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RIBBLE VALLEY BOROUGH COUNCIL

Planning Applications decided week ending: 14 December 2012

3/2011/0802

Decision Date: 13/12/2012

Longridge

Application for tree works

Development Address:
1 Alston Court Lower Lane
Longridge PR3 2XD

Grid Reference 374170 441987

Development Description:
Fell Horse Chestnut Tree T10. Fell eucalyptus tree and laburnum.

Officer: David Hewitt
Decision Type: APPROVED NO CONDITIONS

3/2012/0526

Decision Date: 13/12/2012

Mearley

Applications for full consent

Development Address:
Laneside Farm Pendleton
Lancashire BB7 1PU

Grid Reference 377276 441055

Development Description:
Proposed installtion of a 15kW Micro Wind Turbine on a 15m monopole for business use.

Officer: Graeme Thorpe
Decision Type: REFUSED

1 The proposed turbine will be 38.7km from, in line of sight to, and will cause unacceptable interference to the Air Traffic Control (ATC) radar at Warton airfield, which will have a detrimental impact on the performance of the MOD ATC and Range Control radars, specifically the desensitisation of radar and the creation of 'false' aircraft returns which air traffic controllers must treat as real. The proposal is therefore considered to be contrary to the requirements of National Planning Policy Framework and Planning for Renewable Energy: A Companion Guide to PPS22 and to all other material considerations.

3/2012/0589

Decision Date: 13/12/2012

Aighton, Bailey & Chaigley

Applications for full consent

Development Address:
Greengore Farm Hill Lane Hurst Green Lancashire BB7 9QT

Grid Reference 367391 438875

Development Description:
Barn 2 (non listed building) to be converted into a four bedroom dwelling involving the removal of the more recent addition to the barn and restoration of various elements to restore its former character. Barn 1 to be converted to a two bedroom dwelling. The proposal incorporates an alternative access point located off Shire Lane which is a private road with limited vehicular traffic.

Officer: Adrian Dowd
Decision Type: REFUSED

1 The proposed conversion of Barn 2 to a four bedroom dwelling will be unduly harmful to the agricultural character and setting of the Grade II* listed Greengore and the character of the Forest of Bowland Area of Outstanding Natural Beauty because of the loss of important historic fabric, the insertion of incongruous, conspicuous and visually intrusive rooflights and windows and the overtly domestic treatment of openings. This is contrary to Policies ENV20, ENV19, H2(2), G1(a), H15(ii), H16(a), H17(a,b) and ENV1 of the Ribble Valley Districtwide Local Plan.

2 The proposed conversion of Barn 1 to a two bedroom dwelling will be unduly harmful to the character and setting of the Grade II listed building and the Grade II* Greengore because of the loss of important historic fabric and the disassociation of listed buildings and obscuring of important external features as a result of boundary wall construction. This is contrary to Policies ENV20 and ENV19 of the Ribble Valley Districtwide Local Plan.

Planning Applications decided week ending: 14 December 2012

3/2012/0590

Aighton, Bailey & Chaigley

Alter or Extend a Listed Building

Grid Reference
367391 438875

Decision Date:
13/12/2012

Development Address:
Greengore Farm Hill Lane Hurst Green Lancashire BB7 9QT

Development Description:
Barn 2 (non listed building) to be converted into a four bedroom dwelling involving the removal of the more recent addition to the barn and restoration of various elements to restore its former character. Barn 1 to be converted to a two bedroom dwelling. Externally a number of low profile conservation style rooflights have been provided. Two staircases have been provided to avoid cutting the king trusses as these are seen as integral to the character of the property. All existing openings are to be retained. No new openings are to be created.The proposal incorporates an alternative access point located off Shire Lane which is a private road with limited vehicular traffic.

Officer: Adrian Dowd
Decision Type: REFUSED

1 The proposed conversion of Barn 2 to a four bedroom dwelling will be unduly harmful to the agricultural character and setting of the Grade II* listed Greengore because of the loss of important historic fabric, the insertion of incongruous, conspicuous and visually intrusive rooflights and windows and the overtly domestic treatment of openings.

2 The proposed conversion of Barn 1 to a two bedroom dwelling will be unduly harmful to the character and setting of the Grade II listed building and the Grade II* Greengore because of the loss of important historic fabric and the disassociation of listed buildings and obscuring of important external features as a result of boundary wall construction.

3/2012/0663

Clayton-le-Dale

Applications for full consent

Grid Reference
366268 432344

Decision Date:
11/12/2012

Development Address:
Moor View Showley Road Clayton-le-Dale Lancashire

Development Description:
Proposed replacement dwelling.

Officer: Colin Sharpe
Decision Type: APPROVED WITH CONDITIONS

1 The development must be begun no later than the expiration of three years beginning with the date of this permission.

REASON: Required to be imposed in pursuance to Section 91 of the Town and Country Planning Act 1990.

2 This permission shall relate to the development as shown on amended plans received by the Local Planning Authority on 16 November 2012 (drawing no's 811/12REVB, 37/12 sheet 2 REVA and 37/12 sheet 3 REVA).

REASON: For the avoidance of doubt and to ensure compliance with the submitted amended 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 in writing by the Local Planning Authority before their use in the proposed works.

REASON: In the interests of the visual amenities of the locality and to comply with Policies G1, ENV3 and H14 of the Ribble Valley Districtwide Local Plan and Policies DMG1, DME2 and DMH3 of the Core Strategy 2008-2028 - A Local Plan for Ribble Valley Regulation 22 Submission Draft.

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

REASON: In the interests of the visual amenities of the locality and to comply with Policies G1, ENV3 and H14 of the Ribble Valley Districtwide Local Plan and Policies DMG1, DME2 and DMH3 of the Core Strategy 2008-2028 - A Local Plan for Ribble Valley Regulation 22 Submission Draft.

5 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order amending, revoking or re-enacting that Order) any future additional structures, hard standing or fences as defined in Schedule 2 Part I Classes E, F and G, and Part II Class A, shall not be carried out without the formal written consent of the Local Planning Authority.

REASON: In the interests of the visual amenities of the locality and to comply with Policies G1, ENV3 and H14 of the Ribble Valley Districtwide Local Plan and Policies DMG1, DME2 and DMH3 of the Core Strategy 2008-2028 - A Local Plan for Ribble Valley Regulation 22 Submission Draft.

6 Prior to commencement of any site works including delivery of building materials and excavations for foundations or services all trees identified in the Arboricultural and Tree Constraints Plan dated the 17th of July 2012 shall be protected in accordance with the BS5837 2012 [Trees in Relation to Construction] the details of which shall be agreed in writing and implemented in full under the supervision of a qualified Arboriculturalist and in liaison with the Countryside/Tree Officer.

A tree protection - monitoring schedule shall be agreed and tree protection measures inspected by the local planning authority before any site works are begun. The root protection/exclusion zone shall remain in place until all building work has been completed and all excess materials have been removed from site including soil/spoil and rubble.

During the building works no excavations or changes in ground levels shall take place and no building materials/spoil/soil/rubble shall be stored or redistributed within the prot

3/2012/0689

Clitheroe

Discharge of Conditions

Development Address:

Primrose House Primrose Road Clitheroe Lancashire BB7 1DR

Grid Reference

373673 440675

Development Description:

Application to discharge condition no. 1(commencement of work) of planning permission 3/2010/0767P and listed building consent 3/2010/0768P, condition no. 2 (bat mitigation plan), condition no. 3 (amended plans), condition no.4 (method statement re. turbine house brick pillar), condition no. 5 (specifications of stainless steel chimney), condition no. 6 (details of cleaning of brickwork), condition no. 7 (walling and roof ing materials) and condition no. 8 (landscaping) of planning permission 3/2010/0767P.

Decision Date:

13/12/2012

Officer: Adrian Dowd

Decision Type: APPROVED NO CONDITIONS

1 1

2 3

3 5

4 6

3/2012/0702

Whalley

Applications for full consent

Development Address:

Kingsmill Avenue off Mitton Road Whalley Lancashire BB7 9PG

Grid Reference

372366 437831

Development Description:

Residential development of twelve new dwellings, comprising of 1 x detached, 6 x semi-detached and 5 x terraced (1 x market unit and 4 x affordable units), 3 and 4 bedroom with associated garden areas and parking.

Decision Date:

11/12/2012

Officer: Colin Sharpe

Decision Type: REFUSED

1 The proposed development, due to its location in the open countryside, and not either within or immediately adjoining a settlement boundary, does not represent sustainable development as required by NPPF. It would therefore represent inappropriate development in the open countryside contrary to saved Policies H2 and G5 of the Ribble Valley Districtwide Local Plan and Policies DMH2 and DMG2 of the Core Strategy 2008 - 2028 - A Local Plan for Ribble Valley Regulation 22 Submission Draft.

2 The proposed dwellings, particularly the terrace of five properties, represent an over-intensive and over-prominent feature in the local landscape and would intensify the existing development at Kingsmill Avenue, increasing its urbanising effect upon the immediate locality. As such, the proposal would not enhance the local landscape and would therefore be contrary to saved Policy ENV3 of the Ribble Valley Districtwide Local Plan and Policy DME2 in the Core Strategy 2008 - 2028 - A Local Plan for Ribble Valley Regulation 22 Submission Draft.

3 The proposal would involve the felling of one group of trees and would be likely to have detrimental effects upon the long-term health and stability of additional trees that are shown for retention, all of which are within Group 17 of TPO No 144 - Calderstones Hospital, dated 15 July 1996. The proposal would therefore cause harm to the existing landscape, contrary to saved Policy ENV13 of the Ribble Valley Districtwide Local Plan and Policy DME2 of the Core Strategy 2008 - 2028 - A Local Plan for Ribble Valley Regulation 22 Submission Draft.

4 The number of parking spaces provided for Plots 8 - 12 inclusive is inadequate and the precise location of these spaces is such that their use would be detrimental to the safety of pedestrians and other users of the highway. The access arrangement for Plots 1 - 3 inclusive would involve vehicles either reversing from or onto the highway at a location relatively close to the junction of Kingsmill Avenue and Mitton Road, which would also be detrimental to the safety of pedestrians and other users of the highway. For these reasons, the proposal is contrary to saved Policy G1 of the Ribble Valley Districtwide Local Plan and Policy DMG1 of the Core Strategy 2008 - 2028 - A Local Plan for Ribble Valley Regulation 22 Submission Draft.

3/2012/0728

Rimington and Middop

Applications for full consent

Development Address:
Salem Congregational Chapel
Martin Top Rimington Lancashire

Development Description:
Construct a ramp for access of people with mobility problems.

Grid Reference	
382098	445734

Decision Date:
13/12/2012

Officer: Adrian Dowd
Decision Type: APPROVED WITH CONDITIONS

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

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

2 This consent relates to and follows the contractor's confirmation that there will be 'no impact on the hedgerow or its roots' (letter dated 17 October 2012 and received 25 October 2012).

Prior to commencement of any site works including delivery of building materials and excavations for foundations or services the hedge growing along the grave yard and off road parking boundary at Long Lover Lane shall be protected in accordance with the BS5837 2012 [Trees in Relation to Construction]

The details of the hedge protection measures shall be submitted to and agreed in writing and implemented in full under the supervision of a qualified Arboriculturalist and in liaison with the Countryside/Tree Officer. A hedge protection - monitoring schedule shall be submitted to and agreed in writing with the local planning authority. The local planning authority shall inspect all hedge protection measures before any site works are begun.

The root protection/exclusion zone shall remain in place until all building w

3 Precise specifications (including drawings) of gate and ramp design and details of 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 to safeguard the character (including setting) and significance of the listed building.

4 Notwithstanding that shown in the submitted plans, precise specifications and samples of stone ramp curbing shall have been submitted to and approved by the Local Planning Authority before its use in the proposed works.

Reason : In order to minimise the ramp's visual intrusion and to ensure an acceptable interface with the historic build.

5 Railings, handrails and gates shall be painted within one month of their installation. Details of paint finish shall have been previously submitted to and approved by the Local Planning Authority before its use in the proposed works.

Reason : In order to minimise visual intrusion and to ensure an acceptable interface with the historic build.

3/2012/0761

Rimington and Middop

Alter or Extend a Listed Building

Development Address:
Salem Congregational Chapel
Martin Top Rimington Clitheroe BB7 4EG

Development Description:
Construct a ramp for access of people with mobility problems (Listed Building Consent).

Grid Reference	
382098	445734

Decision Date:
13/12/2012

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 (including drawings) of gate and ramp design and details of 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 to safeguard the character (including setting) and significance of the listed building.

3 Notwithstanding that shown in the submitted plans, precise specifications and samples of stone ramp curbing shall have been submitted to and approved by the Local Planning Authority before its use in the proposed works.

Reason : In order to minimise the ramp's visual intrusion and to ensure an acceptable interface with the historic build.

4 Railings, handrails and gates shall be painted within one month of their installation. Details of paint finish shall have been previously submitted to and approved by the Local Planning Authority before its use in the proposed works.

Reason : In order to minimise visual intrusion and to ensure an acceptable interface with the historic build.

3/2012/0768

Chipping

Discharge of Conditions

Development Address:
Moss Hall Farm Chipping Preston Lancashire PR3 2NN

Development Description:
Application to discharge condition no. 3 (materials) of planning permission 3/2012/0280P.

Grid Reference
359863 443163

Decision Date:
14/12/2012

Officer: Colin Sharpe
Decision Type: APPROVED WITH CONDITIONS

1 Condition No.3 insofar as the submitted details/samples of wall, roof and patio surfacing materials (ie natural stone, natural blue slates and Indian stone flags) are approved by the Local Planning Authority for use in the approved development.

3/2012/0873

Longridge

Applications for full consent

Development Address:
Alston Lane C P School Preston Road Longridge Lancashire

Development Description:
A retrospective application for a concrete base and a new application for the installation of a paper recycle skip adjacent to an unadopted road/lane to the rear of Alston Lane CP School.

Grid Reference
359809 434904

Decision Date:
13/12/2012

Officer: Colin Sharpe
Decision Type: REFUSED

1 The permanent siting of a recycling skip of the proposed dimensions on the side of this country lane would represent an over-prominent and incongruous feature that would be detrimental to the appearance and character of the locality. As such, the proposed development would be contrary to Policies G1 and ENV3 of the Ribble Valley Districtwide Local Plan and Policies DMG1 and DME2 of the Core Strategy 2008-2028 - A Local Plan for Ribble Valley Regulation 22 Submission Draft.

3/2012/0905

Billington and Langho

Applications for full consent

Development Address:
41 Whalley Road Langho Blackburn Lancashire BB6 8ES

Development Description:
Proposed erection of a detached garage and installation of permeable hardstanding.

Grid Reference
370198 433876

Decision Date:
13/12/2012

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 amended Drawing Number: 075/09/12/41/01@A1.B, received on the 12 December 2012.

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

3/2012/0920

Newsholme and Paythorne

Variation of Condition

Development Address:
Twyn Ghyll Caravan Park Paythorne Clitheroe Lancashire BB7 4JD

Development Description:
Application to vary condition no. 4 of planning permission 3/2007/0010P, to allow the entire caravan park to be used for 12 month holiday use.

Grid Reference
382550 452150

Decision Date:
11/12/2012

Officer: Sarah Westwood
Decision Type: APPROVED WITH CONDITIONS

1 The extension to the caravan site shall be implemented in accordance with the proposal as amended by revised red edge received on 12 April 2007 and letters and plans received 6 June 2007 illustrating the location of the sewage treatment plant and discharge point; the proposed use of land within the ownership of Park Leisure 2000 Ltd; copies of the consent to discharge and associated correspondence and a detailed specification of the sewage treatment plant; received on 8 June 2007 revised versions of the development proposed and landscaping and planting proposals; and received on 19 June 2007 a revised location plan denoting the upgrading of existing hedges to the existing site's southern boundary and revised site layout plan showing 75 caravans.

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

2 The total number of static caravans on site shall not exceed 295 and under no circumstances whatsoever shall the area edged red on the 'Landhouse Plan' annotated additional land accommodating sewage treatment plan received 6 June 2007 be used for the positioning of static caravans at any time.

REASON: In accordance with Policies G1 and ENV3 of the Ribble Valley Districtwide Local Plan and Policies DMG1 and EN2 of the Regulation 22 Submission Draft Core Strategy in the interests of the visual amenities of the area.

3 The terms of occupancy of the site shall be as follows:

(i) The caravans/cabins/chalets shall be occupied for holiday purposes only.

(ii) The caravans/cabins/chalets shall not be occupied as a person's sole or main place of residence.

(iii) The owners/operators shall maintain an up-to-date register of the names of all owners/occupiers of individual caravans/cabins/chalets on the site, and of their main home addresses, and shall make this information available at all reasonable times to the Local Planning Authority.

REASON: In accordance with Policies G5 and RT5 of the Ribble Valley Districtwide Local Plan and Policies DMG1 and DMB3 of the Regulation 22 Submission Draft Core Strategy in order to ensure that the approved holiday accommodation is not used for unauthorised permanent residential accommodation. The register required in (iii) above shall normally be collected by the caravan site licence holder or his/her nominated person.

4 The hedging to the south of the existing site as detailed on drawing M.40/007 and the verge treatment to the widened A682 junction shall be implemented in the first planting season following occupation or use of the development, either in whole or part and shall be maintained for a period of not less than five years to the satisfaction of the Local Planning Authority. The maintenance shall include the replacement of any plant that 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 and Policy DMG1 of the Regulation 22 Submission Draft Core Strategy.

5 In respect of the extension to the site the approved landscaping scheme as detailed within the landscaping and planting proposals received on 8 June 2007 and detailed on drawing M.40/003 Rev B received on 19 June 2007 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 and Policy DMG1 of the Regulation 22 Submission Draft Core Strategy.

6 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 there shall not at any time in connection with the development hereby permitted be erected or planted or allowed to remain upon the land hereinafter defined any building, wall, fence, hedge, tree, shrub or other device above road level. The visibility splay to be the subject of this condition shall be that land in front of a line drawn from a point 2.4m measured along the centre line of the proposed road from the continuation of the nearer edge of the carriageway of Neps Lane to points measured 120m in each direction along the nearer edge of the carriageway of Neps Lane, from the centre line of the access and shall be constructed and maintained at footway/verge 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 egress in accordance with Policy G1 of the Ribble Valley Districtwi

7 Notwithstanding the submitted plan (M.40/003 Rev B amended 19 June 2007) the emergency egress shall be located 14m further north along Kiln Lane and shall only be available for use in the case of an emergency occurring on site.

REASON: To ensure that the access is fully visible to traffic on Kiln Lane approaching from the north in the interests of highway safety in accordance with Policy G1 of the Ribble Valley Districtwide Local Plan and Policy DMG1 of the Regulation 22 Submission Draft Core Strategy.

8 Before each and every van is delivered to or taken away from the site any shrubbery or branches overhanging Neps Lane within 60m of the river bridge south abutments and less than 5.2m above road level shall be cut back at least 600mm from the highway boundary.

REASON: To ensure the full width of the highway is available for vehicles manoeuvring in the interests of highway safety in accordance with Policy G1 of the Ribble Valley Districtwide Local Plan and Policy DMG1 of the Regulation 22 Submission Draft Core Strategy.

3/2012/0924

Bolton-by-Bowland, Gisburn Forest and Sawley

Discharge of Conditions

Grid Reference 377043 449930

Development Description: Application for the discharge of condition no. 3 (Bat Survey) and condition no. 4 (Arboricultural Method Statement) of planning permission 3/2012/0318P.

Decision Date: 07/12/2012

Development Address: Holden Clough Holden Bolton-by-Bowland Lancashire BB7 4PE

Officer: Claire Booth

Decision Type: APPROVED WITH CONDITIONS

1 Condition 3 is discharged insofar as it relates to the submitted mitigation and compensation measures relating to the protection of bats within the document 'Delivery Information', Ref: BAT/11/1211 - D1 - REV1. There remains the need for the development to be carried out in strict accordance with the recommendations of this document.

2 Condition no. 4 can be discharged in so far as the submitted Arboricultural Method Statement dated 05 October 2012. There still remains the need to carry out the works in accordance with these details.

3/2012/0929

Clayton-le-Dale

Applications for full consent

Grid Reference 367669 432853

Development Description: Raise height of part of the existing roof, new dormer window to front elevation and new porch.

Decision Date: 10/12/2012

Development Address: Broad Lea Ribchester Road Clayton-Le-Dale Lancashire BB1 9EE

Officer: Graeme Thorpe

Decision Type: APPROVED WITH CONDITIONS

1 The permission shall relate to the development as shown on Plan Drawing No's ADM/12/32/01, ADM/12/32/02 Rev. A, ADM/12/32/03 and ADM/12/32/04.

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

2 The mitigation measures as detailed in the submitted Bat Survey dated September 2012 (paragraph 5.2) shall be implemented in accordance with any specified time table and completed in full prior to the substantial completion or the first bringing into use of the development hereby approved, whichever is sooner. The development shall subsequently be implemented entirely in accordance with the approved details. Thereafter, unless otherwise agreed in writing by the local planning authority, the mitigation measures shall be permanently maintained and retained in accordance with the approved details.

Reason: To ensuring that no species/habitat protected by the Wildlife and Countryside Act 1981 are destroyed and to protect the bat population from damaging activities and reduce or remove the impact of development.

3/2012/0934

Chatburn

Applications for full consent

Grid Reference 377068 444736

Development Description: New 10KWp Solar Photovoltaic free-standing installation.

Decision Date: 13/12/2012

Development Address: Annex Ribblesdale Hall Sawley Road Chatburn Lancashire

Officer: Claire Booth

Decision Type: APPROVED WITH CONDITIONS

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

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

2 The permission shall relate to the development as shown on Drawing Numbers: PH/RH/100 (showing the siting) and PH/RH/100 (showing the Cross Section).

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

3 Prior to commencement of any site works including delivery of building materials and excavations for foundations or services all trees identified in the arboricultural/tree survey shall be protected in accordance with the BS5837 2012 [Trees in Relation to Construction] the details of which shall be agreed in writing and implemented in full under the supervision of a qualified arboriculturalist and in liaison with the Countryside/Tree Officer. A tree protection monitoring schedule shall be agreed and tree protection measures inspected by the local planning authority before any site works are begun.

The root protection/exclusion zone shall remain in place until all building work has been completed and all excess materials have been removed from site including soil/spoil and rubble.During the building works no excavations or changes in ground levels shall take place and no building materials/ spoil/ soil/ rubble shall be stored or redistributed within the protection/exclusion zone, in addition no impermea

3/2012/0935

Decision Date: 13/12/2012

Balderstone

Certificate of Lawfulness - Proposed

Development Address:
New Chapel House Farm Commons Lane Balderstone Lancashire

Development Description:
Application for a Lawful Development Certificate for proposed timber stables.

Grid Reference
363197 432389

Officer: Mark Baldry
Decision Type: APPROVED NO CONDITIONS

3/2012/0938

Decision Date: 12/12/2012

Waddington

Applications for full consent

Development Address:
26 Waddow Grove Waddington Lancashire BB7 3JL

Development Description:
New double side extension including balcony to the rear. Alteration to materials for base of existing front extension.

Grid Reference
373007 443799

Officer: Claire Booth
Decision Type: REFUSED

1 The proposal by virtue of its scale, massing and proximity to the neighbouring dwelling is considered contrary to Policies G1 and H10 of the Districtwide Local Plan and the Council's adopted Supplementary Planning Guidance on alterations and extensions to dwellings and Policies DMG1 and DMH5 of the Regulation 22 Submission Draft Core Strategy. It would overshadow neighbouring windows resulting in an overbearing and oppressive development and would overlook the garden areas of both adjacent properties thereby adversely affecting the residential amenities of the adjacent dwellings.

2 The proposal, by virtue of its design and layout, is considered contrary to Policies G1 and H10 of the Ribble Valley Districtwide Local Plan and the Councils SPG on extensions and alterations to dwellings, and and Policy DMG1 of the Regulation 22 Submission Draft Core Strategy, in that it would result in a cramped development which would give the appearance of over development of the site to the visual detriment of the property itself and the street scene.

3/2012/0939

Decision Date: 13/12/2012

Longridge

Applications for full consent

Development Address:
29 Redwood Drive Longridge Lancshire PR3 3HA

Development Description:
Proposed New Chimney Stack.

Grid Reference
360598 437819

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: PA/2012/01

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

3/2012/0947

Sabden

Applications for full consent

Development Address:
23 Pendle Street West Sabden
Clitheroe BB7 9EG

Development Description:
Two storey extension to the rear.

Grid Reference
377625 437212

Decision Date:
10/12/2012

Officer: Mark Baldry
Decision Type: REFUSED

1 The proposed development would by virtue of its design and scale result in a significant loss of natural light to the adjoining property of No.25, which would be detrimental to residential amenity. This would be contrary to Policies G1 and H10 of The Ribble Valley Districtwide Local Plan and Policy DMG1 of The Ribble Valley Core Strategy 2008-2028 (Regulation 22 Submission Draft).

3/2012/0948

Bolton-by-Bowland, Gisburn Forest and Sawley

Certificate of Lawfulness - Proposed

Development Address:
5 Main Street Bolton by Bowland
Clitheroe BB7 4NW

Development Description:
Application for a Lawful Development Certificate in respect of a proposed extension

Grid Reference
378425 449366

Decision Date:
13/12/2012

Officer: Mark Baldry
Decision Type: APPROVED NO CONDITIONS

1 This certificate shall relate to the development as shown on Plan Reference TB/02/12

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

3/2012/0949

Longridge

Applications for full consent

Development Address:
The Manse Church Street Longridge
PR3 3WA

Development Description:
Single Storey Rear Extension to existing restaurant and new staff access door

Grid Reference
360533 437338

Decision Date:
14/12/2012

Officer: Colin Sharpe
Decision Type: APPROVED WITH CONDITIONS

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

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

2 The permission shall relate to the development as shown on Drawing Number LF/PG/2710.

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

3/2012/0950

Longridge

Advertisements

Development Address:
The Manse Church Street Longridge
PR3 3WA

Development Description:
Replacement sign and installation of subtle uplighters on both faces. The sign will be fixed to the ground on a black monopole and stand 2.4m high

Grid Reference
360533 437338

Decision Date:
14/12/2012

Officer: Colin Sharpe
Decision Type: APPROVED WITH CONDITIONS

1 The Consent shall relate to the advertisement sign as shown on Drawing Number LF/PG/2712.

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

2 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 ENV16 of the Ribble Valley Districtwide Local Plan and Policies DMG1 and DME4 of the Core Strategy 2008-2028- A Local Plan for Ribble Valley Regulation 22 Submission Draft.

3 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.

4 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.

5 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.

3/2012/0956

Clitheroe

Certificate of Lawfulness - Proposed

Development Address:
67 Park Avenue Clitheroe BB7 2HP

Development Description:
Lawful Development Certificate for a proposed extension

Grid Reference	
374474	442523

Decision Date:
13/12/2012

Officer: Mark Baldry
Decision Type: APPROVED NO CONDITIONS

1 The permission shall relate to the development as shown on the submitted plans RD/02/12

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

3/2012/0960

Mellor

Applications for full consent

Development Address:
Lower Warble Hey Farm Barker Lane Mellor BB2 7ED

Development Description:
Conversion of barn/shippon to form extension to existing farmhouse.

Grid Reference	
367004	430604

Decision Date:
14/12/2012

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 the submitted plans:

Proposed Elevations - Carrying Drawing No: 199/04.
Proposed Layout - Carrying Drawing No: 199/03.

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

3 No works shall take place on the site until the applicant, or their agent or successors in title, has secured the implementation of a programme of building recording and analysis. This must be carried out in accordance with a written scheme of investigation, which shall first have been submitted to and agreed in writing by the Local Planning Authority.

Reason: To ensure and safeguard the recording and inspection of matters of archaeological and historical importance associated with the buildings in accordance with Policies G1, ENV14 and ENV15 of the Ribble Valley Districtwide Local Plan.

4 Site contractors & site project mananagers shall be made aware of the legal protection afforded all species of bats in the UK.

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

Reason

To ensure that 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

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

Reason: To comply with Policies G1, H16 and H17 of the Ribble Valley Districtwide Local Plan to ensure a satisfactory standard of appearance in the interests of visual amenity.

6 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2008 (or any Order revoking, amending or re-enacting that Order) the building(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 the historic character and visual amenity of the building accordance with Policies G1 and H15, H16 and H17 of the Ribble Valley Districtwide Local Plan.

3/2012/0965

Clitheroe
Applications for full consent

Development Address:
74 Salthill Road Clitheroe
Lancashire BB7 1PE

Development Description:
Proposed two-storey extension and internal alterations. Re-submission.

Grid Reference	
374911	442276

Decision Date:
13/12/2012

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 the submitted plans entitled:

Scheme Proposal - Carrying Drawing No: 11/140/002 A
Section & Notes - Carrying Drawing No: 11/140/003
Proposed Site Plan - Carrying Drawing No: 11/140/004 A

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

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

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

4 The window(s) on the South West elevation of the building 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(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 Policies G1 and H10 of the Ribble Valley Districtwide Local Plan and the adopted Supplementary Planning Guidance - "Extensions and Alterations to Dwellings".

3/2012/0969

Bowland Forest (Lower)

Applications for full consent

Development Address:

Hodgson Barn Slaidburn Road
Waddington Lancashire BB7 3JJ

Grid Reference

370771 445805

Development Description:

Proposed demolition of existing stables and the erection of stone clad garden tools and implements store/garage.

Decision Date:

13/12/2012

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 4284-01 and 4284-02A.

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

3 The proposed store/garage shall not be used for any other purpose (including any purpose ordinarily incidental to the enjoyment of the dwelling house as such) other than for the storage of domestic paraphenalia and gardening/maintenance equipment used in connection with the house owners garden/land.

Reason: In the interests of visual amenity and highway safety as the use of the building for any other use could be injurious to the amenities of the neighbouring occupiers and to the character of the area and would require further consideration by the Local Planning Authority.

3/2012/0972

Slaidburn & Easington

Applications for full consent

Development Address:

Shays Farm Tosside Skipton
Yorkshire BD23 4SY

Grid Reference

375266 453827

Development Description:

Proposed replacement of agricultural building with 4no. holiday cottages and new package treatment plant.

Decision Date:

10/12/2012

Officer: Graeme Thorpe

Decision Type: REFUSED

1 The proposed development would have a harmful visual effect upon the character and appearance of the area by virtue of the developments scale, siting, material and design, the subsequent intensification of the site, the additional domestic landscaping and associated domestic paraphernalia. Given the location of the scheme it would be an incongruous feature to the detriment of visual amenity thereby prejudicing the aims, enhancement, character, quality and visual amenities of the Area of Outstanding Natural Beauty. For these reasons the scheme is considered at variance with Policies G1, G5, RT1 and ENV1 of the Districtwide Local Plan, Reg 22 Submission Core Strategy Policies DMG1, DMG2, DME2, DMH3 and DMB3 and Key Statements EN2 and EC3; and guidance within the NPPF. The scheme is tantamount to the creation of four new dwellings within open countryside without sufficient justification.

2 The proposal would not represent sustainable development because it is not appropriately located, being in an isolated position in the countryside and the AONB, in relation to nearby service centres and villages, where travel to and from it would heavily rely on the use of the car. The proposal is considered to be contrary to Policies G1 and RT1 of the Districtwide Local Plan, Reg 22 Submission Core Strategy Policies DMG1 and DMB3 and Key Statement EC3; and and the key principles of the NPPF.

3/2012/0975

Decision Date:
10/12/2012

Longridge
Applications for full consent
Development Address:
69 Preston Road Longridge
Lancashire PR3 3AY

Development Description:
Proposed loft conversion with front and rear dormer, single storey rear extension.

Grid Reference	
360104	436620

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 EX-01 and PR-01 Rev. A.

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

3 Unless otherwise agreed in writing with the Local Planning Authority the development shall be carried out in strict accordance with the recommendations of the bat survey and report submitted with the application dated 16th of October 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.

3/2012/0982

Decision Date:
11/12/2012

Clitheroe
Applications for full consent
Development Address:
1 Langdale Avenue Clitheroe
Lancashire BB7 2PG

Development Description:
Proposed ground floor rear extension to the South East elevation of the property to provide a safe space/bespoke sensory room for specific use by a disabled child.

Grid Reference	
373184	441374

Officer: Mark Baldry
Decision Type: APPROVED WITH CONDITIONS

1 The development must be begun no later than the expiration of three years beginning with the date of this permission.

REASON: Required to be imposed in pursuance to Section 91 of the Town and Country Planning Act 1990.

2 This permission shall be implemented in accordance with the proposal as detailed on drawing number DWG.N0.3.

REASON: For the avoidance of doubt to clarify which plans are relevant.

3/2012/0985

Decision Date:
13/12/2012

Chipping
Alter or Extend a Listed Building
Development Address:
Former H J Berry and Sons Kirk Mill
Chipping Lancashire PR3 2RA

Development Description:
Listed building consent for the removal of two redundant extract flues together with their supporting steelwork and cable stays. (Retrospective application),

Grid Reference	
361974	443610

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 wall repair 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: 14 December 2012

3/2012/0995

Clitheroe

Advertisements

Development Address:

Clitheroe Cricket Club/Carter Leisure Chatburn Road Clitheroe Lancashire BB7 2AS

Grid Reference

374673 442436

Development Description:

Three illuminated hanging banner signs advertising Carter Leisure Club and Cricket Bowling and Tennis Club.

Decision Date:

10/12/2012

Officer: Colin Sharpe

Decision Type: REFUSED

1 Three double sided signs is considered to be an excessive number to advertise the two premises (Carter Leisure Club and the Clitheroe Cricket, Bowling and Tennis Club). The size and height of the signs, their type and materials of construction, and their proposed external illumination by a total of six ground level spotlights are also considered to be inappropriate for this primarily residential locality. Through the combination of these factors, the proposed signs would be detrimental to visual amenity cotrary to saved Policy G1 of the Ribble Valley Districtwide Local Plan and Policy DMG1 of the Core Strategy 2008-2028 A Local Plan for Ribble Valley Regulation 22 Submission Draft.

2 The information contained on the signs is excessive and could not be safely processed by motorists.The signs would therefore be distracting and detrimental to highway safety cotrary to saved Policy G1 of the Ribble Valley Districtwide Local Plan and Policy DMG1 of the Core Strategy 2008-2028 A Local Plan for Ribble Valley Regulation 22 Submission Draft.

3/2012/1006

Ribchester

Applications for full consent

Development Address:

6 Fort Avenue Ribchester Lancashire PR3 3YH

Grid Reference

364901 435242

Development Description:

Proposed replacement sectional concrete garage.

Decision Date:

13/12/2012

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; T2, T3 and T5

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

3/2012/1017

Longridge

Applications for full consent

Development Address:

The Manse Church Street Longridge Lancashire PR3 3WA

Grid Reference

360533 437338

Development Description:

Proposed sub-division of the existing two-storey flat to form 2no. single storey self-contained flats.

Decision Date:

14/12/2012

Officer: Colin Sharpe

Decision Type: APPROVED WITH CONDITIONS

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

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

2 The permission shall relate to the development as shown on Drawing Number LF/PG/2705

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: 14 December 2012

3/2012/1019

Decision Date:
13/12/2012

Grindleton
Application for tree works
Development Address:
Old Bakery Main Street Grindleton BB7 4QT

Development Description:
Fell ash tree or reduce height to six metres.

Grid Reference	
375836	445664

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.

3/2012/1041

Decision Date:
14/12/2012

Longridge
Observations to Another Local Auth
Development Address:
Longridge High School Preston Road Longridge Lancashire PR3 3AR

Development Description:
Renew defective 2.7m high fencing around Astroturf Pitches with 3m high replacement security fencing.

Grid Reference	
360226	436864

Officer: Mark Baldry
Decision Type: NO OBJECTIONS

3/2012/1050

Decision Date:
14/12/2012

Wiswell
Observations to Another Local Auth
Development Address:
Barrow Primary School Old Row Barrow Lancashire BB7 9AZ

Development Description:
Proposed two class base single storey extension, off road car park for 11 vehicles (10 no. spcaces and 1no. disabled space), bike store and extended hard play area.

Grid Reference	
373889	438509

Officer: Mark Baldry
Decision Type: NO OBJECTIONS

3/2012/1053

Decision Date:
13/12/2012

Whalley
Application for tree works
Development Address:
Whalley Abbey The Sands Whalley

Development Description:
Fell sycamore T352

Grid Reference	
372970	436115

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