the satisfaction of the LPA.
6. Condition 11 is discharged insofar as it relates to the submitted information but there remains the need to keep the tree protection measures in place throughout the period of construction.
7. Condition 14 is discharged in respect of the details submitted in relation to desk study, site investigation, risk assessment and proposals for remediation. However the condition has several elements to it and the final part of the condition requires that on completion of the remediation detailed in the Method Statement a report is submitted to the LPA that provides verification that the required works regarding contamination have been carried out in accordance with the approved Method Statement. That has not yet been provided to the LPA and thus only partial discharge of this condition can be issued.

3/2012/0666

Clitheroe

Applications for full consent

Grid Reference
374880 442464

Development Description:
Proposed internal refurbishment and provision of rear dormer to create increased bedroom space and en-suite to the first floor.

Decision Date:
07/11/2012

Development Address:
104 Chatburn Road Clitheroe
Lancashire BB7 2AT

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

3 The permission shall relate to the development as shown on the submitted plans entitled: Proposed Rear Dormer and Internal Refurbishment of Ground Floor Existing and Proposed Plans - Carrying Drawing No: N10052 1 REV B.

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

3/2012/0790

Gisburn

Applications for full consent

Development Address:

Game Keepers Cottage Park Road Gisburn Lancashire BB7 4LP

Grid Reference

382678 449696

Development Description:

Retention of stable block with covered midden and construction of an outdoor arena for use as a commercial livery.

Decision Date:

09/11/2012

Officer: Adrian Dowd

Decision Type: REFUSED

1 The proposal has an unduly harmful impact upon the character, appearance and function of Gisburne Park Registered Park and Garden of Special Historic Interest (Grade II) because of (i) the prominence, conspicuousness and visual intrusion of: the large and alien stable block; landscaping (including access, parking and outdoor arena) and fencing (ii) damage to archaeological features through levelling and horse grazing and (iii) damage to important trees. This is contrary to Policies ENV21, ENV13, G1 (a and h), ENV3, ENV14 and RT1 of the Ribble Valley Districtwide Local Plan.

2 The proposal would be unduly harmful to the setting of listed buildings (including Poultry House Bridge and Game Keepers Cottages) which are intrinsic to and help to articulate the Picturesque character and landscape design of the Stock Beck valley and/or historically provide important viewpoints of the landscape design. This is because the proposal is prominent, visually intrusive and alien in character, design and materials. This is contrary to Policy ENV19 of the Ribble Valley Districtwide Local Plan.

3 Insufficient information has been submitted to understand the impact of development upon important trees or archaeological features. This is contrary to Policies ENV13, G1 and ENV14 of the Ribble Valley Districtwide Local Plan.

3/2012/0801

Longridge

Advertisements

Development Address:

Stonebridge Off-Licence 1 Whittingham Road Longridge Lancs

Grid Reference

360065 437102

Development Description:

Existing East elevation fascia sign board re-sited to the North elevation and new fascia sign board to East elevation, existing window graphic removed and new polycarbonate window graphic installed into the existing window to East elevation, re-instate the poster frame to the North elevation (2 x fascias signs and 8 x other signs).

Decision Date:

05/11/2012

Officer: Graeme Thorpe

Decision Type: REFUSED

1 Approval of this scheme would be contrary to the guidance contained within Local Plan Policies G1 and ENV16, paragraphs 64, 67, 128, 131, 132, 133 and 135 of the NPPF and the Planning (Listed Buildings and Conservation Areas) Act 1990. Due to the number of adverts proposed, their location, size, orientation, materials and graphic design, the proposed signage will dominate both façades and obscure the architectural details which give this prominent historic building its character. The proposals do not preserve or enhance the Conservation Area, they are over-intensive, they do not appear necessary to secure optimum viable use, they are not considered to be sustainable development and they do not result in public benefit; and are therefore considered to be incongruous and detrimental to the character and appearance of the Longridge Conservation Area.

3/2012/0802

Wiswell

Applications for full consent

Development Address:

Pepper Hill Wiswell Lancashire BB7 9BZ

Grid Reference

375186 438076

Development Description:

Proposed demolition of existing garage and stable buildings, and replacement with garage building linked to house via a glazed porch. Re-submission.

Decision Date:

05/11/2012

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 4206-10D, 4206-11, 4206-12B, 4206-13, 4206-14A and the submitted Location Plan.

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

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

Reason: In order that the Local Planning Authority may ensure that the materials to be used are appropriate to the locality in accordance with Policies G1 and ENV1 of the Ribble Valley Districtwide Local Plan and the adopted Supplementary Planning Guidance - "Extensions and Alterations to Dwellings".

4 The proposed garage/car port 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".

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

6 The actions, methods & timings included in the notes attached to the protected species survey dated the 12th of June 2012 shall be adhered to and 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. Building contractors shall avoid removing roofing materials between May & August, and the removal of lower roof tiles, battens & under felt shall be done so carefully by hand.

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

7 All future planting or construction that falls within the 2.4m by 40m visibility splay (in either direction) that is provided at the entrance to this site, shall be permanently maintained henceforth at a height not greater than 1m above the crown level of the carriageway.

Reason: To comply with Policy G1 of the Ribble Valley Districtwide Local Plan and to ensure adequate visibility for the drivers of vehicles entering and leaving the site.

3/2012/0803

Chipping

Applications for full consent

Development Address:

Maycroft House Hesketh Lane
Chipping Lancashire PR3 2TH

Development Description:

Proposed single storey rear extension and double garage to the front. Re-submission.

Grid Reference	
361706	441365

Decision Date:

07/11/2012

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: 04A - Proposed Plan, and, 05A - Site Plan.

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

3 The driveway and turning area at the front of the property up to the edge of the carriageway of Hesketh Lane shall be appropriately paved in tarmacadam, concrete, block paviors, or other approved materials.

Reason: To comply with Policy G1 of the Ribble Valley Districtwide Local Plan and to prevent loose surface material from being carried on to the public highway thus causing a potential source of danger to other road users.

4 The garage shall be timber framed and clad with timber to the elevations and shall have a slate roof as stated within the email dated the 05 November 2012 from James Holden.

Reason: In the interests of visual amenity and for the avoidance of doubt since the approved drawing and materials stated on the application form do not concur, in accordance with policies G1 and ENV1 of the Districtwide Local Plan.

3/2012/0814

Decision Date: 07/11/2012

Billington and Langho

Applications for full consent

Development Address:
67 Pasturelands Drive Billington
Lancashire BB7 9LW

Development Description:
Proposed first floor extension to dormer on front elevation to create additional bedroom accommodation.

Grid Reference	
372151	435311

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: 02 C - Proposed Plans - Received 12 September 2012 (not including the stated materials).

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

3 Notwithstanding the details stated on the approved plan, precise specifications or samples of the surface materials to be used in the cladding of the extension 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".

3/2012/0822

Decision Date: 09/11/2012

Clitheroe

Alter or Extend a Listed Building

Development Address:
St Mary's Vicarage 17 Church Street
Clitheroe Lancshire BB7 2DD

Development Description:
Take down & rebuild front elevation wall above 1st floor window lintels.

Grid Reference	
374413	442005

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 (a method statement) showing how the demolition and authentic reconstruction works are to be undertaken shall have been submitted to and approved by the Local Planning Authority before the commencement of proposed works.

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

3 No part of the development or demolition of the vicarage shall take place until a survey for the presence of bats has been carried out, details of any necessary license application to Natural England have been submitted to the local planning authority and details of any mitigation measures required submitted in writing to and approved by the local planning authority.

Reason

To ensure that there are no adverse affects 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

3/2012/0823

Grindleton

Applications for full consent

Development Address:
Old School House Lane Ends
Grindleton Lancashire BB7 4PH

Decision Date:
06/11/2012

Development Description:
Proposed conversion of Old School House at Lane Ends into a three bedroom dwelling house. Re-submission.

Grid Reference	
375097	450270

Officer: Graeme Thorpe
Decision Type: REFUSED

1 Contrary to paragraphs 56, 60, 64, 115, 126, 128, 129, 131, 133 and 135 of NPPF and Policies G1, ENV1, H16 and H17 of the Local Plan. The proposal by virtue of the proposed alterations to the roof height and the design of the new build element would be visually harmful to the streetscene, be to the further detriment of the character of the building, and would visually affect the character, appearance and setting of this location, without sufficient justification, thereby prejudicing the aims and enhancement of the Area of Outstanding Natural Beauty.

3/2012/0826

Whalley

Advertisements

Development Address:
76 Mitton Road Whalley Lancashire BB7 9RY

Decision Date:
05/11/2012

Development Description:
1 x Free-standing double sided internally illuminated forecourt sign.

Grid Reference	
372623	436815

Officer: Mark Baldry
Decision Type: REFUSED

1 The proposal by virtue of its design, siting and scale would be seen as an incongruous element in the locality and is thus detrimental to visual and residential amenity of the area. For these reasons the sign is considered contrary to Policies G1 of the Districtwide Local Plan.

3/2012/0827

Clitheroe

Applications for full consent

Development Address:
11 Lingfield Avenue Clitheroe Lancashire BB7 1HA

Decision Date:
07/11/2012

Development Description:
Proposed replacement porch to the rear and a new store to the side elevation.

Grid Reference	
374535	440821

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

3 The permission shall relate to the development as shown on the submitted plans entitled: Proposed Elevations and Part Plan - Carrying Drawing No: 126-2A.

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

3/2012/0830

Longridge

Applications for full consent

Development Address:
3 Spinney Croft Longridge
Lancashire PR3 3HQ

Decision Date:
06/11/2012

Grid Reference
360415 437093

Development Description:
Proposed side extension to an existing garage. Re-submission.

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:

General Arrangement Proposed Plans & Elevations - Carrying Drawing No: TS 1358 - 02 - Rev G.

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".

3/2012/0831

Clitheroe

Applications for full consent

Development Address:
29 Moor Lane Clitheroe Lancashire
BB7 1BE

Decision Date:
06/11/2012

Grid Reference
374332 441648

Development Description:
Proposed installation of 2.5m x 1m Balcony to second floor window on Lowergate aspect of 29 Moor Lane.

Officer: Adrian Dowd
Decision Type: REFUSED

1 The balcony is unduly harmful to the character and appearance of Clitheroe Conservation Area and Clitheroe's Main Shopping Centre streetscene because the second floor projection obscures and dominates the building's interesting facade and is an incongruent, conspicuous, visually intrusive and alien architectural element. This is contrary to Policies ENV16 and G1(a) of the Ribble Valley Districtwide Local Plan and Ribble Valley Supplementary Planning Guidance 'Extensions and Alterations to Dwellings'.

3/2012/0833

Whalley

Applications for full consent

Development Address:
11 Vale House Close Whalley
Lancashire BB7 9TY

Decision Date:
08/11/2012

Grid Reference
373414 436232

Development Description:
Proposed development to the main block at Vale House to construct a two-storey extension to the West elevation. This will enable internal redevelopment of existing bedsits into one bedroom flats. A first floor Juliet Balcony will be located on each first floor flat with patio door sets to the ground floor. Additional construction of two uPVC conservatories to rear ground floor flats to the South side elevation.

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 VALEH/FP/12/01, VALEH/FP/RP/12/02 and 033.

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

3 Unless otherwise agreed in writing with the Local Planning Authority the development shall be carried out in strict accordance with the recommendations of the bat survey and report submitted with the application dated 18 September 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. In accordance with the NPPF, Government Circular 06/2005: Biodiversity and Geological Conservation, DEFRA Circular 01/2005, The Conservation of Habitats and Species Regulations 2010 (as amended), Wildlife and Countryside Act 1981 (as amended) and Natural Environment and Rural Communities Act 2006.

4 No part of the development shall commence until a method statement for protected species [bats] has been submitted to and agreed in writing with the local planning authority. The method statement shall include details on operations for carrying out roof works including details on the actions, mitigation methods & optimum timing as well as a protected species - monitoring schedule. Once agreed in writing the method statement and monitoring schedule shall be strictly adhered to and 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 protect the bat population from damaging activities and reduce or remove the impact of development. To ensure that there are no adverse effects on the favourable status of a bat population before and during the proposed development. In accordance with the NPPF, Government Circular 06/2005: Biodiversity and Geological Conservation, DEFRA Circular 01

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

The details shall be submitted on a building dependent bat species development site plan and include details of the location and type of artificial bat roosting facilities. The details shall 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 bat access boxes shall be incorporated into the building during the actual construction of the development as identified on the submitted plan before the development is first brought into use, unless otherwise agreed in writing by the local planning authority.

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

6 Floor levels within the proposed development will be set no lower than existing levels and flood proofing of the proposed development shall be incorporated where appropriate.

REASON: To ensure that potential flood risk issues are adequately addressed in accordance with guidance within the NPPF.

3/2012/0846

Decision Date:
09/11/2012

Gisburn
Advertisements

Development Address:
Strawberry Fields Main Street
Gisburn Lancashire BB7 4HN

Development Description:
Temporary advertising hoarding situated in the cafe's car park. Retrospective application.

Grid Reference	
383271	448925

Officer: Colin Sharpe
Decision Type: REFUSED

1 Due to a combination of its excessive size, the plastic vinyl sheet materials of which it is formed, the means of its display (ie attached to the side of a box trailer) and its prominent location close to the main road (A59) on the eastern edge of the village, the sign represents an inappropriate and over prominent feature that is detrimental to the visual amenities of the locality contrary to saved Policy G1 of the Ribble Valley Districtwide Local Plan.

3/2012/0853

Clitheroe

Applications for full consent

Development Address:
40 King Street Clitheroe Lancashire BB7 2EU

Development Description:
Change of use of residential flat on 1st and 2nd floors, to Class A1 retail use (hairdressers) - to be operated in conjunction with existing hairdressers on ground floor. Retrospective application.

Grid Reference	
374268	441979

Decision Date:
09/11/2012

Officer: Colin Sharpe
Decision Type: APPROVED WITH CONDITIONS

1 The permission shall relate to the internal layout of the building as shown on Drawing Number 351/02.

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

3/2012/0871

Sabden

Discharge of Conditions

Development Address:
Dean Farm Sabden Lancashire BB7 9HB

Development Description:
Application for the discharge of condition no. 2 (programme of building recording and analysis) and condition no. 3 (Bat Survey) of planning permission 3/2011/0481P.

Grid Reference	
379837	437461

Decision Date:
09/11/2012

Officer: Mark Baldry
Decision Type: APPROVED NO CONDITIONS

1 Condition No's 2 & 3 are discharged.

3/2012/0881

Observations to Another Local Auth

Development Address:
Copthurst Farm Barrowford Road Padiham Lancashire BB12 9AS

Development Description:
Temporary siting of a 50m Meteorological Mast.

Grid Reference	
379915	436586

Decision Date:
05/11/2012

Officer: Graeme Thorpe
Decision Type: NO OBJECTIONS

3/2012/0890

Clitheroe

Discharge of Conditions

Development Address:
24-28 Garnett Road Clitheroe Lancashire BB7 2PA

Development Description:
Application for the discharge of condition no. 6 (landscaping scheme) of planning permission 3/2012/0657.

Grid Reference	
373361	441279

Decision Date:
06/11/2012

Officer: Graeme Thorpe
Decision Type: APPROVED WITH CONDITIONS

1 Condition no. 6 (landscaping scheme).

Planning Applications decided week ending: 9 November 2012

3/2012/0923

Decision Date:
07/11/2012

Simonstone
Certificate of Lawfulness - Proposed

Development Address:
1 Sawley Avenue Simonstone
Lancashire BB12 7QD

Development Description:
Application for a Lawful Development Certificate for a proposed single storey extension and alteration of an existing garage to be used for domestic purposes.

Grid Reference	
376937	434495

Officer: Mark Baldry
Decision Type: REFUSED

1 The proposed development is NOT considered to be Permitted Development under Schedule 2, Part 1, Class A. the Town and Country Planning (General Permitted Development) (Amendment) (No. 2) (England) Order 2008. This is by virtue of part of the proposed rear extension projecting from a rear wall of the dwelling that is not considered to form part of the original dwellinghouse.

3/2012/0991

Decision Date:
08/11/2012

Chipping
Application for tree works

Development Address:
St Marys RC Church Longridge Road Chipping PR3 2QD

Development Description:
Fell horse chestnut tree.

Grid Reference	
362352	443269

Officer: David Hewitt
Decision Type: APPROVED NO CONDITIONS