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: 21 December 2012

3/2012/0115

Decision Date: 19/12/2012

Wilpshire
Certificate of Lawfulness - Existing

Development Address:
Dewhurst Farm Longsight Road Langho Lancashire BB6 8AD

Grid Reference 368743 433953

Development Description:
Application fo a Lawful Development Certificate for an Existing Use in breach of an agricultural occupancy condition (condition no.3 of planning consent 3/1982/0046P).

Officer: Colin Sharpe
Decision Type: APPROVED NO CONDITIONS

1 From the evidence submitted with the application, the Council is satisfied that this property has not been occupied by a person solely or mainly employed in agriculture for a period in excess of ten years.

3/2012/0157

Decision Date: 18/12/2012

Hothersall
Applications for full consent

Development Address:
land adjacent to Hothersall Lane Hothersall Preston Lancashire

Grid Reference 362097 436766

Development Description:
New multi-purpose agricultural building and access track constructed of compacted hardcore to be grassed over.

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 23 October 2012, drawing number: Jp/TK/3406 A.

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 No development approved by this permission shall be commenced until a scheme for the containment and storage of manure has been approved by the Local Planning Authority. Such a scheme shall be constructed and completed in accordance with approved plans.

Reason: To prevent pollution of the water environment and to protect nearby residential amenity in accordance with Policy G1 of the Ribble Valley Districtwide Local Plan.

3/2012/0539

Decision Date: 21/12/2012

Wilpshire
Applications for full consent

Development Address:
Carr Hall Garden Centre Whalley Road Wilpshire Lancashire

Grid Reference 370040 432876

Development Description:
Proposed installation of three endurance 50kw wind turbines 46m in overall height (i.e.to blade tip).

Officer: Graeme Thorpe
Decision Type: REFUSED

1 The site subject to this application is within land designated as Green Belt, and by definition the proposed development of the land for the erection of three wind turbines is considered inappropriate development. The scheme will be harmful to the openness and permanence of the Green Belt, and the applicant has demonstrated no special circumstances that would outweigh the harm caused. For these reasons, approval of this application would be contrary to guidance contained within Policy ENV4 of the Districtwide Local Plan, Policies EM1 and EM17 of the RSS, Key Statement EN1 of the Core Strategy (Regulation 22 Submission Draft) and guidance contained within the NPPF.

2 The proposed turbines will be 29.5 km from, in line of sight to, and will cause unacceptable interference to the Air Traffic Control (ATC) radar at Warton airfield, which will have a detrimental impact on the performance of the MOD ATC and Range Control radars, specifically the desensitisation of radar and the creation of 'false' aircraft returns which air traffic controllers must treat as real. The proposal is therefore considered to be contrary to the requirements of National Planning Policy Framework and Planning for Renewable Energy: A Companion Guide to PPS22 and to all other material considerations.

3 Due to the excessive scale, scale, height and location of the proposed development so close to a number of Public Rights of Way, the approval of these three turbines would impact on the enjoyment of any users of these footpaths. For these reasons, approval of this scheme would be contrary to guidance contained within Policy G1 of the Districtwide Local Plan, Policy DMG1 of the of the Core Strategy (Regulation 22 Submission Draft) and guidance contained within the NPPF.

4 Due to the number of turbines, their excessive scale, scale, height and location, approval of this application would result in a highly visible, incongruous, prominent industrialising ridgeline feature in the immediate and wider rural landscape, and its approval would be to the detriment of the visual amenity of the area. For these reasons approval of this proposal would therefore be contrary to guidance contained within Policies G1, G5, ENV4, ENV24, ENV25 and ENV26 of the Districtwide Local Plan, Policies EM1 and EM17 of the RSS, Policies DMG1, DMG2, DME2 and DME5, and Key Statements DS1, EN1, EN2 and EN3 of the Core Strategy (Regulation 22 Submission Draft), and guidance contained within the NPPF.

5 The Ecological Appraisal & Bird Survey Report and the Bat and Bird Survey Report are considered to contain insufficient information and/or survey data to enable a full and thorough assessment of the potential impact of the development on European Protected Species, Species of Principal Importance and their habitats. The Bat and Bird Survey has not demonstrated that the proposed development would not result in a breach of The Conservation of Habitats and Species Regulations 2010, and based on the results of the breeding birds surveys, breeding lapwing could potentially be disturbed/displaced by the proposed turbines and Curlew appear to nest within 500m of the site. Curlew and Lapwing are Species of Principal Importance and DEFRA Circular 01/2005 states that UK Biodiversity Action Plan Priority Species (Species of Principal Importance, NERC Act 2006). The proposal is therefore considered contrary to Local Plan Policy ENV7, Policy EM1 of the RSS, Policy DME3 and Key Statement EN4 of the Core Strategy (Regu

3/2012/0578

Decision Date:
14/12/2012

Officer: Graeme Thorpe
Decision Type: MINDED TO APPROVE

Read
Applications for full consent

Development Address:
Devil's Elbow land off Whalley Road (A671) Read Lancashire

Development Description:
Development of outdoor adventure centre to include 1) treetop aerial adventure course; 2) segway course; 3) barefoot trails; 4) children's adventure play/trail; and 5) education/interpretation trails. Erection of building to provide ticketing, customer service facilities, toilets, restaurant and cafe, covered seating areas and ancillary retail sales. Construction of new access to the A671 with parking for 50 cars (8 disabled spaces), 5 coaches, together with cycle and motorcycle parking and associated roads and landscaping.

Grid Reference	
375258	434458

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 2. The permission shall relate to the development as shown on Plan Drawing No's 11.26 PL 01 Rev. C, 11.26 PL 02 Rev. C, 11.26 PL 03 Rev. A, 11.26 PL 04 Rev. A and J098/Extlay/Fig 3.

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

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

REASON: In order that the Local Planning Authority may ensure that the materials to be used are appropriate to the locality in accordance with Policies G1 and ENV3 of the Ribble Valley Districtwide Local Plan and DME1 of Regulation 22 Submission Draft of the Core Strategy.

4 4. No part of the development shall take place until an updated survey of the heronry has been carried out during the optimum period of December 2012 to July 2013. The survey shall consist of a minimum of 6 visits with at least 3 carried out in pr-leaf stage of the woodland. The results of the updated survey shall be submitted to the Local Planning Authority Countryside Officer and the RSPB North West Office.

The updated survey shall include details on the extent of the heronry, the position and number of nests and individual herons/breeding pairs present If such a use by herons is confirmed a mitigation buffer zone shall be established in accordance condition no 6 including appropriate measures designed to protect the heronry the details of which shall be submitted to and agreed in writing by the Local Planning Authority Countryside Officer before any work commences on the approved Development.

The actions, methods & timings included in the mitigation measures identified shall be fully implemented

5 There shall be no engineering operations or other construction works including works to any trees, shrubs or other vegetation, carried out anywhere within the woodland during the period commencing the first week of February to the last week of July inclusive, until or unless it has first been confirmed by an ecologist that breeding birds are not present.

REASON: To protect ground nesting birds from damaging activities and reduce or remove the impact of development. To ensure that there are no adverse effects on the favourable status of ground nesting birds before and during the proposed development. In accordance with Local Plan Policies ENV3, ENV7, ENV9 and ENV13, Policy DME3 of Regulation 22 Submission Draft Ribble Valley Core Strategy and Key Statement EN3, Policies EM1 and DP7 of the RSS and paragraphs 7, 9, 14, 17, 109, 118 and 119 of the NPPF.

6 Where necessary, following the survey findings as received by condition No 4 and prior to commencement of any part of the development a 50m buffer zone shall be established beyond which all infrastructure work, including the operation of loud or vibrating machinery, shall be restricted to during the heron pairing and breeding season December to July. The details of the buffer zone including a map confirming the extent of the 50m buffer zones and all the protection and mitigation measures shall also be submitted to the local planning authority. The actions, methods & timing details included in the mitigation notes attached to the details submitted shall be fully implemented and maintained during the entire life span of the development. Mitigation refers to practices adopted to reduce or remove the risk of disturbance, injury or death of herons or destruction of the heronry in part or whole.

REASON: To protect a known heronry from damaging activities and reduce or remove the impact of development. To

7 Prior to commencement of any part of the development details of a post development - monitoring plan shall be submitted to and agreed in writing with the local planning department. The details of the monitoring plan shall include methodology/recording methods, frequency and timing of the monitoring process as well as any measures that may be required in order to mitigate against any adverse affects of the development on the established heronry. The approved monitoring process shall be carried out in accordance with the details submitted for a period of not less than three years commencing during the first breeding season December to July following occupancy/use of the site.

The findings of the monitoring process shall be submitted on an annual basis to the local planning authority, the RSPB North West Office and the East Lancashire Ornithological Club. A final monitoring report shall also be submitted at the end of year three to the local planning authority, the RSPB North West Office and the East Lan

8 Prior to commencement of any part of the development a detailed mitigation plan for species identified in the Extended Phase 1 Habitat Survey & Baseline Ecology Impact Assessment dated June 2012 shall be submitted to and agreed in writing with the local planning authority. The details submitted shall include details of the frequency, extent and timings of surveys for birds, their breeding sites or resting places. All works shall proceed in accordance with the approved strategy with any amendments agreed in writing.

REASON: To protect birds and their nest/roost sites from damaging activities and reduce or remove the impact of development. To ensure that there are no adverse effects on the favourable status of birds, their nest and roost sites. In accordance with Local Plan Policies ENV3, ENV7, ENV9 and ENV13, Policy DME3 of Regulation 22 Submission Draft Ribble Valley Core Strategy and Key Statement EN3, Policies EM1 and DP7 of the RSS and paragraphs 7, 9, 14, 17, 109, 118 and 119 of the NPPF, the Wi

9 Prior to commencement of any site works including delivery of building materials and excavations for foundations or services all trees identified in the Arboricultural Impact Assessment & Method Statement dated 20th of June 2012 shall be protected in accordance with the BS5837 2012 [Trees in Relation to Design, Demolition & Construction] the details of which shall be agreed in writing and implemented in full under the supervision of a qualified Arboriculturalist and in liaison with the Countryside/Tree Officer.

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

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

10 Notwithstanding the submitted details, the development hereby permitted shall not be commenced until details of the landscaping of the site, including the location and extent of new planting and a detailed plant schedule, have been submitted to, and approved in writing by, the Local Planning Authority. The scheme shall indicate, appropriate, types and numbers of trees and shrubs, their distribution on site, including details of any changes of level or landform and the types and details of all fencing and screening. The scheme shall include a solid screen fence between the vehicular parking area and the former gatehouse.

The approved landscaping scheme shall be implemented in the first planting season following commencement of the development unless otherwise agreed by the Local Planning Authority, whether in whole or part and shall be maintained thereafter for a period of not less than 5 years to the satisfaction of the Local Planning Authority. This maintenance shall include the replacement of any tre

11 Prior to the commencement of the use of the site hereby approved, a landscape management plan, including long- term design objectives, management responsibilities and maintenance schedules for all landscaped areas (except privately owned domestic gardens), shall be submitted to and approved in writing by the local planning authority. The landscape management plan shall be carried out as approved and any subsequent variations shall be agreed in writing by the local planning authority.

REASON: To ensure the protection of wildlife and supporting habitat and secure opportunities for the enhancement of the nature conservation value of the site.

12 Full details of the access restriction scheme shall be submitted to Ribble Valley Borough Council for approval in writing in consultation with their advisors. The scheme shall include:

§ A map identifying the areas to remain undisturbed with no access (to include the northern area of woodland and areas of woodland to the south and east of the proposed site access and coach parking),
§ Complete restriction of dogs from the woodland areas [to prevent impacts on wildlife including protected species],
§ Details of fencing to demonstrate access restrictions will be achievable and enforceable and that movement of wildlife shall be maintained,
§ Details of long term enforcement of access restrictions, and
§ Long term monitoring of success of access restrictions and scope for a revised strategy of enforcement.

The approved scheme shall be implemented in accordance with the approved details prior to any recreational activities occurring at the site.

REASON: To ensure the protection of wildlife and su

13 Full details of the ground level access scheme shall be submitted to Ribble Valley Borough Council for approval in writing in consultation with their advisors. The scheme shall:

§ Provide details of access/track/walkway routes.
§ Be informed by a spring survey of woodland flora and updated survey of woodland fauna, included protected species, in order to demonstrate that the route selection will result in the least ecological impact and to identify any species worthy of translocation.
§ Provide details of translocation methods of any species worthy of translocation.
§ Avoid impacts on native trees and any trees with bat roost potential, bird nesting habitat, and other good biodiversity value such as bryophytes, microhabitat etc.
§ Avoid impacts on dead wood (both fallen and standing) and demonstrate retention of any dead wood in situ.
§ Provide details of route widths and demonstrate widths have been kept to a minimum (e.g. through use of a one way system, infrequent passing places).
§ Provide det

14 Full details of the woodland high wire course shall be submitted to Ribble Valley Borough Council for approval in writing in consultation with their advisors. The scheme shall:

§ Provide details of the route location, height and materials.
§ Avoid impacts on ancient woodland.
§ Be agreed by an Ecologist on site.
§ Avoid impacts on native trees.
§ Avoid trees with other good biodiversity value such as bryophytes, microhabitat etc.
§ Provide confirmation that the route will not result in impacts on trees with or adjacent to trees with bat roost potential and/or bird nesting habitat

The approved scheme shall be implemented in accordance with the approved details prior to the woodland high wire course being brought into use

REASON: Due to potential noise disturbance off site, zip wires, rope swings, bridges may be excluded from Northern sector of site, and to ensure the protection of wildlife and supporting habitat.

15 Prior to commencement of development, details of the layout, method of construction and materials to be used in constructing the approved outdoor activities shall be submitted to and approved in writing by the local planning authority. The scheme shall be implemented in accordance with the approved details.

REASON: In the interests of the amenity of the area and to ensure the protection of wildlife and supporting habitat to comply with Policies G1 and ENV3 of the Ribble Valley Districtwide Local Plan.

16 Any trees proposed for removal or to be utilised to provide the high wire course shall be assessed for suitability of use by roosting bats prior to their removal. Should there be any evidence of bat roosting, no works shall commence until detailed mitigation measures for the avoidance of impacts upon bats have been submitted to and approved in writing by the local planning authority. The approved mitigation scheme shall be implemented prior to commencing any works to the trees.

REASON: To ensure that there are no adverse affects of development on a species protected by the Wildlife & Countryside Act 1981 as amended, the Conservation [Natural Habitats & c.] Regulations 1994 and District Wide Local Plan.

17 No site clearance, site preparation or development work shall take place until a habitat creation/enhancement and management plan has been submitted and approved in writing by Ribble Valley Borough Council in consultation with specialist ecological advisors. The management plan should include:

§ Objectives.
§ Rationale.
§ Current condition and management, including species lists and survey maps.
§ Fully detailed methods of reinstatement of any damage to ground flora during construction, habitat creation / restoration / enhancement proposals.
§ Detailed long term management prescriptions including maps showing areas to be managed and informed by up to date surveys of flora and fauna.
§ Monitoring proposals.
§ Periodic review of prescriptions in consultation with planning authority in consultation with their ecological advisors

The management plan shall demonstrate that all likely short and long-term impacts will be fully offset and that overall biodiversity enhancement will be delivered, to incl

18 A precautionary badger survey shall be carried out immediately prior to commencement of works. In the event that previously unrecorded badgers sett(s) are observed during this survey or at any other time prior to or during works then no works shall commence until detailed mitigation measures for the avoidance of impacts on badgers have been submitted to Ribble Valley Borough Council for approval in writing in consultation with their ecological advisors or until Natural England have been consulted over the need for a licence (if necessary). The approved mitigation scheme shall be implemented in full prior to any recreational activities occurring at the site.

REASON: To ensure that there are no adverse affects on a species protected by the Wildlife & Countryside Act 1981 as amended and the Conservation [Natural Habitats & c.] Regulations 1994 by virtue of the approved development.

19 Site lighting shall be limited to the car parking area and entranceway to centre, with any site lighting to be designed to be inward facing so as not to illuminate beyond the boundary of the above areas. No lighting shall be installed within the woodland or along woodland edges, and lighting associated with the development should be designed to avoid excessive light spill and shall not illuminate the woodland or woodland edges, at any time prior to commencement of works, during construction, throughout the lifetime of the development or during deconstruction works. Only external lighting, which has received the prior written approval of the local planning authority, shall be installed within the application site at any time.

REASON: In the interests of protecting residential amenity and highway safety in accordance with Policy G1 of the Ribble Valley Districtwide Local Plan, and to avoid dazzle, glare or distraction. The principles of relevant guidance should be followed (e.g. the Bat Conservation Tr

20 Tree felling, tree works, vegetation clearance works, vehicle movements, development works or other works that may affect nesting birds will be avoided between March and August inclusive, unless the absence of nesting birds has been confirmed by further surveys or inspections.

REASON: To ensure that there are no adverse affects of development on species of conservation concern.

21 Prior to the completion of the development, a substantial and correctly installed vehicular barrier shall be erected at the car park entrance, a minimum of 5m behind the nearside edge of the carriageway, to prevent access out of hours. Any gates/barriers shall open away from the highway and shall remain closed when the building is unoccupied.

REASON: To permit vehicles to pull clear of the carriageway when entering the site in the interests of highway safety, and to provide security on site when the building is unoccupied. In order to comply with planning policy G1 of the District Wide Local Plan and DMG1 of Regulation 22 Submission Draft of the Core Strategy.

22 No part of the development hereby approved shall commence until a scheme for the construction of the site access and the off-site works of highway improvement has been submitted to and approved by the Local Planning Authority in consultation with the Highway Authority. This is in order to satisfy the Local Planning Authority and Highway Authority that the final details of the highway scheme/works are acceptable before work commences on site.

REASON: To satisfy the Local Planning Authority and Highway Authority that the final details of the highway works are acceptable before work commences on site, and in order to comply with planning policy G1 of the District Wide Local Plan and DMG1 of Regulation 22 Submission Draft of the Core Strategy.

23 There shall not at any time in connection with the development be erected or planted or allowed to remain upon the land hereinafter defined any building, wall, fence, hedge, tree, shrub or other device. The visibility splay to be the subject of this condition shall be that land in front of a line drawn from a point 2.4 metres measured along the centreline of the proposed access road from the nearer edge of the carriageway of the A671 to points measured 105 metres in each direction along the nearer edge of the carriageway of the A671, 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.

24 Before the access is used for vehicular purposes, the access and car park area detailed on drawing no. shall be appropriately paved in tarmacadam, concrete, block paviours, or other approved materials. The parking and manoeuvring areas shall be laid out in accordance with drawing no. 11.26 PL 02 Rev. C and shall be available for use before the development is brought into use.

REASON: To prevent loose surface material from being carried onto the public highway thus causing a potential source of danger to other road users, and to provide adequate car parking facilities for the development.

25 The existing vehicular access into the site shall be physically and permanently closed and the existing verge/footway and kerbing of the vehicular crossing shall be reinstated in accordance with the Lancashire County Council Specification for Construction of Estate Roads, concurrent with the formation of the new access.

REASON: To limit the number of access points to the site, and to maintain the proper construction of the highway.

26 In the interests of residential amenity and to enhance safe working practices on or near the highway, no development shall take place, including any works of demolition, until a Construction Method Statement has been submitted to, and approved in writing by, the local planning authority. The approved Statement shall be adhered to throughout the construction period.

The Statement shall provide for:
1. the parking of vehicles of site operatives and visitors,
2. loading and unloading of plant and materials,
3. storage of plant and materials used in constructing the development,
4. the erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate,
5. wheel-washing facilities,
6. measures to control the emission of dust and dirt during construction, and
7. a scheme for recycling/disposing of waste resulting from demolition and construction works.

REASON: In the interests of protecting residential amenity from noise and disturbance i

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

REASON: To ensure and safeguard the recording and inspection of matters of archaeological importance associated with the site.

28 The use of the facilities and premises in accordance with this permission shall be restricted to the hours between 0900 to 1900 between 1 April to 31 October and between 0900 to 1730 between 1 November to 31 March.

REASON: To safeguard residential amenities. The use of the premises outside these hours could prove injurious to the amenity of the occupiers of adjacent dwellings and would require further consideration.

29 The buildings hereby approved by this permission shall only be used between the hours of 0900 to 2000 between 1 April to 31 October, and 0900 to 1800 between 1 November and 31 March.

REASON: To safeguard residential amenities. The use of the premises outside these hours could prove injurious to the amenity of the occupiers of adjacent dwellings and would require further consideration.

30 There shall be no amplified music at the site unless otherwise agreed in writing with the Local Planning Authority.

REASON: In the interests of the amenities of nearby residents.

1 Approval of this scheme would be contrary to the guidance contained within Local Plan Policies ENV7, ENV9, ENV10, ENV12 and ENV13, Policy DME3 of Regulation 22 Submission Draft Ribble Valley Core Strategy and Key Statement EN3, Policies EM1 and DP7 of the RSS and paragraphs 7, 9, 14, 17, 109, 118 and 119 of the NPPF. Approval of the scheme would also be contrary to the guidance contained within the LCC document Biological Heritage Sites - Guidelines for Site Selection, Circular 06/2005, DEFRA Circular 01/2005, The Conservation of Habitats and Species Regulations 2010 (as amended), Wildlife and Countryside Act 1981 (as amended) and the NERC Act 2006. Approval of the application will have a significant and detrimental impact upon the Old Park Plantation, New Maris Wood and Sager Hey Plantation Biological Heritage Site (BHS 73SW10), as the likely impact of the development will result in the loss or deterioration of irreplaceable habitats on site, namely a long standing heronry on site (one of the qualifying f

3/2012/0589

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.

Decision Date:

18/12/2012

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 and Policies DMG1, DMC4, DMH3 and DMH4 of the Ribble Valley Regulation 22 Submission Draft Core Strategy.

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 and Policy DME4 of the Ribble Valley Regulation 22 Submission Draft Core Strategy.

3/2012/0660

Ribchester

Applications for full consent

Development Address:

Moor House Farm Clitheroe Road Knowle Green Lancashie

Grid Reference

364691 437974

Development Description:

Proposed erection of a general purpose agricultural building, hardstanding and new septic tank and electric meter housing.

Decision Date:

21/12/2012

Officer: Claire Booth

Decision Type: REFUSED

1 The building is sited in an unduly prominent and isolated position divorced from the existing group of buildings and if allowed would have a harmful effect on the landscape qualities of the area. For these reasons the proposal is considered contrary to Policies G1, ENV2 and ENV3 of the Districtwide Local Plan, the Council's SPG on new agricultural buildings and roads and Policies DMG1 and DME2 of the Regulation 22 Submission Draft Core Strategy.

2 The building by virtue of its scale, design and inappropriate materials would have a harmful effect on the landscape qualities of the area to the detriment of visual amenity. For these reasons the proposal is considered contrary to Policies G1, ENV2 and ENV3 of the Districtwide Local Plan, the Council's adopted Supplementary Planning Guidance on new agricultural buildings and roads, and Policies DMG1 and DME2 of the Regulation 22 Submission Draft Core Strategy.

3/2012/0704

Mellor

Applications for full consent

Development Address:

Unit 4 The Shippon Elswick Farm Mellor Brow Mellor Lancashire

Grid Reference

364853 431003

Development Description:

Proposed internal and external alterations to form additional accommodation in the roof.

Decision Date:

20/12/2012

Officer: Colin Sharpe

Decision Type: REFUSED

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 No part of the development within the roofspace of the building shall take place until a survey for the presence of bats has been carried out; and a report containing details of its findings, including any required mitigation measures, has been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in strict compliance with any required mitigation measures.

Reason: To ensure that no protected species (bats) or their habitat are harmed by the development and to in order to comply with Policy ENV7 of the Ribble Valley Districtwide Local Plan and Policy DME3 of the Core Strategy 2008-2028- A Local Plan for Ribble Valley Regulation 22 Submission Draft.

3 The proposed rooflights shall be of the Conservation Type, recessed with a flush fitting, details of which shall be further submitted to and approved in writing by the Local Planning Authority before their use in the approved development.

REASON: In the interests of visual amenity in order to retain the character of the building and to comply with Policies G1, H16 and H17 of the Ribble Valley Districtwide Local Plan and Policies DMG1, DMH3 and DMH4 of the Core Strategy 2008-2028- A Local Plan for Ribble Valley Regulation 22 Submission Draft.

1 The propesed number of rooflights is considered to be excessive and would be detrimental to the appearance and character of this converted agricultural building contrary to Policies G1 and H17 of the Ribble Valley Districtwide Local Plan and Policies DMG1 and DMH4 of the Core Strategy 2008-2028- A Local Plan for Ribble Valley Regulation 22 Submission Draft.

2 The Local Planning Authority operates a pre-planning application advice service which applicants are encouraged to use. Whether or not this is used, the Local Planning Authority endeavours to work proactively and positively to resolve issues and considered the imposition of appropriate conditions and amendments to the application to deliver a sustainable form of development . In this case, however, it was considered that negotion would not have resolved the issues.

3/2012/0715

Mellor

Applications for full consent

Development Address:

Elswick Farm Mellor Brow Mellor Lancashire BB2 7EX

Development Description:

Proposed demolition of the existing building and replacement with a new dwelling and adjoining annex, with a change of use of agricultural land to form extended curtilage.

Grid Reference	
364884	431017

Decision Date:

20/12/2012

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 WIL05A.DWG03

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 and Policy DMG1 of the Core Strategy 2008-2028- A Local Plan for Ribble Valley Regulation 22 Submission Draft.

4 Prior to the first occupation of the replacement dwelling hereby permitted, a fence shall have been erected on the boundaries of the rear curtilage area hereby permitted in accordance with precise details that have first been submitted to and approved in writing by the Local Planning Authority. Thereafter, there shall be no alterations to the type, colour, height of position of this fence without the prior written permission of the Local Planning Authority.

REASON: In the interests of visual amenity and to comply with 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.

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) 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 amenity of the area in accordance with 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.

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) 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 order that the Local Planning Authority shall retain effective control over the development in accordance with 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:
18/12/2012

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.

3/2012/0735

Bolton-by-Bowland, Gisburn Forest and Sawley

Applications for full consent

Development Address:
Jacksons Barn Bolton-by-Bowland Road Sawley Lancashire

Development Description:
Proposed conversion of a redundant agricultural building forming a mixed use. Ground floor office with first floor residential use and demolition of attached building and formation of new vehicular access.

Grid Reference	
377485	446916

Decision Date:
20/12/2012

Officer: Colin Sharpe
Decision Type: REFUSED

1 The proposed conversion of this isolated barn for office and residential use represents an unsustainable form of development that, due to the intensified use of the building and the formation and use of a residential/commercial curtilage, would detract from the appearance and character of the Forest of Bowland Area of Outstanding Natural Beauty. As such, the proposal is contrary to the advice contained in the National Planning Policy Framework; Saved Policies G1, ENV1, H15, H17 and EMP9 of the Ribble Valley Districtwide Local Plan; and Policies DMG1, DME2, DMH3, DMH4 and DMB2 of the Core Strategy 2008 - 2028 - a Local Plan for Ribble Valley Regulation 22 Submission Draft.

3/2012/0768

Chipping

Discharge of Conditions

Development Address:

Moss Hall Farm Chipping Preston Lancashire PR3 2NN

Grid Reference

359863 443163

Development Description:

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

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.

3/2012/0786

Clitheroe

Applications for full consent

Development Address:

Clitheroe Hospital Chatburn Road Clitheroe Lancashire BB7 4JX

Grid Reference

375535 443062

Development Description:

Proposed erection of a two-storey community hospital including associated access, parking, infrastructure works, boundary treatments and landscaping.

Decision Date:

14/12/2012

Officer: John Macholc

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 plans reference: AR/WS/XX/PL/100/0001/A Location Plan, AR/WS/XX/PL/110/005/P Illustrative Site Plan, AR/WS/XX/PL/100/004/B Site Plan, AR/WS/XX/EL/251/001/B Elevations, AR/XX/001/EL/251/019/A Elevations of External Buildings, AR/XX/01/PL/208/001/E Floor Plan, AR/XX/01/PL/208/001/F Floor Plan, AR/XX/RS/PL/240/001/E Roof Plan, AR/WS/XX/SE/251/001/B Section Plan and AR/WS/XX/SE/251/001/B Section Plan.

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

3 Precise specifications 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 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 DMG1 of Regulation 22 Draft Submission Core Strategy.

4 The development hereby permitted shall be in accordance with the landscaping scheme and arboricultural report submitted with the application.

The landscaping scheme shall be implemented in the first planting season following occupation or use of the development, whether in whole or part and shall be maintained thereafter for a period of not less than 5 years to the satisfaction of the Local Planning Authority. This maintenance shall include the replacement of any tree or shrub which is removed, or dies, or is seriously damaged, or becomes seriously diseased, by a species of similar size to those originally planted.

REASON: In the interests of the amenity of the area and to comply with Policies G1 and T1 of the Ribble Valley Districtwide Local Plan and Policies DMG1 and DMG3 of Regulation 22 Draft Submission Core Strategy.

5 No part of the development hereby approves shall commence until a scheme for the construction of the site access and the off-site works or highway improvement has been submitted to and approved by the Local Planning Authority in consultation with the Highway Authority. This shall be implemented in accordance with a timescale agreed by the Local Planning Authority.

REASON: In the interest of highway safety and to comply with Policy G1 and T1 of the Districtwide Local Plan.

6 At least 10% of the energy supply of the development shall be secured from decentralised and renewable or low carbon energy sources. Details and a timetable of how this is to be achieved including details of physical works on site, shall be submitted to and approved in writing by the Local Planning Authority. The approved details shall be implemented in accordance with the approved timetable and retained as operational thereafter, unless otherwise agreed in writing by the Local Planning Authority.

REASON: In order to encourage renewable energy and comply with national guidance on climate change and Policy EM18 of the North West of England Regional Spatial Strategy to 2021 and Policy DME5 of Regulation 22 Draft Submission Core Strategy.

7 Prior to occupation of the 1st dwelling a residential Travel Plan to improve accessibility of the site by sustainable modes shall be submitted to and approved in writing by the Local Planning Authority in consultation with Lancashire County Council Highways Travel Plan Team.

The full Travel Plan should include the following matters:

- Appointment of a named Travel Plan Co-ordinator
- Travel survey
- Details of cycling, pedestrian and public transport links to the site
- Details of secure, covered cycle parking
- SMART Targets for non-car modes of travel
- Action plan of measures to be introduced
- Details of arrangements for monitoring and review of the Travel Plan
- A mechanism for delivery of the travel plan including financial contributions of up to £6000.

The approved Travel Plan shall be implemented, monitored and reviewed (including undertaking any necessary remedial or mitigation measures identified in any such review) in accordance with the approved Travel Plan for a period of ti

8 Prior to the commencement of development, details of a scheme for the diversion of the culverted watercourse flowing through the site shall be submitted to and approved by the Local Planning Authority. Such details shall demonstrate that there will be no built development over the diverted watercourse and shall include the route, size, materials, depth, levels and method of construction. The works shall be constructed and completed in accordance with the approved plans.

REASON: To ensure a satisfactory form of development and in the interests of land drainage in accordance with Policy G1 of the Ribble Valley Districtwide Local Plan.

9 The concrete tank structures identified in the Phase 1 Desk Study undertaken by Ian Farmer Associated for Clitheroe Hospital, Clitheroe (June 2008; reference 40370) represent potential sources of contamination that have not been considered in the site investigation. If, during development, contamination associated with these tanks not previously identified is found to be present then no further development (unless otherwise agreed in writing with the Local Planning Authority) shall be carried out until the developer has submitted, and obtained written approval form the Local Planning Authority for, an amendment to the remediation strategy detailing how this unsuspected contamination shall be dealt with.

REASON: To ensure that the development complies with approved details in the interests of the protection of controlled waters in accordance with Policy G1 of the Ribble Valley Districtwide Local Plan.

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

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

REASON: To ensure that the development complies with approved details in the interests of the protection of controlled waters in accordance with Policy G1 of the Ribble Valley Districtwide Local Plan.

11 Prior to commencement of any site works including delivery of building materials and excavations for foundations or services all trees identified in the Arboricultural Survey, dated the 21st July 2008 [trees T1 - T94/G1-G6 & H1-H3 inclusive] shall be protected in accordance with the BS5837 2012 [Trees in Relation to Design, Demolition & Construction] the details of which shall be agreed in writing and implemented in full under the supervision of a qualified arboriculturalist and in liaison with the Countryside/Tree Officer.

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

During the building works no excavations or changes in ground levels shall take place and no building materials/spoil/soil/rubble shall b

12 Prior to commencement of development a scheme detailing works of off-site highway improvements, including measures to promote sustainable transport, shall be submitted to and agreed in writing by the Local Planning Authority. The scheme shall detail the works, timing and mechanism of delivery and thereafter be implemented in accordance with the details so approved.

Reason: In the interests of highway safety and in accordance with Policy G1 of the Districtwide Local Plan and DMG1 of Regulation 22 Submission Draft Core Strategy.

3/2012/0821

Decision Date:
18/12/2012

Clayton-le-Dale
Applications for full consent

Development Address:
Nook House Farm Longsight Road
Clayton-Le-Dale Lancashire

Development Description:
Proposed erection of a stable block on land adjacent to Nook House Farm, Clayton-le-Dale.

Grid Reference	
366491	433163

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 Gre/580/1523/01.

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

3 The stables building hereby permitted shall be for private use only and shall not be used in association with any commercial enterprise such as livery stables or riding school.

Reason: To comply with the terms of the application and in the interests of the character of the area and highway safety (as a commercial use could increase the level of activity and vehicle movements generated by the use of the building) and in order to comply with Policies G1, G5 and ENV3 of the Ribble Valley Districtwide Local Plan and Policies DMG1, DMG2 and DME2 of the Core Strategy 2008-2028- A Local Plan for Ribble Valley Regulation 22 Submission Draft.

4 Prior to commencement of any development works including delivery of building materials and excavations for foundations or services, existing trees shall be protected with a root protection zone, as identified on Drawing Number Gre/580/1523/01, in accordance with the BS5837 [Trees in Relation to Construction] the details of which shall include a tree protection monitoring schedule that shall be agreed in writing, implemented and inspected by the Local Planning Authority before any site works are begun.

The root protection 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 zone. In addition no impermeable surfacing shall be constructed within the protection zone.

No tree surgery or pruning shall be implemented with o

3/2012/0895

Downham

Discharge of Conditions

Development Address:

Red Syke Farm Twiston Clitheroe Lancashire BB7 4BY

Development Description:

Application to discharge condition no.3 (specification/location/impact of dry-lining) of planning permission 3/2012/0366P.

Grid Reference

381581 442924

Decision Date:

18/12/2012

Officer: Adrian Dowd

Decision Type: APPROVED NO CONDITIONS

1 3

3/2012/0914

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

Decision Date:

18/12/2012

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 and Policies DME4 and DMG1 of the Ribble Valley Regulation 22 submission Draft Core Strategy.

3/2012/0927

Osbaldeston

Alter or Extend a Listed Building

Development Address:

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

Development Description:

Proposed erection of Reception Classroom. (LBC)

Grid Reference

364813 431789

Decision Date:

18/12/2012

Officer: Adrian Dowd

Decision Type: REFUSED

1 The proposal has an unduly harmful impact upon the character (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.

3/2012/0940

Chatburn

Observations to Another Local Auth

Development Address:

Lanehead Quarry Ribblesdale Works Clitheroe Lancashire BB7 4QF

Development Description:

Variation of condition 13 of planning permissions 3/96/0772, 3/96/0773, 3/96/0774 to allow part of Lanehead Quarry to be deepened to minus 31 metres AOD (Above Ordnance Datum).

Grid Reference

375793 444047

Decision Date:

19/12/2012

Officer: Graeme Thorpe

Decision Type: obs to another authority

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

Grid Reference
360533 437338

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

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.

3/2012/0955

Longridge
Applications for full consent

Development Address:
Tony's Chippy 23 Market Place Longridge Lancs PR3 3RR

Grid Reference
360628 437192

Development Description:
Formation of two-bed flat over Tony's Chippy, Market Place, Longridge, including external rear staircase and insertion of 1no. rooflight to front and 1no. rooflight to rear.

Decision Date:
17/12/2012

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 Drawing Numbers: 10 - Proposed Floor Plans, and, 15A - Proposed Elevations.

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

3 Notwithstanding the details shown upon the approved plans, the proposed Velux roof lights shall be of the Conservation Type, recessed with a flush fitting, details of which shall, including their size, be further submitted to and approved by the Local Planning Authority before development commences upon the site.

REASON: In the interests of visual amenity in order to retain the character of the barn and to comply with Policies G1 and ENV16 of the Ribble Valley Districtwide Local Plan.

4 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 to ensure a satisfactory standard of appearance in the interests of visual amenity and to retain the character and appearance of the conservation area.

3/2012/0957

Longridge

Advertisements

Development Description:

Proposed internally illuminated front fascia sign and illuminated side hanging light box sign

Grid Reference

360332 437491

Decision Date:

17/12/2012

Development Address:

Pizza King 48 Berry Lane
Longridge Preston PR3 3BD

Officer: Claire Booth

Decision Type: REFUSED

1 The proposed signs, by virtue of their design, siting, materials, and method of illumination, would appear as unsympathetic and incongruous features on the building, thereby detracting from the visual amenities of the character and setting of the host building, a Building of Townscape Merit, the street scene, and the character, appearance and significance of Longridge Conservation Area. For this reason, the signs are 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 Section 12 of the National Planning Policy Framework.

3/2012/0960

Mellor

Applications for full consent

Development Description:

Conversion of barn/shippon to form extension to existing farmhouse.

Grid Reference

367004 430604

Decision Date:

14/12/2012

Development Address:

Lower Warble Hey Farm Barker Lane Mellor BB2 7ED

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.

3/2012/0970

Decision Date:
17/12/2012

Gisburn
Applications for full consent
Development Address:
4 Park Mews Gisburn Lancashire BB7 4ES

Development Description:
Proposed insertion of two new windows in the gable end wall where no windows currently exist.

Grid Reference	
382780	448794

Officer: Mark Baldry
Decision Type: REFUSED

1 The formation of new window openings in the Western gable end elevation would, in the opinion of the Local Planning Authority result in alterations to a designated heritage asset that are considered detrimental to the buildings historic character and the visual amenities of the Conservation Area. This would be contrary to Policies G1 and ENV16 of the Ribble Valley Distrcitwide Local Plan and Policies DMG1 and DME4 of the Ribble Valley Core Strategy (Regulation 22 Submission Draft).

3/2012/0980

Decision Date:
20/12/2012

Bowland Forest (Higher)
Applications for full consent
Development Address:
Root Hill Estate Yard Dunsop Bridge Clitheroe Lancashire

Development Description:
Proposed change of use from class B1 to class C3 of 36% of the existing site, to create 3no. dwellings for rental market to include internal and some external alterations.

Grid Reference	
365939	449846

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:
2845/200 - Proposed Plans
2845/200 - Proposed Elevations
2845/300 - Proposed Site Plan.

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

3 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2008 (or any Order revoking, amending or re-enacting that Order) any future extensions and/or alterations to the dwellings including any development within the curtilage as defined in Schedule 2 Part 1 Classes A to H shall not be carried out without the formal written consent of the Local Planning Authority.

Reason: In the interests of the amenity of the area in accordance with Policies G1, H2, H16, H17 and H18 (delete where appropriate) of the Ribble Valley Districtwide Local Plan.

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

Reason: To comply with Policies G1, ENV1, H16 and H17 of the Ribble Valley Districtwide Local Plan to ensure a satisfactory standard of appearance in the interests of visual amenity.

5 All new and replacement door and window head and sills shall be natural stone to match existing.

Reason: To comply with Policies G1, ENV1, H16 and H17 of the Ribble Valley Districtwide Local Plan to ensure a satisfactory standard of appearance in the interests of visual amenity.

6 All new and replacement gutters shall be cast iron or aluminium supported on 'drive in' galvanised gutter brackets.

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.

3/2012/0983

Rimington and Middop

Applications for full consent

Development Address:

Watt Close Farm Burnley Road
Gisburn Lancashire BB7 4JJ

Development Description:

Proposed conversion of stone barn to residential dwelling (Re-submission of 3/2012/0354P).

Grid Reference	
383359	447114

Decision Date:
20/12/2012

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 All the external works of the development hereby permitted shall be completed before the expiration of three years from the date of this permission.

Reason: In order that the Local Planning Authority retains effective control over the development and to ensure that there is no significant deterioration in the condition of the building contrary to Policies G1 and H16 of the Ribble Valley Districtwide Local Plan, Policies DMG1, DMH3 and DMH4 of the Core Strategy (Regulation 22 Submission Draft) and guidance within the NPPF.

3 The permission shall relate to the development as shown on Plan Drawing No's AL(2-)01-002, AL(2-)31-003, AL(2-)32-004, AL(2-)34-001, AL(2-)35-002 and DS0456P-1.

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

4 This permission shall be implemented in accordance with the proposal as amended by letter and plan received on the 18th of December 2012.

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

5 For the avoidance of doubt, the residential curtilage for this proposed dwelling shall be that within the red edge/post and rail fence as indicated on plan drawing numbers AL(2-)01-002 and AL(2-)32-004.

Reason: For the avoidance of doubt and in order to protect the local countryside from further unecessary urban encroachment. In accordance with Policies G1, H2, H15, H16, H17 and ENV3 of the Ribble Valley Districtwide Local Plan, Policies DMG1, DME2, DMH3 and DMH4 and Key Statement EN2 of the Core Strategy (Regulation 22 Submission Draft) and guidance within the NPPF.

6 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 shall retain effective control over the development and to protect the character and appearance of the building, in accordance with Policies G1, H2, H15, H16, H17 and ENV3 of the Ribble Valley Districtwide Local Plan, Policies DMG1, DME2, DMH3 and DMH4 and Key Statement EN2 of the Core Strategy (Regulation 22 Submission Draft) and guidance within the NPPF.

7 No development shall take place until an updated bat survey has been carried out during the optimum bat activity period of May to September prior to the commencement of development. The findings of the updated survey shall be submitted to and agreed in writing with the local planning authority countryside officer & Natural england. If such a use by bats of buildings is established a mitigation plan including appropriate protected species license details, shall be submitted to the local planning authority countryside officer & Natural England.

The actions, methods & timings included in the mitigation measures identified and the conditions of any Natural England License shall be fully implemented and adhered to. In the event that any bats are found, disturbed or harmed during any part of the development work, work shall cease until further advice has been sought from a licensed ecologist.

Reason: To ensure that bird and bat species are protected and their habitat enhanced, in accordance with the Wildl

8 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, Policies DMG1, DMH3 and DMH4 of the Core Strategy (Regulation 22 Submission Draft) and guidance within the NPPF. To ensure a satisfactory standard of appearance in the interests of visual amenity.

9 All new and replacement door and window head and sills shall be natural stone to match existing.

Reason: To comply with Policies G1, H16 and H17 of the Ribble Valley Districtwide Local Plan, Policies DMG1, DMH3 and DMH4 of the Core Strategy (Regulation 22 Submission Draft) and guidance within the NPPF. To ensure a satisfactory standard of appearance in the interests of visual amenity.

10 Notwithstanding the provisions of the Town and Country Planning General Permitted Development Order 2008 (or any order revoking or re-enacting that Order) any future extensions, external alterations to the dwelling including any development within the curtilage as defined in Schedule 2 Part 1 Classes A to H, and Part 2 Class A, shall not be carried out without the formal consent of the Local Planning Authority.

Reason: In order that the Local Planning Authority shall retain effective control over the development to ensure compliance and to protect the character and appearance of the building, in accordance with Policies G1, H2, H15, H16, H17 and ENV3 of the Ribble Valley Districtwide Local Plan, Policies DMG1, DME2, DMH3 and DMH4 and Key Statement EN2 of the Core Strategy (Regulation 22 Submission Draft) and guidance within the NPPF.

11 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 dwellings 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 that the Local Planning Authority shall retain effective control over the development to ensure compliance and to protect the character and appearance of the building, in accordance with Policies G1, H2, H15, H16, H17 and ENV3 of the Ribble Valley Districtwide Local Plan, Policies DMG1, DME2, DMH3 and DMH4 and Key Statement EN2 of the Core Strategy (Regulation 22 Submission Draft) and guidance within the NPPF.

12 This permission shall relate to the proposed conversion in accordance with the structural survey submitted as part of the application and dated 12th of October 2012. Any deviation from the survey may need to be the subject of a further planning application.

Reason: To comply with Policies G1 and H16 of the Ribble Valley Districtwide Local Plan, Policies DMG1, DMH3 and DMH4 of the Core Strategy (Regulation 22 Submission Draft) and guidance within the NPPF, since the application is for the conversion of the building only.

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

The details shall be submitted on a building dependent bird/bat species development site plan and include details of plot numbers and the numbers of per individual building/dwelling and type. The details shall also identify the actual wall and roof elevations into which the above provisions shall be incorporated -north/north east elevations for birds & elevations with a minimum of 5 hours morning sun for bats.

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

Reason: To protect the bird/bat population from damag

14 There shall be no formal landscaping of the proposed garden area unless otherwise agreed in writing with the Local Planning Authority. Details of any proposed landscaping of the site shall be submitted to, and approved in writing by, the Local Planning Authority. The scheme shall indicate, as appropriate, the types and numbers of trees and shrubs, their distribution on site, those areas to be seeded, turfed, paved or hard landscaped, including details of any changes of level or landform and the types and details of all fencing and screening.

Any approved landscaping scheme shall be implemented in the first planting season following occupation or use of the development, whether in whole or part and shall be maintained thereafter for a period of not less than 5 years to the satisfaction of the Local Planning Authority. This maintenance shall include the replacement of any tree or shrub which is removed, or dies, or is seriously damaged, or becomes seriously diseased, by a species of similar size to th

15 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/historical importance associated with the building, in accordance with Policy G1 of the Ribble Valley Districtwide Local Plan, Policy DMG1 of the Core Strategy (Regulation 22 Submission Draft) and guidance within the NPPF.

16 No development approved by this permission shall be commenced until a scheme for the disposal of foul and surface waters has been approved by the Local Planning Authority. Such a scheme shall be constructed and completed in accordance with the approved plans.

Reason: To ensure a satisfactory means of drainage in accordance with Policy G1 of the Ribble Valley Districtwide Local Plan, Policy DMG1 of the Core Strategy (Regulation 22 Submission Draft) and guidance within the NPPF.

3/2012/0984

Decision Date:
20/12/2012

Slaidburn & Easington
Applications for full consent

Development Address:
Cocklick End Farmhouse and Barn
School Lane Slaidburn Lancs

Grid Reference
373796 458365

Development Description:
The reinstatement of residential use of Cocklick End Farmhouse and the conversion of the adjoining barn for residential purposes together with minor alterations to the building and associated works including improvement of the access track.

Officer: Claire Booth
Decision Type: REFUSED

1 The proposed development, due to the isolated location of the site outside any settlement and distant from any services, does not represent sustainable development as defined in the National Planning Policy Framework (NPPF) and would therefore form an unjustified dwelling within the open countryside to the detriment of the appearance and character of the Forest of Bowland Area of Outstanding Natural Beauty. It is thus considered contrary to Policies ENV1, G5 and H2 of the Ribble Valley Districtwide Local Plan, Policies DMG1, DMG2 and DMH3 of the Regulation 22 Submission Draft Core Strategy and Section 6 of the National Planning Policy Framework.

2 The proposed works are considered contrary to Policies G1, ENV1, and H17 of the Districtwide Local Plan and Policies DMG1, DME2, and DMH4 of the Regulation 22 Submission Draft Core Strategy and Sections 11 and 12 of the National Planning Policy Framework in that they would have a detrimental impact on the original character of this traditional building, a heritage asset, and visual qualities of the Area of Outstanding Natural Beauty in which it is set.

3 The proposal is contrary to Policies ENV1, H15 and H17 of the adopted Ribble Valley Districtwide Local Plan and Policies EN2, DME2, DME4, DMH3, DMH4 and DMG1 of the Regulation 22 Submission Draft Core Strategy and Sections 11 and 12 of the National Planning Policy Framework in that the development would lead to conditions to the detriment of the visual amenities of the landscape caused by the creation of a curtilage and parking area with its associated domestic/employment paraphernalia.

4 Based on Natural England Standing Advice the application presents insufficient information to demonstrate that there would not be a detrimental impact on the favorable status of the bat and owl species protected under the Wildlife and Countryside Act 1981 (as amended) and under the Conservation (Natural Habitats Regulations) 2010 and as such is contrary to Policy ENV7 of the Ribble Valley Districtwide Local Plan, Policy DME3 of the Regulation 22 Submission Draft Core Strategy and Section 11 of the National Planning Policy Framework.

3/2012/0986

Waddington

Applications for full consent

Development Address:
Former Garage Branch Road Waddington Lancashire BB7 3HR

Development Description:
Proposed change of use of garage premises to form a bungalow.

Grid Reference	
372868	443935

Decision Date:
21/12/2012

Officer: Claire Booth
Decision Type: REFUSED

1 The proposal is considered contrary to the provisions of Policies G1, ENV16, and H17 of the Districtwide Local Plan, Waddington Conservation Area Appraisal, policies DMG1, DME4 and DMH4 of the Submission Draft Core Strategy, and Section 12 of the National Planning Policy Framework, by virtue of its design being harmful to the intrinsic character, appearance and setting of the building, a designated heritage asset, the visual amenities of the street scene and the character, appearance and significance of the conservation area.

3/2012/0993

Longridge

Advertisements

Development Address:
42 Berry Lane Longridge Lancashire PR3 3JJ

Development Description:
Retrospective application for externally illuminated projecting flag sign.

Grid Reference	
360423	437421

Decision Date:
21/12/2012

Officer: Claire Booth
Decision Type: REFUSED

1 The sign, by virtue of its design, siting and method of illumination, appears as an incongruous addition on the building, which significantly detracts 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 Longridge Conservation Area. For this reason, the signs are 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 Sections 7 and 12 of National Planning Policy Framework.

3/2012/0994

Mellor

Certificate of Lawfulness - Proposed

Development Address:
Valle Vista Barker Lane Blackburn Lancashire BB2 7ED

Development Description:
Application for a Lawful Development Certificate for proposed internal alterations and provision of 2no. dormers to the existing roof. Proposed change to door and window positions an addition of small porch to frontage.

Grid Reference	
367229	430448

Decision Date:
18/12/2012

Officer: Mark Baldry
Decision Type: REFUSED

1 The proposed works do NOT constitute permitted development under Schedule 2, Part 1, Class A-H of the Town and Country (General Permitted Development) (Amendment) (No. 2) (England) Order 2008.

3/2012/0997

Newton

Applications for full consent

Development Address:
Slimrow House Newton Lancashire BB7 3DL

Development Description:
Proposed construction of single storey side extension to provide improved living and bedroom space.

Grid Reference	
370312	449156

Decision Date:
18/12/2012

Officer: Mark Baldry
Decision Type: REFUSED

1 It is the opinion of the Local Planning Authority that the proposed development would by virtue of its size, massing and bulk represent an incongruous and unsympathetic addition to the existing dwelling. It is considered that this would be detrimental to the character, setting and visual amenities of the Forest of Bowland AONB. This would be contrary to; Polices, G1, ENV1 and H10 of the Ribble Valley Districtwide Local Plan, Policies DMG1, DME2 and DMH5 of the Ribble Valley Core Strategy 2008-2028 (Regulation 22 Submission Draft) and the Council's adopted SPG on Extensions and Alterations to Dwellings

3/2012/0998

Clitheroe

Applications for full consent

Development Address:

Ashgrove Barn 1 Shawbridge Street
Clitheroe Lancashire BB7 1LY

Decision Date:
18/12/2012

Development Description:
Proposed conversion of garage/games room into dwelling.

Grid Reference	
374732	441710

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 Numbers LA678238, 373-1 and the Site Plan.

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

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

Reason: To comply with Policies G1 and ENV19 of the Ribble Valley Districtwide Local Plan, and Policies DMG1, DME4 and Key Statement EN5 of the Core Strategy 2008/2028 Regulation 22 Submission Draft. To ensure a satisfactory standard of appearance in the interests of visual amenity.

4 All new and replacement door and window head and sills shall be natural stone to match existing.

Reason: To comply with Policies G1 and ENV19 of the Ribble Valley Districtwide Local Plan, and Policies DMG1, DME4 and Key Statement EN5 of the Core Strategy 2008/2028 Regulation 22 Submission Draft. To ensure a satisfactory standard of appearance in the interests of visual amenity.

3/2012/0999

Clitheroe

Alter or Extend a Listed Building

Development Address:

Ashgrove Barn 1 Shawbridge Street
Clitheroe Lancashire BB7 1LZ

Decision Date:
18/12/2012

Development Description:
Proposed conversion of garage/games room to dwelling. (LBC)

Grid Reference	
374553	441710

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 Numbers LA678238, 373-1 and the Site Plan.

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

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

Reason: To comply with Policies G1 and ENV19 of the Ribble Valley Districtwide Local Plan, and Policies DMG1, DME4 and Key Statement EN5 of the Core Strategy 2008/2028 Regulation 22 Submission Draft. To ensure a satisfactory standard of appearance in the interests of visual amenity.

4 All new and replacement door and window head and sills shall be natural stone to match existing.

Reason: To comply with Policies G1 and ENV19 of the Ribble Valley Districtwide Local Plan, and Policies DMG1, DME4 and Key Statement EN5 of the Core Strategy 2008/2028 Regulation 22 Submission Draft. To ensure a satisfactory standard of appearance in the interests of visual amenity.

Planning Applications decided week ending: 21 December 2012

3/2012/1000

Mellor

Applications for full consent

Development Address:

Deershaw Saccary Lane Mellor
Lancashire BB1 9DL

Grid Reference

366403 431837

Development Description:

Proposed new first floor balcony to rear of the property.

Decision Date:

21/12/2012

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 Drawing Numbers: BS.12-113/03 - Proposed Planning Elevations.

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

3/2012/1002

Whalley

Applications for full consent

Development Address:

18 King Street Whalley Lancashire
BB7 9SL

Grid Reference

373336 435989

Development Description:

Proposed single storey rear extension.

Decision Date:

21/12/2012

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 Drawing Number: K.S 3A.

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.

4 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 to ensure a satisfactory standard of appearance in the interests of visual amenity and the character and appearance of the Conservation Area.

3/2012/1004

Bashall Eaves and Mitton

Alter or Extend a Listed Building

Development Address:

Mitton Hall Country House Hotel
Mitton Road Whalley Lancashire

Grid Reference

371716 438539

Development Description:

Listed building consent for a replacement conservatory and second kitchen and a new porch to the function room.

Decision Date:

21/12/2012

Officer: Adrian Dowd

Decision Type: REFUSED

1 The proposed porch would be unduly harmful to the character, setting and significance of the listed building because of its size, design and siting which results in an incongruous, conspicuous and visually intrusive addition and the illegibility of building historic development.

Planning Applications decided week ending: 21 December 2012

3/2012/1007

Decision Date:
21/12/2012

Waddington
Removal of Condition

Development Address:
Stables Barn Slaidburn Road
Waddington Clitheroe Lancashire

Development Description:
Application to remove condition no. 4 (occupancy period) of planning permission 3/2006/0627P, to allow the holiday cottage to be used as a permanent residential dwelling.

Grid Reference	
372480	445770

Officer: Claire Booth
Decision Type: APPROVED WITH CONDITIONS

1 Text to be entered

3/2012/1009

Decision Date:
17/12/2012

Longridge
Applications for full consent

Development Address:
1 Hazel Grove Longridge Lancashire
PR3 3HG

Development Description:
Proposed two-storey side extension over existing garage and utility.

Grid Reference	
360580	437774

Officer: Mark Baldry
Decision Type: APPROVED WITH CONDITIONS

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

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

2 This permission shall be implemented in accordance with the proposal as amended by letter and plan received on the 7th December 2012 carrying drawing No's: 0413/93 1 5 B and 0413/93 1 0

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

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

The building contractors shall take additional care when removing fascia boards, verge tiles & ridge tiles.

In the event that any bats are found or disturbed during any part of the development/roofing work, 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

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".

3/2012/1012

Decision Date:
20/12/2012

Billington and Langho
Applications for full consent

Development Address:
The Bowling Green Brockhall Village
Old Langho Lancashire

Development Description:
Clearance of former bowling green and gardens for the erection of a large, 2-storey property with annex.

Grid Reference	
374165	441802

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 Reference No's A01, A02, A03 Rev. A, A04, A05 Rev. B, A06 Rev A, A07 Rev. A, A08 Rev. A, A09, A10 and A11.

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

3 Notwithstanding the provisions of the Town and Country Planning General Permitted Development Order 2008 (or any order revoking or re-enacting that Order) any future extensions or external alterations to the dwelling, including any development within the curtilage, hard standing or fences, as defined in Schedule 2 Part 1 Classes A to H, and Part II Class A, shall not be carried out without the formal consent of the Local Planning Authority.

REASON: In order that the Local Planning Authority shall retain effective control over the development to ensure compliance with Policy G1 of the Ribble Valley Districtwide Local Plan and Policy DMG1 of the Core Strategy (Regulation 22 Submission Draft).

4 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2008 (or any Order revoking 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 Policy G1 of the Ribble Valley Districtwide Local Plan, the adopted Supplementary Planning Guidance - "Extensions and Alterations to Dwellings" and Policy DMG1 of the Core Strategy (Regulation 22 Submission Draft).

5 The proposed garage shall not be used for any purpose (including any purpose ordinarily incidental to the enjoyment of the dwelling house as such) which would preclude its use for the parking of a private motor vehicle.

REASON: In the interests of visual amenity and to facilitate adequate vehicle parking and/or turning facilities to serve the dwelling in accordance with Policy G1 of the Ribble Valley Districtwide Local Plan, the adopted Supplementary Planning Guidance "Extensions and Alterations to Dwellings" and Policy DMG1 of the Core Strategy (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/tree survey/Tree Constraints Plan [Group of Trees G2] submitted with the application, along with those highlighted to be retained on plan drawing no. A02 shall be protected in accordance with the BS5837 [Trees in Relation to Construction] the details of which shall be agreed in writing and implemented in full.

In addition a tree protection-monitoring schedule shall be agreed in writing and tree protection measures inspected by the local planning authority before any site works are begun.

The root protection zone shall be 12 x the DBH and shall remain in place until all building work has been completed and all excess materials have been removed from site including soil/spoil and rubble.

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

7 The development hereby permitted shall not be commenced until details of replacement tree planting scheme has been submitted to and agreed in writing by, the Local Planning Authority. The scheme shall indicate, as appropriate, the types and numbers of trees and shrubs, their distribution on site, those areas to be seeded, turfed, paved or hard landscaped, including details of any changes of level or landform and the types and details of all fencing and screening.

The approved landscaping scheme shall be implemented in the first planting season following completion of the development, whether in whole or part and shall be maintained thereafter for a period of not less than 5 years to the satisfaction of the Local Planning Authority. This maintenance shall include the replacement of any tree or shrub, which is removed, or dies, or is seriously damaged, or becomes seriously diseased, by a species of similar size to those originally planted.

Reason: In the interests of the amenity of the area and to comp

3/2012/1017

Decision Date: 14/12/2012

Longridge

Applications for full consent

Development Address:
The Manse Church Street Longridge Lancashire PR3 3WA

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

Grid Reference	
360533	437338

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.

3/2012/1022

Decision Date: 17/12/2012

Bowland with Leagram

S.106 Relaxation

Development Address:
Parlick Cottage Moss Lane Chipping Lancashire

Development Description:
Application to discharge the Section 106 Agreement that is attached to planning permission 3/1998/0729P by condition no.9.

Grid Reference	
362850	442014

Officer: Graeme Thorpe
Decision Type: APPROVED WITH CONDITIONS

1 This decision notice must be read in conjunction with the Deed of Release signed and dated 17 December 2012.

Reason: For the avoidance of doubt as the Unilateral Undertaking covering the site has been the subject of a Deed of Release.

3/2012/1033

Decision Date: 21/12/2012

Pendleton

Applications for full consent

Development Address:
Brooklyn Main Street Pendleton Lancashire BB7 1PT

Development Description:
Proposed single storey extension to create a dining/snug area, and the re-landscaping of the garden.

Grid Reference	
375576	439616

Officer: John Macholc
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 References 4149-01 and 4149-02B

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 plans showing the external elevations of the side of elxtension shall be submitted to and approved by the Local Planning Authority.

Reason: For avoidasnce of doubt and to control the ensure the development is appropriate.

4 Precise specifications or samples of walling and roofing materials and details of any surface materials and window frames 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 and Regulation 22 Submission Draft Core Strategy Policies DMG1 and EN5 ensuring a satisfactory standard of appearance given the location of the property in a Conservation Area. The applicant is advised that the bi folding doors should have timber frames.

3/2012/1041

Longridge

Observations to Another Local Auth

Development Address:

Longridge High School Preston Road Longridge Lancashire PR3 3AR

Grid Reference

360226 436864

Development Description:

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

Decision Date:

14/12/2012

Officer: Mark Baldry

Decision Type: NO OBJECTIONS

3/2012/1050

Wiswell

Observations to Another Local Auth

Development Address:

Barrow Primary School Old Row Barrow Lancashire BB7 9AZ

Grid Reference

373889 438509

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.

Decision Date:

14/12/2012

Officer: Mark Baldry

Decision Type: NO OBJECTIONS

3/2012/1063

Clitheroe

Discharge of Conditions

Development Address:

Land to the rear of 59 - 97 Woone Lane Clitheroe Lancashire

Grid Reference

374023 441156

Development Description:

Application for the discharge of condition no. 6 (bat survey) and condition no. 7 (bird survey) of planning permission 3/2011/1064P.

Decision Date:

20/12/2012

Officer: Sarah Westwood

Decision Type: APPROVED WITH CONDITIONS

1 Conditions 6 & 7 are discharged insofar as they relate to the submission of the Bat and Bird Survey dated November 2012. However, the survey provides recommendations in respect of felling of trees and the development must be carried out in accordance with the details so provided

3/2012/1091

Clitheroe

Certificate of Lawfulness - Proposed

Development Address:

Peel Street Primary Substation Peel Street Clitheroe Lancashire

Grid Reference

374453 441505

Development Description:

Application for a Lawful Development Certificate for the proposed installation of a 15m High Telecommunications Tower with ancillary equipment, 1no. Shrouded Yagi Antenna with fenced compound area as detailed in plan no. CS052817 - 1260 - 53621 - 01/02/03.

Decision Date:

20/12/2012

Officer: Mark Baldry

Decision Type: APPROVED NO CONDITIONS