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RIBBLE VALLEY BOROUGH COUNCIL

Planning Applications decided week ending: 16 November 2012

3/2012/0629

Decision Date:
09/11/2012

Clitheroe
Reserved Matters (following outline)

Development Address:
Land off Chapel Close Low Moor
Clitheroe Lancashire

Development Description:
Reserved Matters application for 38 no. market dwellings and 16 no. affordable dwellings on land off Chapel Close, following Outline Approval 3/2011/0247P.

Grid Reference	
373073	441975

Officer: Sarah Westwood
Decision Type: APPROVED WITH CONDITIONS

1 This permission shall be implemented in accordance with the proposal as detailed on drawings:

01-01REV0 - location plan amended 29 August 2012.
02-01REVL - proposed site layout amended 29 August 2012.
02-02REVK - proposed site layout approved plots overlay.
06-01REVE - proposed fencing layout amended 29 August 2012.
FD-01REV0 - fencing details sheet.
40-07REVP1 - external works layout.
c-820-01REVB - soft landscape proposals amended 24 October 2012.
DW0167/S/07REVA - GA and details of retaining walls to rear of plots 1 to 6.
12-015/2000 - proposed street scenes.
05-01REVE - proposed materials layout amended 29 August 2012.
BTC317-TPP - tree protection plan.
12-015/1003 - house type H811 floor plans.
12-015/1004 - house type H811 elevations.
12-015/1023REVA - house type A floor plans.
12-015/1024 - house type A elevations.
12-015/1025REVB - house type E floor plans.
12-015/1026REVB - house type E elevations.
12-015/1027 - house type F floor plans.
12-015/1028 - house t

2 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.

3 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 for that phase have been submitted to, and approved in writing by the Local Planning Authority. The details shall be submitted on a dwelling/building dependent bird/bat species development site plan and include details of plot numbers and the numbers of artificial bird nesting boxes and artificial bat roosting site 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 -north/north east elevations for birds and elevations with a minimum of 5 hours morning sun for bats. The artificial bird/bat boxes shall be incorporated into those individual dwellings/buildings during the actual construction of those individual dwellings/buildings identified on the submitted plan before each such dwelling/building is first b

4 No phase of development shall begin 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 noise and 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.

5 No burning of waste shall be permitted on site.

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

3/2012/0687

Whalley

Outline

Development Address:
Land to the East of Clitheroe Road (Lawsonsteads) Whalley Lancashire

Development Description:
Mixed use development comprising residential (C3); nursing home (C2); car parking; open space and ancillary landscaping. Re-submission of refused application 3/2012/0327P.

Grid Reference	
373629	436607

Decision Date:
09/11/2012

Officer: Sarah Westwood
Decision Type: APPROVED SUBJECT TO LEGAL AGREEMENT

1 Application for approval of reserved matters must be made not later than the expiration of 3 years beginning with the date of this permission and the development must be begun not later than whichever is the latter of the following dates:

(a) the expiration of 3 years from the date of this permission; or

(b) the expiration of 2 years from final approval of the reserved matters, or in the case of approval of different dates, the final approval of the last such matter to be approved.

REASON: In order that the Local Planning Authority shall be satisfied as to the details and because the application was made for outline permission and comply with Policy G1 of the Ribble Valley Districtwide Local Plan.

2 The reserved matters application(s) shall include details of phasing of development across the whole development site. The phasing scheme shall include the following matters:

a) a plan demarcating the development phases;
b) details of the number of development plots for both market and affordable housing units; and
c) a programme of delivery of development phases.

All reserved matters applications and consequent development shall be made in accordance with the approved phasing scheme or any subsequent submitted and approved amendments to the scheme.

REASON: For the avoidance of doubt and to ensure that the Local Planning Authority are satisfied with the details and to comply with Policy G1 of the Ribble Valley Districtwide Local Plan.

3 No development shall begin on any phase of development until detailed plans indicating the access, appearance, landscaping, layout and scale, including a contoured site plan showing existing features, the proposed slab floor levels and road level (hereinafter called the 'reserved matters') for each phase of development has been submitted to and approved in writing by the Local Planning Authority. The development of each phase shall be implemented in accordance with the approved details.

REASON: To comply with Policy G1 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.

4 The development hereby approved shall not exceed 55 dwelling units (Use Class C3) in accordance with the submitted Parameter Plan reference PL1158.M.104 and dated 28 March 2012. In accordance with the submitted application forms, the nursing home (Use Class C2) shall not exceed 50 beds.

REASON: For the avoidance of doubt to ensure there is no ambiguity in the decision notice over what amount of development has been approved.

5 The submission of reserved matters in respect of access, layout, scale, appearance, landscaping and implementation of development shall be carried out in substantial accordance with the Design and Access Statement, Parameters Plan PL1158M.104 and Illustrative Masterplan PL1158.M.103.

REASON: For the avoidance of doubt to define the scope of this permission.

6 Prior to the commencement of development, a strategy outlining the general system of drainage for foul and surface water flows arising from the entire site shall be submitted to the local planning authority and approved in writing. This strategy shall include details of any necessary infrastructure. Thereafter the detailed schemes for foul and surface water drainage for any phase of the development shall be submitted for approval in accordance with the strategy for the entire site approved under this condition.

REASON: In accordance with Policy G1 of the Ribble Valley Districtwide Local Plan in order that an overall strategy for the entire site is agreed prior to the commencement of development of any phase so that the subsequent detailed drainage schemes for each phase are capable of forming part of a general system for the entire site in accordance with an overall strategy.

7 Prior to the commencement of any phase of development, details of the foul drainage scheme for that phase including any necessary infrastructure shall be submitted to and approved in writing by the local planning authority. No housing shall be occupied for that phase until the approved foul drainage scheme for that phase has been completed in accordance with the approved details. Unless otherwise agreed in writing, the approved foul drainage scheme shall only connect to the foul sewer network at the two connection points identified in the flood risk assessment submitted by Weetwood Environmental Engineering reference 1695/FRA_v1.1 dated 30 March 2012 and the amount of development connecting to each of the two chosen connection points shall be in accordance with the email from Rebecca Ellis of Weetwood Environmental Engineering to Andrew Leyssens of United Utilities dated 9 May 2012 sent at 17.16.

REASON: In the interests of amenity in accordance with Policy G1 of the Ribble Valley Districtwide Local P

8 Prior to the commencement of any phase 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 for that phase. 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.

9 Prior to the commencement of each phase of development, a scheme for the improvement, protection and maintenance of existing flood defences for that phase as outlined in Section 4.1.2 of the Flood Risk Assessment (FRA) by Weetwood (dated 30 March 2012; Final Report v1.1) shall be submitted to and approved in writing by the Local Planning Authority. The scheme for each phase of development shall be completed in accordance with the approved plans.

REASON: To reduce the risk of flooding by maintaining existing flood defences in accordance with Policy G1 of the Ribble Valley Districtwide Local Plan.

10 Prior to the commencement of any phase of the development, details for surface water drainage and means of disposal for that phase, based on sustainable drainage principles and evidence of an assessment of site conditions (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 discharge into the public sewerage system, directly or indirectly, in accordance with the submitted application form and the flood risk assessment submitted by Weetwood Environmental Engineering reference 1695/FRA_v1.1 dated 30 March 2012. The development shall be completed, maintained and managed in accordance with the approved details.

REASON: To ensure that surface water is dealt with by the most sustainable means in accordance with Policy G1 of the Ribble Valley Districtwide Local Plan and to reflect the submitted application form and section

11 No phase of development shall begin 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 relevant to each phase shall then be implemented 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.

12 Prior to commencement of each phase of development details of the landscaping of that phase of development shall have been submitted to, and approved in writing by, the Local Planning Authority. The scheme for each phase shall indicate, as appropriate, the types and numbers of trees and shrubs, their distribution on site, those areas to be seeded, turfed, paved or hard landscaped, including details of any changes of level or landform and the types and details of all fencing and screening.

The approved landscaping scheme for each phase of development shall be implemented in the first planting season prior to commencement of that phase unless otherwise agreed by the Local Planning Authority, whether in whole or part and shall be maintained thereafter for a period of not less than 5 years to the satisfaction of the Local Planning Authority. This maintenance shall include the replacement of any tree or shrub which is removed, or dies, or is seriously damaged, or becomes seriously diseased, by a species o

13 Prior to the commencement of each phase of development a landscape management plan including long term design objectives, timing of the works, management responsibilities and maintenance schedules for all landscaped areas within that phase including play areas shall be submitted to and approved in writing by the Local Planning Authority. The management plan for each phase shall also provide precise details of all play equipment and its maintenance and indicate a timescale when the play space(s) shall be provided and made available for use. The landscape management plan shall be carried out in accordance with the details so approved for each phase of development.

REASON: In the interests of residential and visual amenity and to ensure that appropriate provision is made for public open space in accordance with Policies G1 and RT8 of the Ribble Valley Districtwide Local Plan.

14 Prior to any phase of development undertaken post March 2013 affecting natural bankside habitat such as outfalls or culverting, a further survey of the watercourse should be carried out to establish the presence of water voles within the phase. The findings of the survey (together with proposals for mitigation/compensation, if required) shall be submitted to and approved in writing by the Local Planning Authority. Any necessary and approved measures for the protection of water voles shall thereafter be implemented in full as part of the development of the relevant phase.

REASON: To ensure protection of water voles and their habitat in accordance with Policy G1 of the Ribble Valley Districtwide Local Plan.

15 Any application for the approval of reserved matters which includes development adjoining the watercourses on site shall include a scheme for the provision and management of a buffer zone alongside the watercourses, to be submitted to and agreed in writing by the Local Planning Authority. Thereafter each phase of development shall be carried out in accordance with the approved scheme in so far as it relates to that phase of development and any subsequent amendments shall be agreed in writing with the Local Planning Authority.

REASON: To protect ecological, recreation and amenity interests by providing a buffer between the development and the watercourse in accordance with Policy G1 of the Ribble Valley Districtwide Local Plan.

16 No development shall take place on any phase of development until details of the provisions to be made for building dependent species of conservation concern, artificial bird nesting boxes and artificial bat roosting sites for that phase have been submitted to, and approved in writing by the Local Planning Authority. The details shall be submitted on a dwelling/building dependent bird/bat species development site plan and include details of plot numbers and the numbers of artificial bird nesting boxes and artificial bat roosting site per individual building/dwelling and type within that phase. The details shall also identify the actual wall and roof elevations into which the above provisions shall be incorporated -north/north east elevations for birds and elevations with a minimum of 5 hours morning sun for bats. The artificial bird/bat boxes shall be incorporated into those individual dwellings/buildings during the actual construction of those individual dwellings/buildings identified on the submitted pl

17 All construction work that might directly impact upon breeding birds shall be implemented outside of the main breeding season of February to September.

The actions, methods & timing details included in the mitigation notes attached to the habitat survey [078.02_rep_001] shall be adhered to and in the event that any protected species are found or disturbed during any part of the development, work shall cease until further advice has been sought from a licensed ecologist. Mitigation refers to practices adopted to reduce or remove the risk of disturbance, injury or death of a protected species

REASON: In order to reduce the impact of the development on biodiversity and bat/bird species in accordance with Policies G1, ENV7 and ENV10 of the Ribble Valley Districtwide Local Plan.

18 Prior to the commencement of any site works within each phase of development including delivery of building materials and excavations for foundations or services all trees identified in the arboricultural/tree survey [JCA Ref: 9759/C/RG - Individual Trees T3/4/5/7, Groups of Trees G5/8/9 & Hedgerows H1/2/6 inclusive] shall be protected in accordance with the Tree Constraints Plan [BS5837 2012 -Trees in Relation to Design, Demolition & Construction. A tree protection-monitoring schedule for each phase shall be submitted and agreed in writing by the Local Planning Authority and all root protection/construction exclusion zone measures inspected by the Local Planning Authority before any site works are begun within each phase.

The root protection zone within each phase shall remain in place until all building work within that phase 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 sh

19 All existing habitat features, hedgerows/streams shall be retained and protected during the lifetime of the development from the adverse effects of development works by maintaining construction exclusion zones the details of which shall have first been submitted to and approved in writing by the Local Planning Authority prior to commencement of each phase of development.

REASON: In order to reduce the impact of the development on biodiversity in accordance with Policies G1 and ENV10 of the Ribble Valley Districtwide Local Plan.

20 No development shall begin on any phase of development until details of a lighting scheme for that phase has been submitted to and approved in writing by the Local Planning Authority. The lighting scheme for each phase shall include details to demonstrate how artificial illumination of important wildlife habitats (trees with bat roost potential and hedgerows used by foraging areas bats) is minimised. The approved lighting scheme shall be implemented in accordance with the approved details for each phased.

REASON: In order to reduce the impact of the development on biodiversity and bat/bird species in accordance with Policies G1, ENV7 and ENV10 of the Ribble Valley Districtwide Local Plan.

21 No phase of development shall take place until the applicant, or their agent or successors in title has secured the implementation of a programme of archaeological work for that phase in accordance with a written scheme of investigation which has been submitted to and approved in writing by the Local Planning Authority.

REASON: To ensure and safeguard the recording and inspection of matters of archaeological importance associated with the site in accordance with Policies G1 and ENV14 of the Ribble Valley Districtwide Local Plan.

22 No phase of development shall begin 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.

23 Construction activities shall only be carried out between the hours of 07.00 to 17.00 Monday to Friday, 08.00 to 13.00 Saturday and no activities on Sundays or Bank Holidays unless otherwise agreed in writing with the Local Planning Authority.

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

24 No burning of waste shall be permitted on site.

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

25 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.

26 This outline planning permission shall be read in conjunction with the Legal Agreement dated …

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

27 Additional conditionPrior to occupation of the first dwelling, a residential travel plan to improve accessibility of the site by sustainable modes shall be submitted to and approved in writing by the Local Planning Authority in consultation with the Lancashire County Council highways travel plan team. The full travel plan should include the following methods
·Appointment of a main travel plan co-ordinator
·Travel survey
·Details of cycling, pedestrian and public transport links to the site
·Details of secure covered cycle parking
·SMART targets for non car modes of travel
·Action plan and measures to be introduced
·Details of arrangements for monitoring and review of the travel plan
The approved travel plan shall be implemented, monitored and reviewed (including undertaking any necessary remedial or mitigation measures identified in any such review) in accordance with the approved travel plan through a period of time of not less than 5 years following completion of the development.

REASON: To

3/2012/0745

Decision Date:
09/11/2012

Salesbury
Reserved Matters (following outline)

Development Address:
Brown Leaves Longsight Road
Copster Green Lancashire

Development Description:
Reserved Matters application (following outline approval 3/2011/0482P) for the appearance, landscaping, layout and scale, for 18no dwellings and associated works.

Grid Reference	
367322	433665

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 PS-0709-TS 01, c-855-01 Revision A, PL.02 a, PL.03, Mou 1.7, FEN 1.7, RYD 1.7, ELW 1.7, ARU 1.7, HAD 1.7, NOR 1.7, GAR 1.7 ASH2 1.7, Win 1.7, GR 1.7, 25/SD/3, 25/SD/4, 25/SD5 and Lifetime Homes Compliance Details Dwg. No. 2.0.

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 implemented in accordance with the proposal as amended by letter and plan received on the 20 August 2012 and 11 October 2012.

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

4 This permission shall be read in accordance with the Section 106 Agreement dated 27th of March 2012 (attached to 3/2011/0482/P).

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

5 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 Policy G1 of the Ribble Valley Districtwide Local Plan.

6 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 2.4 metres measured along the centreline of the proposed access road from the nearer edge of the carriageway of the A59 Longsight Road to points measured 90 metres in each direction along the nearer edge of the carriageway of the A59 Longsight Road, 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 Unless otherwise agreed in writing, prior to the commencement of development on site the existing Clayton-le-Dale boundary sign adjacent to the proposed access road shall be removed and relocated to a suitable alternative position at the developer's expense, the details of which shall be submitted to and approved in writing by the Local Planning Authority in conjunction with the Highway Authority.

REASON: To ensure adequate visibility at the site access.

8 The proposed access road from the site to the A59 Longsight Road shall be constructed to a width of 5.5 metres and this width shall be maintained for a minimum distance of 10 metres measured back from the nearside edge of the carriageway of the A59 Longsight Road.

REASON: To enable vehicles to enter and leave the site in a safe manner without causing a hazard to other road users.

9 The new estate road/access between the site and the A59 Longsight Road 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.

10 Prior to the commencement of any phase 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 for that phase. The development shall be completed, maintained and managed in accordance with the approved details.

REASON: To ensure that the site is drained on separate systems for foul and surface water to ensure a satisfactory means of drainage in accordance with Policy G1 of the Ribble Valley Districtwide Local Plan.

11 Prior to the commencement of any development, details for surface water drainage, based on sustainable drainage principles and evidence of an assessment of site conditions (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 discharge into the public sewerage system, directly or indirectly. The development shall be completed, maintained and managed in accordance with the approved details.

REASON: To ensure that surface water is dealt with by the most sustainable means in accordance with National and Local Planning Policies.

12 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 and Protection Appraisal/Tree Survey [June 2012] [T3/T4/T5/T6/T7/T8/T9/T9a/G1/G2/G5] shall be protected in accordance with the BS5837: 2005 [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 zone shall be 12 x the DBH and 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

13 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.

14 Notwithstanding the landscaping details proposed on drawing c-855-01 Revision A, additional trees shall be planted along the eastern boundary of the site as part of the scheme (in-between the development and those properties on Albany Drive). Specific details of the trees to be used and their location on site shall be submitted to and approved in writing by the LPA prior to the commencement of the development, and the trees shall be planted in the first planting season prior to the completion of the properties in whose gardens the trees will be planted.

REASON: A number of trees are being removed from this boundary that provide a level of screening and amenity value for the occupiers of the adjacent properties. Additional planting ensures a similar level of protection for the amenity of these occupiers, in accordance with Policy G1 of the Local Plan.

15 The dwelling(s) hereby approved shall achieve a minimum of Level 3 of the Code for Sustainable Homes, as outlined within the Carbon & Energy Analysis Report submitted with the application. 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 sustainable development in accordance with guidance contained within the NPPF and Policy G1 of the Ribble Valley Districtwide Local Plan.

16 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2008 (or any Order amending, revoking or re-enacting that Order) any future extensions and/or alterations to the dwelling is 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 Policy G1 of the Ribble Valley Districtwide Local Plan.

17 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2008 (or any Order amending, revoking or re-enacting that Order) the dwelling(s) shall not be altered by the insertion of any window or doorway without the formal written permission of the Local Planning Authority.

REASON: In order to safeguard nearby residential amenity in accordance with Policy G1 of the Ribble Valley Districtwide Local Plan.

18 The windows on the side elevations of all dwellings shall be obscure glazed to the satisfaction of the Local Planning Authority and remain that way in perpetuity.

REASON: In order to protect nearby residential amenity as required by Policy G1 of the Local Plan.

19 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, unless otherwise agreed in writing.

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 -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 houses identified before the development is first brought into use.

REASON: To protect the bird/bat population from damaging activities and reduce or remove the impa

20 No development shall take place until a Demolition and Construction Method Statement has been submitted to and approved in writing by the Local Planning Authority. The approved Statement shall be adhered to throughout the demolition and construction period. The Statement shall provide for:

§ Specific details relating to the demolition and removal of the existing building and materials from the site,
§ the parking of vehicles of site operatives and visitors;
§ loading and unloading of plant and materials;
§ storage of plant and materials used in constructing the development;
§ wheel washing facilities;
§ measures to control the emission of dust and dirt during construction;
§ a scheme for recycling/disposing of waste resulting from construction works; and
§ commencement and finishing hours of the construction activity.

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

21 Text to be entered

3/2012/0790

Decision Date:
09/11/2012

Gisburn
Applications for full consent

Development Address:
Game Keepers Cottage Park Road
Gisburn Lancashire BB7 4LP

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

Grid Reference	
382678	449696

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.

3/2012/0808

Bolton-by-Bowland, Gisburn Forest and Sawley

Application for tree works

Development Address:
Mill House 10 Long Buildings
Sawley Clitheroe BB7 4LE

Development Description:
Crown reduce ash tree by 25%

Grid Reference
374170 441987

Decision Date:
14/11/2012

Officer: David Hewitt
Decision Type: APPROVED WITH CONDITIONS

1. All tree work hereby granted consent shall be in accordance with BS3998 for tree work
2. There shall be no deviation from the tree work hereby granted consent
3. Consent is hereby granted for Crown Reduction in accordance with the details of the application as submitted.

3/2012/0819

Waddington

Applications for full consent

Development Address:
The Moorcock Inn Slaidburn Road
Waddington Lancashire

Development Description:
Proposed demolition of The Moorcock Inn and the erection of three detached dwellings, three detached garages with annex accommodation over and the creation of garden and landscaped areas.

Grid Reference
371943 446635

Decision Date:
09/11/2012

Officer: Colin Sharpe
Decision Type: REFUSED

1. The proposal involves the construction of three large detached dwellings (a net gain of two dwellings as there is a manager's dwelling within the existing building) on a site that is within the Forest of Bowland Area of Outstanding Natural Beauty and a considerable distance outside any settlement boundary. By virtue of their size, the dwellings are clearly not intended 'to meet a proven local need'. The proposed development is therefore contrary to saved Policy H2 of the Ribble Valley Districtwide Local Plan and Policy DMH3 of the Core Strategy 2008 - 2028 'A Local Plan for Ribble Valley' Regulation 22 Submission Draft.
2. The proposed development involves the demolition of a non-designated heritage asset and is therefore contrary to the intentions of conserving the historic environment as contained in Section 12 of the National Planning Policy Framework.
3. The proposed group of three dwellings by virtue of their size and height and the extent of their curtilages would represent a development not typical of the locality, and would appear as an incongruous development that would detract from the appearance and character of the Forest of Bowland Area of Outstanding Natural Beauty. As such, the proposal does not conserve and enhance the natural environment as required by Section 11 of the National Planning Policy Framework and is contrary to saved Policies G1 and ENV1 of the Ribble Valley Districtwide Local Plan and Policies DMG1, DMG2 and DME2 of the Core Strategy 2008 - 2028 'A Local Plan for Ribble Valley' Regulation 22 Submission Draft.

Planning Applications decided week ending: 16 November 2012

3/2012/0822

Clitheroe

Alter or Extend a Listed Building

Development Address:

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

Grid Reference

374413 442005

Development Description:

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

Decision Date:

09/11/2012

Officer: Adrian Dowd

Decision Type: APPROVED WITH CONDITIONS

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

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

2 Precise specifications (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

3/2012/0824

Whalley

Applications for full consent

Development Address:

Ground Floor Office 6 Abbey Works Back King Street Whalley Lancashire

Grid Reference

373269 436090

Development Description:

Proposed change of use from booking office to walk in booking office. Change of parking to add more additional parking spaces.

Decision Date:

12/11/2012

Officer: Claire Booth

Decision Type: REFUSED

1 Due to the nature of the use and the proposed opening hours, the proposed 'walk in' booking office would be detrimental to highway safety and to the amenities of nearby residents, contrary to Policy G1 of the Ribble Valley Districtwide Local Plan and the social aspirations of the National Planning Policy Framework.

3/2012/0832

Wiswell

Advertisements

Development Address:

McDonalds Restaurants Ltd Ribble Valley Enterprise Park Holm Road Barrow Clitheroe Lancashire BB7 9WF

Grid Reference

374138 438265

Development Description:

Proposed installation of 2no. white, acrylic "McDonalds" text roof mounted signs and 3no. yellow acrylic "Golden Arch" roof mounted signs.

Decision Date:

14/11/2012

Officer: Claire Booth

Decision Type: APPROVED WITH CONDITIONS

1 The permission shall relate to the development as shown on following Drawing Nos and documents:

4915_1237_07 - Existing & Proposed Roof Advertisements, and,
4915_1237_09 - Existing & Proposed Advert Elevations,
Advert Illumination - Breakdown of Individual Letters in relation to the LED Modules and Lumen.

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

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

2 The approved signs, the subject of this application, shall only be illuminated during the hours of 0700 to 2300 hours.

Reason: To comply with Policy G1 of the Districtwide Local Plan in order to minimise light pollution and in the interest of residential amenity.

3 The illumination of the approved signs, the subject of this application, shall not exceed 600cd/m2.

Reason: To comply with Policy G1 of the Districtwide Local Plan in order to minimise light pollution in the interest of residential amenity and highway safety.

4 Any advertisement displayed, and any site used for the display of advertisements, shall be maintained in a clean and tidy condition to the reasonable satisfaction of the Local Planning Authority.

Reason: In the interests of visual amenity and in accordance with Policies G1 and S14 of the Ribble Valley Districtwide Local Plan.

5 Any structure or hoarding erected or used principally for the purpose of displaying advertisements shall be maintained in a safe condition.

Reason: Required by the Town and Country Planning (Control of Advertisements) Regulations 2007.

6 Where an advertisement is required under these Regulations to be removed, the removal shall be carried out to the reasonable satisfaction of the Local Planning Authority.

Reason: Required by the Town and Country Planning (Control of Advertisements) Regulations 2007.

7 No advertisement shall be sited or displayed so as to obscure, or hinder the ready interpretation of, any road traffic sign, railway signal or aids to navigation by water or air, or so as otherwise to render hazardous the use of any highway, railway, waterway or aerodrome (civil or military).

Reason: Required by the Town and Country Planning (Control of Advertisements) Regulations 2007.

3/2012/0834

Decision Date:
14/11/2012

Sabden
Applications for full consent

Development Address:
The Former Sewage Works Sabden
Lancashire BB7 9DU

Development Description:
Proposed agricultural livestock building.

Grid Reference	
376888	436713

Officer: Claire Booth
Decision Type: REFUSED

1 The proposal is considered contrary to Policy G5 of the Districtwide Local Plan and Policy DMG2 of the Regulation 22 Submission Draft Core Strategy which seek to limit development in the open countryside to that needed for the purposes of agriculture or forestry or other uses appropriate to a rural area. Approval of such an application without sufficient agricultural justification would result in development to the visual detriment of the Area of Outstanding Natural Beauty.

2 The building is sited in an unduly prominent and isolated position and if allowed, particularly without sufficient agricultural justification, would have a harmful effect on the landscape qualities of the area. For these reasons the proposal is considered contrary to Policies G1 and ENV1 of the Districtwide Local Plan, the Council's adopted Supplementary Planning Guidance on new agricultural buildings and roads, Policies EN2 and DMG2 of the Regulation 22 Submission Draft Core Strategy, and Section 11 of the National Planning Policy Framework.

Planning Applications decided week ending: 16 November 2012

3/2012/0835

Whalley

Applications for full consent

Development Address:

64 Pendle Drive Whalley Lancashire BB7 9JT

Grid Reference

372207 437242

Development Description:

Proposed single storey studio/utility room extension to the rear of the dwelling.

Decision Date:

14/11/2012

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 Rear Elevations - Carrying drawing No: ALC4B Rev B.
Proposed Side Elevations- Carrying drawing No: ALC6B Rev B.
Proposed studio/utility room - Carrying drawing No: ALC5B Rev C.

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".

3/2012/0842

Clitheroe

Advertisements

Development Address:

10 Market Place Clitheroe Lancashire BB7 2DA

Grid Reference

374413 441892

Development Description:

Proposed signage (1 x externally illuminated fascia sign and 1 x externally illuminated hanging sign).

Decision Date:

16/11/2012

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 2012/55/02 Rev. C.

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 implemented in accordance with the proposal as amended by letter and plan received on the 14th of November 2012.

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

4 Any advertisement displayed, and any site used for the display of advertisements, shall be maintained in a clean and tidy condition to the reasonable satisfaction of the Local Planning Authority.

Reason: In the interests of visual amenity and in accordance with Policy G1 of the Ribble Valley Districtwide Local Plan.

5 Any structure or hoarding erected or used principally for the purpose of displaying advertisements shall be maintained in a safe condition.

Reason: Required by the Town and Country Planning (Control of Advertisements) Regulations 2007.

6 Where an advertisement is required under these Regulations to be removed, the removal shall be carried out to the reasonable satisfaction of the Local Planning Authority.

Reason: Required by the Town and Country Planning (Control of Advertisements) Regulations 2007.

7 No advertisement shall be sited or displayed so as to obscure, or hinder the ready interpretation of, any road traffic sign, railway signal or aids to navigation by water or air, or so as otherwise to render hazardous the use of any highway, railway, waterway or aerodrome (civil or military).

Reason: Required by the Town and Country Planning (Control of Advertisements) Regulations 2007.

3/2012/0843

Clitheroe

Applications for full consent

Development Address:
10 Market Place Clitheroe
Lancashire BB7 2DA

Grid Reference
374413 441892

Development Description:
Proposed change of use from Bakery (Class A1) to Betting Shop (Class A2) including alterations to shop front. Includes erection of 3 x 900mm satellite dishes to roof of ground floor rear outrigger

Decision Date:
16/11/2012

Officer: Graeme Thorpe
Decision Type: REFUSED

1 The proposed change in use of the property from an A1 use to a A2 (Betting Shop) use is considered contrary to Local Plan Policy S3, Paragraph 23 of the NPPF and Policy DMR1 of the emerging Core Strategy: 2008 - 2028 - A Local Plan for Ribble Valley (Regulation 22 Submission Draft). There are considered to be no exceptional circumstances to allow this change of use, as approval of the scheme would have a material and adverse effect upon the character of the frontage of Market Place by virtue of a proliferation of A2 uses, leading to an impact upon the general amenity of the area by virtue of a reduction in traditional shop window displays, thereby creating a dead frontage to the street that will add to and further dominate this area to its visual detriment.

2 The proposed replacement shop front is considered contrary to guidance contained within Local Plan Policies G1 and ENV16, Paragraph's 17, 56, 60, 64, 67, 126, 131, 132 and 134 of the NPPF, paragraphs 178 and 190 of the HEPPG, and the Planning (Listed Buildings and Conservation Areas) Act 1990. The proposed replacement shop front is considered to be harmful (i.e. does not preserve or enhance) to the property, a Building of Townscape Merit, as well as the wider Conservation Area, due to the significant area of the frontage being recessed, and the scheme would be seen as an incongruous element in the locality and is thus detrimental to visual amenity. Approval of this would not conserve the heritage assets or make a positive contribution to local character and distinctiveness, and there are no public benefits of the proposal that would outweigh the harm.

3/2012/0846

Gisburn

Advertisements

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

Grid Reference
383271 448925

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

Decision Date:
09/11/2012

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.

Planning Applications decided week ending: 16 November 2012

3/2012/0853

Clitheroe

Applications for full consent

Grid Reference

374268 441979

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.

Decision Date:

09/11/2012

Development Address:

40 King Street Clitheroe Lancashire BB7 2EU

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

Grid Reference

379837 437461

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.

Decision Date:

09/11/2012

Development Address:

Dean Farm Sabden Lancashire BB7 9HB

Officer: Mark Baldry

Decision Type: APPROVED NO CONDITIONS

1 Condition No's 2 & 3 are discharged.