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RIBBLE VALLEY BOROUGH COUNCIL

Planning Applications decided week ending: 11 January 2013

3/2012/0639

Decision Date:
09/01/2013

Bowland with Leagram
Applications for full consent

Development Address:
Windy Hills Farm Chipping
Lancashire PR3 2QR

Grid Reference
361943 444617

Development Description:
Proposed conversion of barn into two dwellings, creation of curtilages and installation of new package treatment plant.

Officer: Claire Booth
Decision Type: APPROVED WITH CONDITIONS

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

REASON: In accordance with the requirements of Policies G1 and H16 of the Ribble Valley Districtwide Local Plan and Policies DMG1 and DMH4 of the Regulation 22 Submission Draft Core Strategy in order that the Local Planning Authority shall retain effective control of the development and to ensure the continued structural integrity of the building.

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.

Reasons: 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 and Policies DMG1 and DMH4 of the Regulation 22 Submission Draft Core Strategy.

3 The permission shall relate to the development as shown on Drawing No:

01 - Plan as Existing
02 - Elevations as Existing;
03A - Proposed Floor Plans and Block Plan, received 10 Decemeber 2012;
04A - Proposed Elevations and Sections, received 10 December 2012; and,
05D - Location Plan and Block Plan.

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

4 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 Paragraph 141 of the National Planning Policy Framework.

5 This permission shall relate to the proposed conversion in accordance with the structural survey submitted as part of the application and dated June 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 and Policies DMG1 and DMH4 of the Regulation 22 Submission Draft Core Strategy since the application is for the conversion of the building only.

6 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 and Policies DMG1 and DMH4 of the Regulation 22 Submission Draft Core Strategy to ensure a satisfactory standard of appearance in the interests of visual amenity.

7 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 and Policies DMG1 and DMH4 of the Regulation 22 Submission Draft Core Strategy to ensure a satisfactory standard of appearance in the interests of visual amenity.

8 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 and Policies DMG1 and DMH4 of the Regulation 22 Submission Draft Core Strategy to ensure a satisfactory standard of appearance in the interests of visual amenity.

9 The proposed Velux roof lights shall be of the Conservation Type, recessed with a flush fitting, details of which shall 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, H16 and H17 of the Ribble Valley Districtwide Local Plan and Policies DMG1 and DMH4 of the Regulation 22 Submission Draft Core Strategy.

10 Unless otherwise agreed in writing with the Local Planning Authority the development shall be carried out in strict accordance with the recommendations of the bat survey and report submitted with the application dated the 11 June 2012.

Reason: To ensuring that no species/habitat protected by the Wildlife and Countryside Act 1981 are destroyed in accordance with Policy ENV7 of the Ribble Valley Districtwide Local Plan and Policy DME3 of the Regulation 22 Submission Draft Core Strategy.

11 The window serving bedroom 3 on the North West elevation of the building (shown on the Courtyard House Elevation) and the internal windows shown on the Courtyard House Elevation shall be obscure glazed to the satisfaction of the Local Planning Authority and remain in that manner in perpetuity.

Reason: In order to protect the residential amenity of occupiers of the two bed cottage as required by with Policies G1 and H10 of the Ribble Valley Districtwide Local Plan and the adopted Supplementary Planning Guidance - "Extensions and Alterations to Dwellings" and Policies DMG1 and DMH5 of the Regulation 22 Submission Draft Core Strategy.

12 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 shall not be carried out without the formal consent of the Local Planning Authority.

Reason: In order that the Local Planning Authority shall retain effective control over the development to ensure compliance with Policies G1, ENV1, and H17 of the Ribble Valley Districtwide Local Plan.

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

Reason: In order that the Local Planning Authority shall retain effective control over the development to ensure compliance with Policies G1, ENV1 and H17 of the Ribble Valley Districtwide Local Plan.

3/2012/0722

Decision Date:
09/01/2013

Newton
Applications for full consent

Development Address:
The Hey Barn Back Lane Newton
Lancashire BB7 3EE

Development Description:
Proposed erection of a single garage within the curtilage of an existing dwelling house.

Grid Reference	
367568	452304

Officer: Claire Booth
Decision Type: APPROVED WITH CONDITIONS

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

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

2 The permission shall relate to the development as shown on Drawing number 1 and number 2.

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 ENV1 of the Ribble Valley Districtwide Local Plan ensuring a satisfactory standard of appearance given the location of the builkding in the Forest of Bowland Area of Outstanding Natural Beauty.

4 This permission shall relate to the Section 106 Agreement dated 11 October 2012 which replaces the detached garage and store detailed in planning permission 3/97/0043/P with the development detailed in this application.

Reason: For the avoidance of doubt since the proposal has been the subject of a Section 106 Agreement.

3/2012/0737

Clitheroe

Applications for full consent

Development Address:

2 St Denys Croft Pimlico Road
Clitheroe Lancashire BB7 2BY

Grid Reference

374473 442239

Development Description:

Retrospective application for the erection of a timber post and rail with vertical board fence 1.9m high.

Decision Date:

08/01/2013

Officer: Colin Sharpe

Decision Type: REFUSED

1 In the opinion of the Local Planning Authority, the fence, due to its prominent location, its overall height of approximately 2.8m. above pavement level and its closed board design, forms an over prominent and incongruous feature that is detrimental to the appearance and character of the Conservation Area. As such, the development is contrary to the advice contained in the National Planning Policy Framework; Saved 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.

3/2012/0777

Ribchester

Applications for full consent

Development Address:

Kellets Farm Green Moor Lane
Knowle Green Lancashire PR3 2YR

Grid Reference

363965 437395

Development Description:

Proposed conversion of barn to residential dwelling.

Decision Date:

10/01/2013

Officer: Colin Sharpe

Decision Type: APPROVED WITH CONDITIONS

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

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

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 accordance with the requirements of saved Policies G1 and H16 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, in order that the Local Planning Authority shall retain effective control of the development and to ensure the continued structural integrity of the building.

3 The permission shall relate to the development as shown on the amended plan received by the Local Planning Authority on 14 December 2012 (Drawing Number GF/3415//1)

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

4 This permission shall relate to the proposed conversion in accordance with the Structural Survey Report dated 2 July 2012 that was submitted as part of the application . Any deviation from the Report may need to be the subject of a further planning application.

REASON: In accordance with the requirements of saved Policies G1 and H16 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, in order that the Local Planning Authority shall retain effective control of the development and to ensure the continued structural integrity of the building and as permission has been granted for the conversion of the building only.

5 Unless otherwise agreed in writing with the Local Planning Authority the development shall be carried out in strict accordance with the recommendations of the Bat and Owl Survey Reports dated 6 and 7 June 2012 that were submitted with the application.

Reason: In order to comply with saved Policies G1 and ENV7 of the Ribble Valley Districtwide Local Plan and Policies DMG1 and DME3 of the Core Strategy 2008-2028- A Local Plan for Ribble Valley Regulation 22 Submission Draft, ensuring that no species/habitat protected by the Wildlife and Countryside Act 1981 are destroyed.

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

To comply with saved Policies G1, H16 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, to ensure a satisfactory standard of appearance in the interests of visual amenity.

7 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 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.

8 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 the interests of the amenity of the area in accordance with Policies G1, H2, H16 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.

9 No development shall take place until the applicant, or their agent or successors in title, has secured the implementation of a programme of building recording and analysis in accordance with a written scheme of investigation which has been submitted to and agreed in writing by the by the Planning Authority.

Reason: To ensure and safeguard the recording and inspection of matters of archaeological/historical importance associated with the building in accordance with saved Policies G1, ENV14 and ENV15 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.

10 Prior to the first occupation of the dwelling hereby permitted, two parking spaces with associated access and manoeuvring areas shall have been provided in accordance with the additional plan received by the Local Planning Authority on 8 November 2012. Thereafter, these facilities shall be retained permanently clear of any obstruction to their designated purpose.

REASON: In the interests of highway safety and to comply with Policy G1 of the Ribble Valley Districtwide Local Plan and Policy DMG1 the Core Strategy 2008-2028- A Local Plan for Ribble Valley Regulation 22 Submission Draft.

11 Prior to the first occupation of the 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 or 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.

3/2012/0813

Bolton-by-Bowland, Gisburn Forest and Sawley

Applications for full consent

Development Address:
Higher Flass Farm Settle Road
Bolton-By-Bowland Lancashire

Development Description:
Conversion of barn to form residential accommodation.

Grid Reference
379107 453133

Decision Date:
09/01/2013

Officer: Claire Booth
Decision Type: REFUSED

1 The proposed development, due to the isolated location of the site outside any of the Borough's defined settlements and distance 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 and character of the Area of Outstanding Natural Beauty in which it is set.

3 The proposal is contrary to Policy G1 of the Districtwide Local Plan and Policies DMG1 and DMH4 of the Regulation 22 Submission Draft Core Strategy in that inadequate information has been submitted to satisfy the Local Planning Authority that the proposal is acceptable in terms of on site parking facilities and subsequently highway safety.

4 Based on Natural England Standing Advice the application presents incomplete 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.

3/2012/0946

Simonstone

Applications for full consent

Development Address:
The Old Stables Trapp Lane
Simonstone BB12 7QW

Development Description:
Erection of detached garage

Grid Reference
377630 435618

Decision Date:
10/01/2013

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 received on the 29 November 2012; Drawing Number: 1001 Revision B.

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 ENV3 of the Ribble Valley Districtwide Local Plan ensuring a satisfactory standard of appearance given the location of the building in the open countryside.

3/2012/0968

Aighton, Bailey & Chaigley

Applications for full consent

Development Address:
Winkley Piggeries Stonyhurst Clitheroe Lancashire BB7 9PN

Development Description:
Proposed erection of Dutch Barn type agricultural building to extend the existing building, for storage of machinery and straw bales.

Grid Reference
370815 438564

Decision Date:
09/01/2013

Officer: Claire Booth
Decision Type: APPROVED WITH CONDITIONS

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

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

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

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

3/2012/0976

Slaidburn & Easington

Variation of Condition

Development Address:
Merrybent Hill Farm Catlow Road Slaidburn Lancashire BB7 3AQ

Development Description:
Minor material amendment to reflect a change to the external treatment of the garage building (variation of condition no.2 of 3/2010/1019P).

Grid Reference
370978 456776

Decision Date:
08/01/2013

Officer: Adrian Dowd
Decision Type: REFUSED

1 The proposed treatment of the facade to the garage building is overtly domestic and unduly harmful to the agricultural character (including setting) and significance of the listed building and the cultural heritage of the Forest of Bowland Area of Outstanding Natural Beauty. This is contrary to Policies ENV20, ENV19, G1, ENV1, H16 and H17 of the Ribble Valley Districtwide Local Plan and Policies DME4, DMG1, DMH3 and DMH4 of the Ribble Valley Regulation 22 Submission Draft Core Strategy.

3/2012/1001

Slaidburn & Easington

Alter or Extend a Listed Building

Development Address:
Merrybent Hill Farm Catlow Road Slaidburn Lancashire BB7 3AQ

Development Description:
Proposed works to facilitate the change of use of conjoining barn and associated buildings from agricultural to residential use to form an extension to the existing farmhouse. Minor internal and external alterations to farmhouse, barn and garage building. (LBC)

Grid Reference
370978 456776

Decision Date:
09/01/2013

Officer: Adrian Dowd
Decision Type: REFUSED

1 The proposal is unduly harmful to the character (including setting) and significance of the listed building because of the loss of important historic fabric (openings in C17 walls; introduction of stairs and full height bathroom to the outshut; interior of C19 lean-to barn), the loss of important historic plan form (introduction of ground floor corridor; incursion of WC into former stables) and the incongruous and overtly domestic design of the agricultural store/garage.

3/2012/1014

Gisburn

Alter or Extend a Listed Building

Development Address:
BMI Gisburn Park Hospital Gisburn Park Estate Gisburn Lancs

Development Description:
Proposed external signage. Listed Building Consent.

Grid Reference
382534 449708

Decision Date:
08/01/2013

Officer: Adrian Dowd
Decision Type: REFUSED

1 The proposed signage has a harmful impact upon the character (including setting) and significance of the Grade I listed building because the size, location and design of signs is unduly prominent, conspicuous, visually intrusive, obscuring of important architectural features (Item G1,G2,G3) and of uncertain impact on important historic fabric (fixture of Item G1,G2,G3,M).

3/2012/1015

Bashall Eaves and Mitton

Discharge of Conditions

Grid Reference
371073 440035

Development Description:
Application for the discharge of condition no. 3 (materials) and condition no. 4 (siting of septic tank) of planning permission 3/2012/0135P.

Decision Date:
08/01/2013

Development Address:
Garth Cottage Clitheroe Road Mitton Clitheroe Lancashire

Officer: Claire Booth
Decision Type: REFUSED

1 Condition 3 cannot be discharged as it is considered the proposed roofing material is out of keeping with local vernacular to the detriment of visual amenity and the Area of Outstanding Natural Beauty.

2 Condition 4 cannot be discharged as the siting of the septic tank is outside the approved application site.

3/2012/1020

Bolton-by-Bowland, Gisburn Forest and Sawley

Applications for full consent

Grid Reference
380224 453018

Development Description:
Proposed 15.24m x 15.24m extension to existing building to completely cover the earth wall silage clamp.

Decision Date:
07/01/2013

Development Address:
Hen Gill Farm Bolton-by-Bowland Clitheroe Lancashire BB7 4LY

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: Wells 01, Wells 02 and Wells 03.

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

3/2012/1021

Longridge

Applications for full consent

Grid Reference
362257 438552

Development Description:
Proposed installation of an Endurance E3120 turbine, with a 24.8m hub height and total height of 34.5m to the vertical blade tip, on land owned by the applicant containing no Title Deed restrictions to developments.

Decision Date:
07/01/2013

Development Address:
The Hills Farm Higher Road Longridge Lancashire PR3 2YX

Officer: Graeme Thorpe
Decision Type: REFUSED

1 The proposed turbine will be 23.932 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 proposed turbine will also cause unacceptable interference to the Prestwick Centre Air Traffic Control (ATC) radar. 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.

2 The proposal by virtue of its location, siting and scale would be contrary to Policies G1, G5, ENV1, ENV24, ENV25 and ENV26 of the Districtwide Local Plan, Reg22 Submission Draft Policies DMG1, DME2 and DME5, Reg22 Submission Draft Key Statements EN2 and EN3, the guidance provided within the Forest of Bowland A.O.N.B. Renewable Energy Position Statement and the NPPF. It would represent a highly visible, incongruous, prominent and dominant industrialising ridgeline feature in the rural landscape, and its approval would be to the detriment of the visual amenity of the area prejudicing the aims and enhancement of the Area of Outstanding Natural Beauty.

3 The proposed wind turbine by virtue of its scale, siting and location so close to the adjacent Public Right of Way would impact on the enjoyment of walkers, and for these reasons the scheme is considered at variance with Policy G1 of the Districtwide Local Plan and Reg22 Submission Draft Policy DMG1.

4 Due to the location, siting and scale of the proposal, approval of this application would have an adverse visual impact on the character, setting and appearance of the adjacent Listed Building, Dilworth Brows Farmhouse. Approval of this application would therefore be contrary to Local Plan Policies G1 and ENV19, Reg22 Submission Draft Policies DMG1, DME4 and DME5, Reg22 Submission Draft Key Statement EN5, guidance contained within the NPPF and the Planning (Listed Buildings and Conservation Areas) Act 1990, as the proposed wind turbine would be seen as a substantial industrialising feature in views of the Listed Building's landscape.

3/2012/1023

Aighton, Bailey & Chaigley

Applications for full consent

Development Address:

Lambing Clough Farm Lambing Clough Lane Hurst Green Lancs

Grid Reference

368624 437238

Development Description:

Proposed extension to cover the livestock gathering area and also an extension to the existing machinery store to assist with the management of the applicant's ewes.

Decision Date:

09/01/2013

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 carrying drawing No: JP/RW/3516.

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

3/2012/1026

Clitheroe

Applications for full consent

Development Address:

12 The Crescent Clitheroe Lancashire BB7 2LP

Grid Reference

373587 441478

Development Description:

Proposed demolition of existing porch and rear Orangery and construction of new porch and new Orangery.

Decision Date:

08/01/2013

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 carrying drawing No: 2012-01

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

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

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

4 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".

Planning Applications decided week ending: 11 January 2013

3/2012/1028

Decision Date: 09/01/2013

Wilpshire

Applications for full consent

Development Address:
13 Ribblesdale Avenue Wilpshire
Lancashire BB1 9LY

Development Description:
Proposed single storey rear extension.

Grid Reference	
369317	433143

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 carrying drawing No: DWG BD-01

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

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

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

4 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".

3/2012/1029

Decision Date: 10/01/2013

Hothersall

Discharge of Conditions

Development Address:
Hothersall Farm Hothersall Lane
Ribchester Lancashire PR3 2XB

Development Description:
Application for the discharge of condition no. 10 (materials) and condition no. 13 (foul drainage system) of planning permission 3/2011/0324P.

Grid Reference	
363140	434670

Officer: Graeme Thorpe
Decision Type: APPROVED NO CONDITIONS

1 Condition no. 10 (materials), and
Condition no. 13 (foul drainage system).

3/2012/1030

Decision Date: 08/01/2013

Sabden

Applications for full consent

Development Address:
Hobwood House Wesley Street
Sabden Lancashire BB7 9EN

Development Description:
Proposed single storey garden room extension.

Grid Reference	
379762	438012

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 carrying drawing No: TG-03

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 and ENV1 of the Ribble Valley Districtwide Local Plan and the adopted Supplementary Planning Guidance - "Extensions and Alterations to Dwellings".

3/2012/1045

Decision Date: 10/01/2013

Mellor

Applications for full consent

Development Address:
Higher Brundhurst Farm Preston New Road Mellor Lancashire

Development Description:
Proposed roof over existing cattle feed yard.

Grid Reference	
364561	430807

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 carrying drawing No: ML/PE/5107

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

3/2012/1056

Decision Date: 10/01/2013

Clitheroe

Applications for full consent

Development Address:
2 Cardigan Close Clitheroe Lancashire BB7 2DR

Development Description:
Demolition of existing rear conservatory. Proposed two-storey rear extension.

Grid Reference	
373983	441975

Officer: Mark Baldry
Decision Type: REFUSED

1 The proposal by virtue of its design, scale, massing and bulk would be an unsympathetic and incongruous addition that would be severely detrimental to the character and setting of the existing dwelling and the streetscene contrary to Policies G1 and H10 of the Ribble Valley Districtwide Local Plan and policies DMG1 and DMH5 of the Ribble Valley Core Strategy (Regulation 22 Submission Draft) and the Council's adopted SPG on Extensions and Alterations to Dwellings.

3/2012/1098

Decision Date: 08/01/2013

Billington and Langho

Observations to Another Local Auth

Development Address:
St Leonards Primary School Whalley Road Langho Blackburn Lancashire

Development Description:
Installation of a covered canopy to the rear of the school.

Grid Reference	
371202	434993

Officer: Mark Baldry
Decision Type: NO OBJECTIONS