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: 7 December 2012

3/2012/0425

Decision Date: 06/12/2012

Bowland Forest (Lower)
Applications for full consent
Development Address:
Burholme Farm Whitewell Clitheroe
Lancashire BB7 3AU

Development Description:
Covered midden for farmyard manure.

Grid Reference	
366037	448377

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's Referenced Site Plan A, Base Plan, BF/RS/TV/01 and BF/RS/EV/01.

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

3/2012/0692

Decision Date: 06/12/2012

Clitheroe
Discharge of Conditions
Development Address:
land off Henthorn Road Clitheroe
Lancashire BB7 2QF

Development Description:
Application to discharge condition no. 27 (provision of pedestrian/cycle link) of planning permission 3/2010/0719P.

Grid Reference	
372930	441082

Officer: Sarah Westwood
Decision Type: APPROVED WITH CONDITIONS

1 Condition 27 is discharged insofar as it relates to the details submitted in respect of a scheme for the provision of the pedestrian/cycle link between the site boundary with the caravan park track and Edisford Road as detailed on drawing CL1-001-CED Rev A received on 5 December 2012. There remains the need however to implement the scheme in accordance with the details so approved prior to first occupation of the 1st dwelling on the site.

3/2012/0828

Decision Date: 04/12/2012

Aighton, Bailey & Chaigley
Alter or Extend a Listed Building
Development Address:
Bayley Arms Hotel Avenue Road
Hurst Green Lancashire

Development Description:
External redecoration. New signage scheme. Internal alterations including replacement lobby; removal of asbestos containing artex to the existing lounge bar area ceiling and re-skimmed and painted, with new timber beam applied; new T&G wall panelling, to all walls within the proposed dining and snug area; fixed seating to the proposed dining and snug area. New areas of flooring which include timber, stone, rugs and ceramic tiles. General redecoration throughout (Listed Building Consent).

Grid Reference	
368458	438148

Officer: Adrian Dowd
Decision Type: APPROVED WITH CONDITIONS

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

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

2 Precise specifications of proposed historic floorboard cleaning shall have been submitted to and approved by the Local Planning Authority before their use in the proposed works.

Reason : In order to safeguard the character and significance of the listed building.

3 This consent does not include signage.

Reason : In order to safeguard the character (including setting) and significance of the listed building and because no information has been submitted for consideration in respect to the proposed signage.

4 Precise specifications of proposed works to ceilings shall have been submitted to and approved by the Local Planning Authority before their use in the proposed works.

Reason : To ensure the conservation of historic fabric (no detail of underlying ceiling/first floor construction has been submitted with the application).

3/2012/0864

Longridge

Application for tree works

Development Address:

Alston Court Lower Lane Longridge
Preston Lancashire

Grid Reference

360949 436985

Development Description:

Trees overhanging the property at Orchard House - deadwooding, maintenance and cutback.

Decision Date:

04/12/2012

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 dead wood pruning

3/2012/0874

Billington and Langho

Outline

Development Address:

Land adjacent to St Leonards
Vicarage 11 Whalley Road Billington
Clitheroe Lancashire BB7 9NA

Grid Reference

372439 435726

Development Description:

Outline appliction for the proposed erection of a dwelling.

Decision Date:

04/12/2012

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 Detailed plans indicating the design and external appearance of the buildings, landscape and boundary treatment, parking and manoeuvring arrangements of vehicles, including a contoured site plan showing existing features, 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 Policy G1 of the Ribble Valley Districtwide Local Plan and Policy DMG1 of the Core Strategy (Regulation 22 Submission Draft), in order that the Local Planning Authority should be satisfied as to the details and because the application was made for outline permission.

3 The permission shall relate to the development as shown on Plan Reference no's V.200-361.A/02 Rev. B, V.200-361.A/03 and V.200-361.A/04 Rev. A.

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

4 The existing access driveway shall be widened to a 4.5m width as shown on Plan No. V.200-361.A/02 Revision B.

Reason: To enable vehicles to pass each other when entering and leaving the site simultaneously in the interests of highway safety. To comply with Policy G1 of the Ribble Valley Districtwide Local Plan and Policy DMG1 of the Core Strategy (Regulation 22 Submission Draft).

5 The proposed driveway shall be appropriately paved in tarmacadam, concrete, block paviours, or other approved materials.

Reason: To prevent loose surface material from being carried onto the public highway thus causing a potential source of danger to other road users. To comply with Policy G1 of the Ribble Valley Districtwide Local Plan and Policy DMG1 of the Core Strategy (Regulation 22 Submission Draft).

6 Any gateposts erected at the access shall be positioned a minimum of 5 metres behind the nearside edge of the carriageway of Whalley Road. The gates shall open away from the highway.

Reason: To permit vehicles to pull clear of the carriageway when entering the site. To comply with Policy G1 of the Ribble Valley Districtwide Local Plan and Policy DMG1 of the Core Strategy (Regulation 22 Submission Draft).

7 The vehicular parking and turning space shall be laid out as shown on Plan No. V.200-361.A/02 Revision B and be available for use before the development is brought into use.

Reason: Vehicles reversing to and from the highway are a hazard to other road users. To comply with Policy G1 of the Ribble Valley Districtwide Local Plan and Policy DMG1 of the Core Strategy (Regulation 22 Submission Draft).

8 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 metres measured along the centreline of the proposed driveway from the nearer edge of the carriageway of Whalley New Road to points measured 50 metres in each direction along the nearer edge of the carriageway of Whalley New 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. To comply with Policy G1 of the Ribble Valley Districtwide Local Plan and Policy DMG1 of the Core Strategy (Regulation 22 Submission Draft).

9 Prior to the commencement of any site works a tree protection monitoring procedure including a time scale for site visits and remedial tree works shall be agreed in writing with the local planning authority.

Prior to commencement of any site works, including delivery of building materials and excavations for foundations or services all trees identified to be retained (as shown on plan drawing number V.200-361.A/02 Rev. B) shall be protected in accordance with the BS5837 2012 Trees in Relation to Construction] the details of which shall be agreed in writing.

A protection zone 12 x the DBH covering at least the entire branch spread of the tree/s, [the area of the root soil environment measured from the centre of the trunk to the edge of the branch spread] shall be physically protected and 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 s

3/2012/0875

Chatburn

Advertisements

Development Address:

Chatburn Post Office 1-3 Bridge Road Chatburn Lancashire BB7 4AW

Development Description:

Application for one internally illuminated plastic fascia sign at Chatburn Post Office.

Grid Reference	
376779	444093

Decision Date:

06/12/2012

Officer: Claire Booth

Decision Type: REFUSED

1 The proposed advertisement, by virtue of its method of illumination, materials and siting, would appear as an unsympathetic and incongruous feature on the building which would detract from the visual amenities of the street scene, the character and setting of the host building, a Building of Townscape Merit, and the character, appearance and significance of Chatburn Conservation Area. For this reason, the advertisement is considered contrary to Policies G1 and ENV16 of the Ribble Valley Districtwide Local Plan, the Longridge Conservation Area Appraisal, policies DMG1 and DME4 of the Regulation 22 Submission Draft Core Strategy and the National Planning Policy Framework.

Planning Applications decided week ending: 7 December 2012

3/2012/0882

Sabden

Screening Opinion

Development Address:

Huntroyde Home Farm Huntroyde West Whins Lane Simonstone Lancashire BB12 7QL

Grid Reference

378103 436444

Development Description:

Screening opinion request for the installation of 1no. 330kw single wind turbine at Huntroyde Home Farm, Huntroyde West,Whins Lane, Simonstone.

Decision Date:

03/12/2012

Officer: Graeme Thorpe

Decision Type: CONCLUSION REPORT

3/2012/0886

Horton

Applications for full consent

Development Address:

Pasture House Farm West Marton Skipton Yorkshire BD23 3UJ

Grid Reference

387147 450852

Development Description:

New goat housing for young stock, Phase 2 of a two-phase plan.

Decision Date:

03/12/2012

Officer: Graeme Thorpe

Decision Type: APPROVED WITH CONDITIONS

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

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

2 The permission shall relate to the development as shown on Plan Drawing No's O173681, ML/PO/5124B, ML/PO/5125 and ML/PO/5126.

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

3/2012/0892

Gisburn

Applications for full consent

Development Address:

Croft Cottage (at rear of Ribbledale House) Off Main Street Gisburn Lancashire BB7 4HE

Grid Reference

382848 448847

Development Description:

Retrospective application to take down the original garage. Proposed new garage.

Decision Date:

03/12/2012

Officer: Claire Booth

Decision Type: APPROVED WITH CONDITIONS

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

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

2 The permission shall relate to the development as shown on Plan Reference(s):

Garage - North Elevation
Garage - East/ West Elevation
Garage - South Elevation
Garage - Floor Plan
Garage - Foundations.

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

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

Reason: In order that the Local Planning Authority may ensure that the materials to be used are appropriate to the locality in accordance with Policies G1 and ENV16 of the Ribble Valley Districtwide Local Plan ensuring a satisfactory standard of appearance given the location of the property in a Conservation Area.

Planning Applications decided week ending: 7 December 2012

3/2012/0893

Aighton, Bailey & Chaigley

Applications for full consent

Development Address:

Yew Tree Farm Chipping Road
Chaigley Clitheroe Lancashire

Development Description:

Phase 1 of a two-phase new covered manure store.

Grid Reference	
365821	442691

Decision Date:
30/11/2012

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 Number: JH/3421/B received on the 29 November 2012.

Reason: For the avoidance of doubt and to ensure that the development is carried out in accordance with the approved plans which are subject to agreed amendments.

3 Notwithstanding the materials stated on the approved drawing, the building shall be roofed in slate blue coloured fibre cement sheeting unless an alternative material has 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 ENV1 of the Ribble Valley Districtwide Local Plan ensuring a satisfactory standard of appearance given the location of the farm and building in the Forest of Bowland Area of Outstanding Natural Beauty.

3/2012/0894

Aighton, Bailey & Chaigley

Applications for full consent

Development Address:

Yew Tree Farm Chipping Road
Chaigley Clitheroe Lancashire

Development Description:

Phase 2 of the two-phase application for a new covered manure store.

Grid Reference	
365808	442700

Decision Date:
30/11/2012

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 Number: JH/3421/1/B received on the 29 November 2012.

Reason: For the avoidance of doubt and to ensure that the development is carried out in accordance with the approved plans which are subject to agreed amendments.

3 Notwithstanding the materials stated on the approved drawing, the building shall be roofed in slate blue coloured fibre cement sheeting unless an alternative material has 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 ENV1 of the Ribble Valley Districtwide Local Plan ensuring a satisfactory standard of appearance given the location of the farm and building in the Forest of Bowland Area of Outstanding Natural Beauty.

3/2012/0899

Ribchester

Applications for full consent

Development Address:

6 Stoneygate Lane Knowle Green
Lancashire PR3 3YN

Development Description:

Dismantle and remove the existing timber workshop. Redevelopment of the site with a two-bedroom bungalow.

Grid Reference	
364647	437534

Decision Date:
03/12/2012

Officer: Claire Booth
Decision Type: REFUSED

1 The proposed development is contrary to policies G1, G5, ENV3, H2, H20 and H21 of the Districtwide Local Plan, DMG1, DME2, DME3 and DMH1 of the Regulation 22 Submission Draft Core Strategy, and Paragraph 55 of the National Planning Policy Framework in that it is considered to be a new isolated homes in the countryside without meeting any of the special circumstance criteria listed. The proposed dwelling would also appear divorced from existing built form to the detriment of visual amenity.

3/2012/0901

Decision Date: 03/12/2012

Thornley-with-Wheatley

Applications for full consent

Development Address: Tenement Farm Thornley Preston Lancashire PR3 2TL

Development Description: Proposed two-storey extension to the existing dwelling house.

Grid Reference	
362855	441011

Officer: Claire Booth

Decision Type: REFUSED

1 The proposal by virtue of its scale, design and massing is considered contrary to Policies G1, ENV1 and H10 of the Districtwide Local Plan and the Council's adopted Supplementary Planning Guidance: Extensions and Alterations to Dwellings, DMG1, DME2, DME3, and DMH5 of the Regulation 22 Submission Draft Core Strategy and Section 11 of the National Policy Framework. It would result in a dominant and incongruous addition to the property and locality. It is therefore considered detrimental to the visual amenity of the building and its approval would thus be detrimental to the visual amenities of the locality and Area of Outstanding Natural Beauty.

2 The proposed chimney stack on the north elevation by virtue of its insufficient height and proximity to neighbouring dwellings is considered contrary to Policies G1 and H10 of the Districtwide Local Plan, the Council's adopted Supplementary Planning Guidance: Extensions and Alterations to Dwellings, and DMG1, and DMH5 of the Regulation 22 Submission Draft Core Strategy. It would result in conditions which would have a detrimental impact on neighbouring residential amenity by virtue of smoke nuisance.

3/2012/0903

Decision Date: 03/12/2012

Clitheroe

Discharge of Conditions

Development Address: Montgomerie Gardens land off Woone Lane Clitheroe Lancashire

Development Description: Application for the discharge of condition no. 1 (time condition), condition no. 2 (gable windows) and condition no. 3 (slab levels) of planning permission 3/2012/0392P.

Grid Reference	
373764	440901

Officer: Sarah Westwood

Decision Type: APPROVED WITH CONDITIONS

1 Condition 1 is not discharged

2 Condition 2 is discharged insofar as it relates to the details on Dwg PL/001 Rev C and email dated 25 October specifying the use of Cotswold Pattern glass privacy level 5. However, there remains the need to carry out the works in accordance with the approved details and maintain the windows in that manner in perpetuity.

3 Condition 3 is discharged insofar as it relates to the details submitted on Dwg 5454/11 Rev A. However, there remains the need to complete the scheme in accordance with the details so approved.

3/2012/0908

Decision Date: 04/12/2012

Mellor

Applications for full consent

Development Address: 3 Arley Rise Mellor Lancashire BB2 7EU

Development Description: Proposed rear and side extension. Proposed roof lift (1.2m) to provide room in the roof space. Re-submission.

Grid Reference	
365492	430885

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 Plan Reference(s):

2012/3AR/01,
2012/3AR/02, and
2012/3AR/03.

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

3/2012/0911

Osbaldeston

Applications for full consent

Development Address:
Houghton Farm Cottage
Osbaldeston Lane Osbaldeston
Lancashire BB2 7LY

Development Description:
Proposed two-storey extension to rear of existing house and detached single garage to rear garden area. Re-submission.

Grid Reference	
364758	432708

Decision Date:
04/12/2012

Officer: Claire Booth
Decision Type: APPROVED WITH CONDITIONS

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

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

2 The permission shall relate to the development as shown on the amended plan dated the 30 November 2012, Plan Reference: 12/2038/1A,

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 for both the extension and the garage 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 ENV3 of the Ribble Valley Districtwide Local Plan and the adopted Supplementary Planning Guidance - "Extensions and Alterations to Dwellings".

4 The first floor window on the gable elevation of the building, nearest to 2 The Green, shall be obscure glazed to the satisfaction of the Local Planning Authority and remain in that manner in perpetuity.

Reason: In order to protect nearby residential amenity as required by with Policies G1 and H10 of the Ribble Valley Districtwide Local Plan and the adopted Supplementary Planning Guidance - "Extensions and Alterations to Dwellings".

5 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2008 (or any Order revoking, amending or re-enacting that Order) the building 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 Policies G1 and H10 of the Ribble Valley Districtwide Local Plan and the adopted Supplementary Planning Guidance - "Extensions and Alterations to Dwellings".

3/2012/0912

Bolton-by-Bowland, Gisburn Forest and Sawley

Removal of Condition

Development Address:
Green End Sawley Road Grindleton
Lancashire BB7 4RS

Development Description:
Application to remove condition no. 2 of planning permission 3/2004/1184P, to allow the annex to be used as an independent dwelling.

Grid Reference	
377290	446715

Decision Date:
03/12/2012

Officer: Graeme Thorpe
Decision Type: APPROVED NO CONDITIONS

Planning Applications decided week ending: 7 December 2012

3/2012/0914

Decision Date: 06/12/2012

Osbaldeston

Applications for full consent

Development Address:
St. Mary's R C Primary School
Longsight Road Osbaldeston
Lancashire BB2 7HX

Development Description:
Proposed erection of a Reception Classroom.

Grid Reference	
364813	431789

Officer: Adrian Dowd
Decision Type: REFUSED

1 The proposal has an unduly harmful impact upon the settings and significance of the listed school and the listed church because the proposed building is prominent, intrusive, compromising of the historic and aesthetic relationship between school and church and obscuring of the school's important west gable elevation features. This is contrary to Policies ENV19, G1(a) and G6 of the Ribble Valley Districtwide Local Plan.

3/2012/0915

Decision Date: 06/12/2012

Gisburn

Applications for full consent

Development Address:
Cottage Restaurant Main Street
Gisburn Lancashire BB7 4HD

Development Description:
Proposed change of use of restaurant from Class A3 to Class C3 (Residential).

Grid Reference	
382954	448793

Officer: Claire Booth
Decision Type: APPROVED WITH CONDITIONS

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

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

2 The permission shall relate to the development as shown on Plan Reference:

PL-397 SHT 1 - Existing/ Proposed Ground Floor Plan; and,
PL-397 SHT 1 - Existing First Floor Plan (Remains Unaltered).

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

3/2012/0916

Decision Date: 06/12/2012

Longridge

Applications for full consent

Development Address:
81 Berry Lane Longridge Lancashire
PR3 3NH

Development Description:
Change of use from existing residential use to a private Dental Surgery (first floor only).

Grid Reference	
360201	437563

Officer: Mark Baldry
Decision Type: APPROVED WITH CONDITIONS

1 This permission shall be implemented in accordance with the proposal as amended by letter and plan received on the 14th November 2012 carrying drawing No: DWG 01 & DWG 02 .

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

3/2012/0917

Decision Date: 03/12/2012

Read

Application for tree works

Development Address:
Hammond Field Hammond Drive
Read BB12 7RE

Development Description:
Fell one ash and one beech tree

Grid Reference	
376321	434880

Officer: David Hewitt
Decision Type: APPROVED NO CONDITIONS

3/2012/0918 **Whalley**

Applications for full consent

Grid Reference 372798 436249

Development Address:
Cross House Broad Lane Whalley Lancashire BB7 9TW

Development Description:
Proposed single storey side extension as a garden room and one and a half storey oak frame extension at rear to provide covered parking and work form home office. Replacement of all existing uPVC windows and door with painted timber. Work to form part of scheme to reinstate property following severe flood damage.

Decision Date: 03/12/2012

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 4272, 4272-04 and 4272-05.

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

3 All doors and windows shall be in timber and retained as such in perpetuity.

Reason: To comply with Policies G1 and ENV16 of the Ribble Valley Districtwide Local Plan, and Policies DMG1 and DME4 of the Core Strategy 2008/2028 - Regulation 22 Submission Draft, to ensure a satisfactory standard of appearance in the interests of visual amenity.

4 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 Policy G1 of the Ribble Valley Districtwide Local Plan, Policy DMG1 of the Core Strategy 2008/2028 - Regulation 22 Submission Draft, and the adopted Supplementary Planning Guidance - "Extensions and Alterations to Dwellings".

5 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 13th of July 2012.

Reason: To ensuring that no species/habitat protected by the Wildlife and Countryside Act 1981 are destroyed. To ensure that are no adverse effects on the favourable conservation status of a bat population. To protect the bat population from damaging activities and reduce or remove the impact of development.

3/2012/0919 **Clayton-le-Dale**

Applications for full consent

Grid Reference 365414 432171

Development Address:
The Garden Village Ltd Hawkshaw Farm Longsight Road Clayton-Le-Dale Lancashire BB2 7JA

Development Description:
Proposed change of use of land to storage of caravan with maintenance and servicing of caravans.

Decision Date: 03/12/2012

Officer: Sarah Westwood

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 2669/201 proposed site plan and 2669/301 location plan.

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

Planning Applications decided week ending: 7 December 2012

3/2012/0922

Bashall Eaves and Mitton

Removal of Condition

Development Address:

The Saddle Room Cross Lane Waddington Lancashire BB7 3JH

Grid Reference

371477 444349

Development Description:

Application to remove condition no. 3 (occupancy period) of planning permission 3/2008/0410P, to allow the holiday accommodation to be used as a permanent residential dwelling.

Decision Date:

03/12/2012

Officer: Sarah Westwood

Decision Type: APPROVED NO CONDITIONS

3/2012/0928

Sabden

Applications for full consent

Development Address:

3 Laneside Sabden Lancashire BB7 9DU

Grid Reference

376616 436600

Development Description:

Proposed detached garage.

Decision Date:

06/12/2012

Officer: Mark Baldry

Decision Type: APPROVED WITH CONDITIONS

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

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

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

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

3 This permission shall be implemented in accordance with the proposal as amended by letter and plan received on the 30th November 2012 and carrying drawing No: JB2012-02 D.

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

3/2012/0931

Longridge

Applications for full consent

Development Address:

17 Humber Street Longridge Lancashire PR3 3WD

Grid Reference

360489 437509

Development Description:

Proposed replacement garage.

Decision Date:

03/12/2012

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 Plan Reference: Drawing No 6007.

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

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

Reason: In order that the Local Planning Authority may ensure that the materials to be used are appropriate to the locality in accordance with Policies G1 and ENV16 of the Ribble Valley Districtwide Local Plan ensuring a satisfactory standard of appearance given the location of the property in a Conservation Area.

Planning Applications decided week ending: 7 December 2012

3/2012/0932

Decision Date: 03/12/2012

Whalley

Applications for full consent

Development Address:
26 Limefield Avenue Whalley
Lancashire BB7 9RJ

Development Description:
Replacement detached garage to rear of property.

Grid Reference	
373351	436597

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 Plan Reference DWG No: JF/01

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".

3/2012/0943

Decision Date: 03/12/2012

Slaidburn & Easington

Discharge of Conditions

Development Address:
The Skaithe Slaidburn

Development Description:
Discharge of condition 4 of planning permission 3/2011/1048.

Grid Reference	
370971	455341

Officer: Claire Booth
Decision Type: APPROVED NO CONDITIONS

1 Condition 4 is discharged insofar as it relates to the specified materials in the construction of the access road and fencing. There remains the need however to use the materials hereby approved in the proposed works.

3/2012/0959

Decision Date: 03/12/2012

Simonstone

Applications for full consent

Development Address:
Land off Higher Trapp Lane
Simonstone

Development Description:
Wooden shed and polytunnel.

Grid Reference	
377436	435610

Officer: Colin Sharpe
Decision Type: REFUSED

1 As the proposed building and polytunnel are not essentially required for agricultural purposes, their construction in this Open Countryside location would be contrary to Policy G5 of the Ribble Valley Districtwide Local Plan and Policy DMG2 in the Core Strategy 2008-2028 A Local Plan for Ribble Valley Regulation 22 Submission Draft. In these circumstances, and especially as the building has the appearance of a domestic "summer house" rather than an agricultural building, the proposed development would unnecessarily detract from the appearance of the locality contrary to Policies G1 and ENV3 of the Local Plan and Policies DMG1 and DME2 of the Core Strategy Submission Draft.

3/2012/0973

Decision Date: 04/12/2012

Clitheroe

Alter or Extend a Listed Building

Development Address:
4 Castle Street Clitheroe Lancashire
BB7 2BX

Development Description:
Strip out tenant fixtures & fittings. General repairs to fabric. Cutting back defective render to front elevation and re-render including shopfront stallriser to woodfloat finish decoration. Replace shopfront vestibule tiles to match existing. Remove third party signage. Renew electrical installation. Form new SW painted pilasters to shopfront. Make good hardwood pilaster heads. Upgrade fire protection to ground floor walls and ceiling.

Grid Reference	
374331	441767

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 Buildings and Conservation Areas) Act 1990.

2 This permission shall be implemented in accordance with the proposal as amended by letter and plan (Proposed Front Elevation rev. B) received on the 28 November 2012.

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

3 This permission shall be implemented in accordance with the proposal as amended by letter and photographs received on the 28 November 2012.

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

4 Precise specifications of proposed shopfront form including detailed drawings shall have been submitted to and approved by the Local Planning Authority before their use in the proposed works.

Reason : In order to safeguard the character and significance of the listed building.

5 Precise specifications of proposed timber repairs/replacement (including historic floorboards) and modern ceiling replacement shall have been submitted to and approved by the Local Planning Authority before their use in the proposed works.

Reason : In order to safeguard the character and significance of the listed building and to limit the loss of historic fabric (including any covered historic ceilings).

6 Precise specifications (in the form of a method statement) of exterior side wall demolition and rebuilding shall have been submitted to and approved by the Local Planning Authority before the commencement of this element of the proposed works.

Reason : In order to safeguard the character and significance of the listed building.

7 Precise specifications and samples of walling (including pointing mortar mix and form) 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 to safeguard the character and significance of the listed building.

8 Notwithstanding proposed use of cement based mortar, precise specifications and samples of mortar which is sympathetic to the historic construction shall have been submitted to and approved by the Local Planning Authority before its use in the proposed works.

Reason : In order to safeguard the character and significance of the listed building.

9 Notwithstanding the proposed underdrawing of exposed floor joists above the external passage, this element shall only be undertaken following submission to and approval of a justification for works by the Local Planning Authority.

Reason : In order to safeguard the character and significance of the listed building and because this element is an important element of the character of the listed building.

10 Precise specifications and samples of the proposed skim coat plaster application to walls shall have been submitted to and approved by the Local Planning Authority before its use in the proposed works.

Reason : In order to safeguard the character and significance of the listed building.

11 Precise specifications and samples of new rain water goods shall have been submitted to and approved by the Local Planning Authority before their use in the proposed works.

Reason : In order to safeguard the character and significance of the listed building.

3/2012/0974

Clitheroe

Applications for full consent

Grid Reference

374331 441767

Decision Date:
04/12/2012

Development Address:
4 Castle Street Clitheroe Lancashire BB7 2BX

Development Description:
Strip out tenant fixtures & fittings. General repairs to fabric. Cutting back defective render to front elevation and re-render including shopfront stallriser to woodfloat finish decoration. Replace shopfront vestibule tiles to match existing. Remove third party signage. Renew electrical installation. Form new SW painted pilasters to shopfront. Make good hardwood pilaster heads. Upgrade fire protection to ground floor walls and ceiling.

Officer: Adrian Dowd

Decision Type: APPROVED WITH CONDITIONS

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

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

2 This permission shall be implemented in accordance with the proposal as amended by letter and plan (Proposed Front Elevation rev. B) received on the 28 November 2012.

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

3 This permission shall be implemented in accordance with the proposal as amended by letter and photographs received on the 28 November 2012.

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

4 Precise specifications of proposed shopfront form including detailed drawings shall have been submitted to and approved by the Local Planning Authority before their use in the proposed works.

Reason : In order to safeguard the character and significance of the listed building.

5 Precise specifications of proposed timber repairs/replacement (including historic floorboards) and modern ceiling replacement shall have been submitted to and approved by the Local Planning Authority before their use in the proposed works.

Reason : In order to safeguard the character and significance of the listed building and to limit the loss of historic fabric (including any covered historic ceilings).

6 Precise specifications (in the form of a method statement) of exterior side wall demolition and rebuilding shall have been submitted to and approved by the Local Planning Authority before the commencement of this element of the proposed works.

Reason : In order to safeguard the character and significance of the listed building.

7 Precise specifications and samples of walling (including pointing mortar mix and form) 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 to safeguard the character and significance of the listed building.

8 Notwithstanding proposed use of cement based mortar, precise specifications and samples of mortar which is sympathetic to the historic construction shall have been submitted to and approved by the Local Planning Authority before its use in the proposed works.

Reason : In order to safeguard the character and significance of the listed building.

9 Notwithstanding the proposed underdrawing of exposed floor joists above the external passage, this element shall only be undertaken following submission to and approval of a justification for works by the Local Planning Authority.

Reason : In order to safeguard the character and significance of the listed building and because this element is an important element of the character of the listed building.

10 Precise specifications and samples of the proposed skim coat plaster application to walls shall have been submitted to and approved by the Local Planning Authority before its use in the proposed works.

Reason : In order to safeguard the character and significance of the listed building.

11 Precise specifications and samples of new rain water goods shall have been submitted to and approved by the Local Planning Authority before their use in the proposed works.

Reason : In order to safeguard the character and significance of the listed building.

Planning Applications decided week ending: 7 December 2012

3/2012/0990

Decision Date: 03/12/2012

Whalley

Application for tree works

Development Address:
Whalley Parish Church Church Lane Whalley BB7 9SY

Development Description:
Selective pruning - crown lifting of trees.

Grid Reference
374170 441987

Officer: David Hewitt
Decision Type: APPROVED NO CONDITIONS

3/2012/1003

Decision Date: 03/12/2012

Whalley

Non-Material amendment

Development Address:
18 King Street Whalley Lancashire BB7 9SL

Development Description:
Application for a non-material amendment to two storey side extension approved by application 3/2009/0991/P: rear elevation - alter size and position of ground floor window; side elevation - alter size and position of both windows; front elevation to remain unaltered; ground and first floor plans - left hand side wall connecting to house moved over to line through with existing gable wall.

Grid Reference
373000 436000

Officer: Claire Booth
Decision Type: APPROVED WITH CONDITIONS

1 The submitted non-material amendment in relation to previously approved permission 3/2009/0991/P has been approved subject to the following condition; the permission shall relate to the development as shown on DWG K.S/2.

3/2012/1027

Decision Date: 06/12/2012

Clitheroe

Screening Opinion

Development Address:
Land at Henthorn Road Clitheroe Lancashire

Development Description:
Environmental Impact Assessment (EIA) Screening Request in respect of the above Reserved Matters Application to formally determine the requirement or otherwise for EIA under the provisions of the Town and Country Planning (Environmental Impact Assessment) Regulations (2011) SI 2011/1824 and DETR Circular 02/99.

Grid Reference
372945 441083

Officer: Colin Sharpe
Decision Type: observations

3/2012/1051

Decision Date: 03/12/2012

Clitheroe

Application for tree works

Development Address:
St Joseph's Cemetery Waddington Road Clitheroe

Development Description:
Fell two beech trees T43 and T45. Prune three adjacent trees T39, T42 and T44.

Grid Reference
374170 441987

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.

3/2012/1052

Decision Date: 03/12/2012

Billington and Langho

Application for tree works

Development Address:
14 The Rydings Langho BB6 8BQ

Development Description:
Crown lift chestnut tree and check for crossed branches.

Grid Reference
369210 433957

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 Lifting in accordance with the details included in the application as submitted.