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: 18 January 2013

3/2012/0234

Decision Date: 17/01/2013

Clitheroe
Application for tree works

Development Address:
1 and 2 St Denys Croft, Clitheroe
BB7 2BY

Development Description:
Fell three lime trees and replant.

Grid Reference
374170 441987

Officer: David Hewitt
Decision Type: APPROVED WITH CONDITIONS

1 All tree work hereby granted consent shall be in accordance with BS3998 for tree work

2 There shall be no deviation from the tree work hereby granted consent

3 Consent is hereby granted for Crown Reduction in accordance with the details of the application as submitted.

3/2012/0729

Decision Date: 18/01/2013

Bolton-by-Bowland, Gisburn Forest and Sawley
Applications for full consent

Development Address:
Dog & Partridge Tosside Skipton
Yorkshire BD23 4SQ

Development Description:
Proposed change of use from Public House, bike hire and dwelling to Hotel, bike hire and dwelling.

Grid Reference
376895 456092

Officer: Graeme Thorpe
Decision Type: REFUSED

1 The proposed development is contrary to Policies G1, G4 (c), ENV1, H15 (iv) and RT1 (i) of the Districtwide Local Plan, the Council's adopted Supplementary Planning Guidance Note Retention of Public Houses in Rural Areas, Policies DMG1, DMG2, DMH3, DMH4 and DMB3 and Key Statements EN2 and EC3 of the Core Strategy 2008/2028 Regulation 22 Submission Draft, and guidance within paragraph 28 of the NPPF. If approved, the development would lead to the loss of a valuable community facility, without sufficient justification, which would be to the detriment of the rural economy and vitality of the area, and would impact on the provision of suitable tourist facilities within this particular area of the Forest of Bowland AONB.

3/2012/0859

Decision Date: 17/01/2013

Slaidburn & Easington
Discharge of Conditions

Development Address:
Townhead Slaidburn Lancashire
BB7 3AG

Development Description:
Application to discharge condition no. 4 (building recording and analysis), condition no. 5 (materials), condition no. 6 (specification for repair of historic fabric) and condition on. 7 (painting of window frames) of Listed Building Consent 3/2009/0855P.

Grid Reference
371001 452668

Officer: Adrian Dowd
Decision Type: APPROVED NO CONDITIONS

1 4

2 5

3 6

Planning Applications decided week ending: 18 January 2013

3/2012/0860

Decision Date: 17/01/2013

Slaidburn & Easington

Discharge of Conditions

Development Address:
Townhead Slaidburn Lancashire BB7 3AG

Grid Reference 371001 452668

Development Description:
Application to discharge condition no. 5 (building recording and analysis), condition no. 6 (materials), condition no. 7 (specification of repair of historic fabric), conidition no. 8 (painting of window frames) and condition no. 9 (details of gates) of Planning Permission 3/2009/0845P.

Officer: Adrian Dowd
Decision Type: APPROVED NO CONDITIONS

1 5

2 6

3 7

3/2012/0884

Decision Date: 14/01/2013

Whalley

Applications for full consent

Development Address:
New Garage Mitton Road Whalley Lancashire BB7 9JU

Grid Reference 372866 437279

Development Description:
Additional use of commercial vehicle parking area for parking caravans and plant hire storage.

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 Numbers TRI-0318 & 0319.

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

3/2012/0937

Decision Date: 18/01/2013

Wilpshire

Renewal of Planning Permission

Development Address:
The Coach House 26 Whalley Road Wilpshire Lancashire

Grid Reference 368891 432063

Development Description:
Application for the renewal of planning permission 3/2009/0664P, for the erection of a four bed detached dwelling on the former tennis court adjacent to the Coach House.

Officer: Colin Sharpe
Decision Type: APPROVED WITH CONDITIONS

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

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

2 This permission shall be implemented in accordance with the proposal as amended by letter and plan received on 6 October 2009 in relation to the original application 3/2009/0664/P.

REASON: For the avoidance of doubt since the original application was the subject of agreed amendments that enable the retention and protection of existing trees and shrubs in the interests of the amenities of a neighbouring property, 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 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 Policy DMG1 of the Core Strategy 2008-2028 A Local Plan for Ribble Valley Regulation 22 Submission Draft.

4 The development hereby permitted shall not be commenced until details of the landscaping of the site, including wherever possible the retention of existing trees, have been 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.

The 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 those originally plan

5 Prior to commencement of any development works including delivery of building materials and excavations for foundations or services, trees identified as T12 and T13 shall be protected with a root protection area of 8.5m. (measured from the centre of the main stem) 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

6 Prior to the commencement of construction works, the precise siting of the dwelling and its approved finished floor slab level shall be marked out/indicated on site to be viewed and agreed in writing by the Local Planning Authority.

REASON: To ensure compliance with the submitted plans and in the interests of visual amenity and the amenities of nearby residents, 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.

3/2012/1005

Bashall Eaves and Great Mitton

Applications for full consent

Development Address:

Mitton Hall Country House Hotel
Mitton Road Mitton Lancashire

Grid Reference

371716 438539

Development Description:

Proposed replacement conservatory and second kitchen and a new porch to the function room.

Decision Date:

11/01/2013

Officer: Adrian Dowd

Decision Type: SPLIT DECISION

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

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

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

Reason : In order to safeguard the character (including setting) and significance of the listed building.

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 (A): 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".

Reason (B): 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 Precise specifications of works to 'make good' the fabric of the existing interface between historic build and the existing conservatory shall have been submitted to and approved by the Local Planning Authority before their use in the proposed works.

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

5 Text to be entered

6 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.

ReasonTo 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.

7 Prior to commencement of any site works including delivery of building materials and excavations for foundations or services trees identified in the Mitton Hall Tree Preservation Order 1991 [A1] growing within influencing distance of the proposed new conservatory shall be protected in accordance with the BS5837 2012 [Trees in Relation to Design, Demolition & Construction] the details of which shall be submitted to and agreed in writing with the local planning authority. The root protection/exclusion zone shall remain in place until all building work has been completed and all excess materials have been removed from site including soil/spoil and rubble.During the building works no excavations or changes in ground levels shall take place and no building materials/spoil/soil/rubble shall be stored or redistributed within the protection/exclusion zone, in addition no impermeable surfacing shall be constructed within the protection zone.No tree surgery or pruning shall be implemented with out prior written conse

8 The proposed removal of modern ancillary buildings shall be undertaken before the approved development is first brought into use.

Reason: In order to safeguard the character (including setting) and significance of the listed building.

3/2012/1011

Decision Date:
18/01/2013

Chipping
Applications for full consent

Development Address:
Land next to 14 Church Raike
Chipping Lancashire PR3 2Ql

Development Description:
Proposed erection of 7no. houses comprising 6no. semi-detached houses for social rent and on detached private house. Re-submission.

Grid Reference	
362116	443430

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 number's 09-1441-P01, 09-1441-P02, 09-1441-P03, 09-1441-P05 Rev. A, 09-1441-P06 Rev. A, 09-1441-P07 Rev. A, 09-1441-P09, 09-1441-L01, 09-1441-S04 Rev. A and 26192-5K02-P1.

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

3 This permission shall be implemented in accordance with the proposal as amended by letter and plan received on the 7th December 2012.

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

4 Save for clearance & site remediation, the development shall not begin until a scheme to secure the affordable housing has been submitted to and approved in writing by the Local Planning Authority. The affordable housing shall be provided in accordance with the approved scheme, unless otherwise agreed in writing with the local planning authority, and shall meet the definition of affordable housing in Annex 2 of the NPPF or any future guidance that replaces it. The scheme shall include:

i. the tenure of the affordable housing provision to be made;
ii. the arrangements for the transfer of the affordable housing to an affordable housing provider;
iii. the arrangements to ensure that such provision is affordable for both first and subsequent occupiers of the affordable housing; and
iv. the occupancy criteria to be used for determining the identity of occupiers of the affordable housing and the means by which such occupancy criteria shall be enforced.

REASON: For the avoidance of doubt as the permiss

5 Precise specifications and samples of walling and roofing materials, details of any window and door surrounds and fenestrations details (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 ENV1 of the Ribble Valley Districtwide Local Plan, Policies DMG1 and DME2 of Regulation 22 Submission Draft Ribble Valley Core Strategy and Key Statement EN2, and guidance within the NPPF.

6 No part of the development shall be commenced until a non-native species removal and disposal method statement has been submitted and agreed in writing the local planning authority. The details of which shall include details of the eradication and removal from the site all Himalayan Balsam.

REASON: To ensure that there is no risk of further spread of a non-native plant species and to ensure that there are no residue non-native plant species parts remaining. In accordance with Policies G1 and ENV13 of the Ribble Valley Districtwide Local Plan, Policy DMG1 of Regulation 22 Submission Draft Ribble Valley Core Strategy and Key Statement EN2, and guidance within the NPPF.

7 As advised within the submitted Phase I Survey, no part of the development shall be commenced until a preliminary Phase II intrusive site investigation is carried out to determine the status of contamination on site and to determine the geo-technical properties of the ground for foundation design. A remediation statement detailing the recommendations in remedial measures to be implemented within the site shall be submitted to the Local Planning Authority and the developer prior to the occupation of the site shall implement such remedial works. On completion of the remedial works the developer shall submit written confirmation in the form of a site completion report to the Local Planning Authority that all works were completed in accordance with the agreed remediation statement.

REASON: To prevent pollution of the environment in accordance with Policy G1 of the Ribble Valley Districtwide Local Plan, Policy DMG1 of Regulation 22 Submission Draft Ribble Valley Core Strategy and guidance within the NPPF.

8 The development hereby permitted shall not be commenced until details of the landscaping of the site has been submitted to and agreed in writing with the Local Planning Authority. The scheme shall indicate, as appropriate, the types and numbers of trees and shrubs that maximises native species and wildlife friendly species. The agreed landscaping scheme shall include a Lancashire hedgerow mix consisting of appropriate species mix and tree/shrub types.

The 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 that is removed, or dies, or is seriously damaged, or becomes seriously diseased, by a species of similar size to those originally planted.

REASON: To compensate for the loss of native traditional hedgerow

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/tree survey [T1 - T4 & G1 - G8 inclusive] shall be protected in accordance with the BS5837 2012 [Trees in Relation to Design, demolition & Construction]. These details shall be agreed in writing and implemented in full under the supervision of a qualified arboriculturalist and in liaison with the Countryside/Tree Officer. A tree protection - monitoring schedule shall be agreed and tree protection measures inspected by the local planning authority before any site works are begun.

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

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

10 Prior to the commencement of any phase of development, details for how foul and surface water shall be drained on separate systems shall be submitted to the local planning authority and approved in writing for that phase. The development shall be completed, maintained and managed in accordance with the approved details.

REASON: To ensure that the site is drained on separate systems for foul and surface water to ensure a satisfactory means of drainage in accordance with Policy G1 of the Ribble Valley Districtwide Local Plan, Policy DMG1 of Regulation 22 Submission Draft Ribble Valley Core Strategy and guidance within the NPPF.

11 If any tree felling or hedgerow removal is carried out during the bird -breeding season [March - August inclusive] it shall be preceded by a pre-clearance nesting bird survey by an experienced ecologist/ornithologist. If nesting birds are found an exclusion zone shall be maintained around any occupied nest and these areas shall not be cleared until declared free of nesting birds by an ecologist/ornithologist.

REASON: To ensure that bird species are protected and their habitat enhanced in accordance with the Wildlife & Countryside Act 1981 as amended, the conservation [Natural Habitats & c.] Regulations 1994 and the District Wide Local Plan. To protect species protected in law/of conservation concern against harmful activities of development, as trees and hedgerows are important for bird species.

12 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 incorporated 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 damagi

13 Access to the car parking areas shall remain ungated in perpetuity.

REASON: To permit vehicles to pull clear of the carriageway of Church Raike when entering the site in the interests of highway safety. In accordance with Policies G1 and T1 of the Ribble Valley Districtwide Local Plan, Policies DMG1 and DMG3 of Regulation 22 Submission Draft Ribble Valley Core Strategy, and guidance within the NPPF.

14 The parking and manoeuvring areas shall be laid out in accordance with Drawing 09-1441-P05 Revision A and shall be available for use before the development is brought into use.

REASON: To provide adequate car parking facilities for the development in the interests of highway safety. In accordance with Policies G1 and T7 of the Ribble Valley Districtwide Local Plan, Policies DMG1 and DMG3 of Regulation 22 Submission Draft Ribble Valley Core Strategy, and guidance within the NPPF.

15 Before the two access points are used for vehicular purposes, the proposed access and car parking areas detailed on Drawing 09-1441-P05 Revision A shall be appropriately paved in tarmacadam, concrete, block paviours, or other approved materials.

REASON: To prevent loose surface material from being carried onto the public highway thus causing a potential source of danger to other road users. In accordance with Policies G1 and T1 of the Ribble Valley Districtwide Local Plan, Policies DMG1 and DMG3 of Regulation 22 Submission Draft Ribble Valley Core Strategy, and guidance within the NPPF.

16 The existing hedge on the highway frontage of the site to Church Raike shall be removed and may be replanted not less than 2 metres back from the edge of the carriageway of Church Raike.

REASON: To ensure adequate visibility for the drivers of vehicles entering and leaving the site. In accordance with Policies G1 and T1 of the Ribble Valley Districtwide Local Plan, Policies DMG1 and DMG3 of Regulation 22 Submission Draft Ribble Valley Core Strategy, and guidance within the NPPF.

17 A 2 metre wide footway shall be provided along the entire frontage of the site to Church Raike.

REASON: To provide adequate facilities for pedestrians and to ensure adequate visibility at the site access points. In accordance with Policies G1 and T1 of the Ribble Valley Districtwide Local Plan, Policies DMG1 and DMG3 of Regulation 22 Submission Draft Ribble Valley Core Strategy, and guidance within the NPPF.

18 No part of the development shall commence until a scheme for the relocation or replacement of the three existing lighting columns that are presently situated on the site frontage has been submitted to, and approved by, the Local Planning Authority in consultation with the Highway Authority.

REASON: To ensure that street lighting levels are maintained in the interests of highway safety. In accordance with Policies G1 and T1 of the Ribble Valley Districtwide Local Plan, Policies DMG1 and DMG3 of Regulation 22 Submission Draft Ribble Valley Core Strategy, and guidance within the NPPF.

3/2012/1031 **Balderstone**

Discharge of Conditions

Development Address:
Lane Ends Barn Nightfield Lane
Balderstone Lancashire BB2 7LJ

Decision Date:
17/01/2013

Development Description:
Application for the discharge of condition no. 7 (foul drainage system) and condition no. 8 (landscaping scheme) of planning permission 3/2012/0253P.

Grid Reference	
362833	432651

Officer: Graeme Thorpe
Decision Type: APPROVED NO CONDITIONS

1 Condition no. 7 (foul drainage system), and Condition no. 8 (landscaping scheme).

3/2012/1032 **Clitheroe**

Applications for full consent

Development Address:
22 Somerset Avenue Clitheroe
Lancashire BB7 2BE

Decision Date:
14/01/2013

Development Description:
Proposed two-storey side extension with single storey garage.

Grid Reference	
374889	442633

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: AD1, AD2, and AD3 - Amendment 'A' 12/11/12.

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

3 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 highway safety, 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 and the adopted Supplementary Planning Guidance "Extensions and Alterations to Dwellings" and Policy DMG1 of the Regulation 22 Submission Draft Core Strategy.

4 Unless otherwise agreed in writing with the Local Planning Authority the development shall be carried out in strict accordance with the recommendations and mitigation measures within the bat survey and report submitted with the application dated 15 November 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 Districtwide Local Plan and Policy DME3 of the Regulation 22 Submission Draft Core Strategy.

3/2012/1036 **Clitheroe**

Discharge of Conditions

Development Address:
Stanworth House York Street
Clitheroe Lancashire BB7 2HD

Decision Date:
15/01/2013

Development Description:
Application to discharge condition no. 3 (materials) and condition no. 5 (stone slate samples) of listed building consent 3/2012/0645P.

Grid Reference	
374524	442059

Officer: Adrian Dowd
Decision Type: APPROVED NO CONDITIONS

1 5

Planning Applications decided week ending: 18 January 2013

3/2012/1037

Decision Date:
15/01/2013

Simonstone
Applications for full consent

Development Address:
1 Sawley Avenue Simonstone
Lancashire BB12 7QD

Development Description:
Single storey extension to the rear and conversion of the existing garage to living accommodation.

Grid Reference
376937 434495

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 Notwithstanding the details submitted this permission shall relate only to the construction of a single storey extension to the rear and conversion of the existing garage into living accommodation as shown on the submitted drawings carrying drawing No: 2007.10 REV A and 2007.11 REV A.

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

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

Reason: In order that the Local Planning Authority may ensure that the materials to be used are appropriate to the locality in accordance with Policy G1 of the Ribble Valley Districtwide Local Plan, Policy DMG1 of the Ribble Valley Core Strategy (Regulation 22 Submission Draft) and the adopted Supplementary Planning Guidance - "Extensions and Alterations to Dwellings".

3/2012/1040

Decision Date:
15/01/2013

Balderstone
Applications for full consent

Development Address:
Carr Meadow Barn Carr Lane
Balderstone Lancashire BB2 7LN

Development Description:
Proposed Equine storage building.

Grid Reference
369581 432432

Officer: Claire Booth
Decision Type: REFUSED

1 The proposed building is considered contrary to Policies G1, ENV3 and H17 of the Districtwide Local Plan and Policies DMG1, DME2, DME4, and DMH4 of the Regulation 22 Submission Draft Core Strategy in that it would have a detrimental impact on the original character and setting of this traditional building and be to the detriment of the visual amenities of this area of open countryside.

3/2012/1047

Decision Date:
17/01/2013

West Bradford
Applications for full consent

Development Address:
3 Grindleton Road West Bradford
Lancashire BB7 4TE

Development Description:
Proposed loft conversion with dormer to side elevation. Re-submission of 3/2012/0743P.

Grid Reference
374509 444583

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 Notwithstanding the materials stated on the plan the permission shall relate to the development as shown on Drawing Numbers 01A and 02A received on the 7 January 2012.

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

3 The extension hereby approved shall be constructed with its side elevation window obscure glazed, details of which shall be submitted to, and agreed in writing, by the Local Planning Authority before development commences; and also fitted with restrictors limiting the degree of opening of the opening light to not more than 45°. Thereafter it shall be maintained in that condition in perpetuity to the satisfaction of the Local Planning Authority.

Reason: In order to protect nearby residential amenity in accordance with Policies G1 and H10 of the Ribble Valley Districtwide Local Plan and Policies DMG1 and DMH5 of the Regulation 22 Submission Draft Core Strategy.

4 The dormer shall be faced in and roofed in natural blue slate unless alternative materials have first been agreed in writing with the Local Planning Authority.

Reason: In accordance with Policies G1 and ENV1 of the Ribble Valley Districtwide Local Plan and the adopted Supplementary Planning Guidance - "Extensions and Alterations to Dwellings" and Polcies DMG1 and DME2 of the Regulation 22 Submission Draft Core Strategy ensuring a satisfactory standard of external appearance given the location of the property in the Forest of Bowland Area of Outstanding Natural Beauty on a main thoroughfare.

3/2012/1059

Grindleton

Observations to Another Local Auth

Development Address:

Bowland High School Sawley Road Grindleton Lancashire

Grid Reference

376943 446225

Development Description:

Proposed redevelopment of old school buildings to provide a new 2/3 storey building accommodating classrooms, dining hall, hall, kitchen, learning resources room, offices and ancillary facilities.

Decision Date:

16/01/2013

Officer: Graeme Thorpe

Decision Type: NO OBJECTIONS

3/2012/1060

Chatburn

Applications for full consent

Development Address:

1 Mount Pleasant Chatburn Lancashire BB7 4AF

Grid Reference

376723 444083

Development Description:

Proposed construction of a rear porch. Re-submission.

Decision Date:

14/01/2013

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: 1919.P.001 Rev 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 ENV16 of the Ribble Valley Districtwide Local Plan and Policy DME4 of the Ribble Valley Core Strategy (Regulation 22 Submission Draft) ensuring a satisfactory standard of appearance given the location of the property in a Conservation Area.

3/2012/1061

Wiswell

Variation of Condition

Development Address:

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

Grid Reference

374130 438260

Development Description:

Application to vary condition no. 2 of planning permission 3/2012/0832P, to ensure that the illumination relates to the opening hours and not prescriptive times, which could change in the future.

Decision Date:

17/01/2013

Officer: Claire Booth

Decision Type: REFUSED

2 The proposed extension to hours of luminance would cause further harm to the residential amenity of properties within the locality contrary to Policy G1 of the Districtwide Local Plan and Policies DMG1 of the Regulation 22 Submission Draft Core Strategy.

3/2012/1068

Sabden

Applications for full consent

Development Address:

16 Whins Avenue Sabden
Lancashire BB7 9DY

Grid Reference

377430 437327

Development Description:

Proposed new front porch and pitched roof alterations to the rear two-storey outrigger.

Decision Date:

17/01/2013

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 entitled 'Proposed new front porch and rear pitched roof alterations to two storey outrigger.' Carrying drawing No: BS12.146/02 REV A.

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

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

Reason: In order that the Local Planning Authority may ensure that the materials to be used are appropriate to the locality in accordance with Policies G1 and ENV16 of the Ribble Valley Districtwide Local Plan and Policies DMG1 and DME4 of the Ribble Valley Core Strategy (Regulation 22 Submission Draft) ensuring a satisfactory standard of appearance given the location of the property in a Conservation Area.

4 The window on the West elevation at first floor shown to serve the bathroom shall be obscure glazed and remain in that manner in perpetuity.

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

5 Unless otherwise agreed in writing with the Local Planning Authority the development shall be carried out in strict accordance with the recommendations of the bat survey and report submitted with the application dated 16th November 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 Ribble Valley Core Strategy (Regulation 22 Submission Draft).

3/2012/1069

Whalley

Renewal of Planning Permission

Development Address:

Abbey Farm Nethertown Close
Whalley Lancashire BB7 9SF

Grid Reference

372575 436689

Development Description:

Application for the renewal of planning permission 3/2009/0807P for demolition of an existing agricultural building and its replacement with four holiday cottages in two stone built buildings together with garden areas and parking.

Decision Date:

14/01/2013

Officer: Colin Sharpe

Decision Type: APPROVED WITH CONDITIONS

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

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

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

2 The permission shall relate to the development as shown on Drawing Numbers HAR/284/980/01REV.A & 02REV.A.

Reason: For the avoidance of doubt and to ensure that the development is carried out in accordance with the plans that were approved under the original application 3/2009/0807.

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

4 The unit(s) of accommodation shall not be let to or occupied by any one person or group of persons for a continuous period of longer than 3 months in any one year and in any event shall not be used as a permanent accommodation. A register of such lettings shall be kept and made available to the Local Planning Authority to inspect on an annual basis.

Reason: In order to comply with saved Policies G1, G5, H2 and ENV3 of the Ribble Valley Districtwide Local Plan and Policies DMG1, DMG2, DMH3 and DME2 of the Core Strategy 2008-2028- A Local Plan for Ribble Valley Regulation 22 Submission Draft and to comply with the terms of the original permission that was for holiday lets only.

5 The application to be submitted for the approval of reserved matters shall include precise details of the landscaping of the site and boundary treatments.

Reason: In the interests of visual amenity in order to comply with Policy G1 6 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 No development approved by this permission shall be commenced until

a) A desk study report has been undertaken which assesses the risk of the potential for on site contamination and ground gases. If the desk study identifies potential contamination and ground gases, a detailed site investigation shall be carried out to address the nature, degree and distribution of contamination and ground gases and shall include an identification and assessment of risk to receptors as defined under the Environmental Protection Act 1990, Part 2a, focusing primarily on risk to human health and controlled waters.
The investigation shall also address implications of the health and safety of site workers on nearby occupied buildings and structures, on services and landscaping schemes and to the wider environmental receptors including ecological systems and property.

The sampling and analytical strategy shall be approved in writing by the Local Planning Authority prior to the start of the site investigation survey.

b

7 The units of holiday accommodation hereby approved shall not benefit from permitted development rights afforded to dwellings under the provisions of the Town and Country Planning (General Permitted Development) Order (or any Order revoking, amending or re-enacting that Order). Specifically, any future extensions and/or alterations to the units, including any development within their 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.

3/2012/1075

Longridge

Applications for full consent

Development Address:

22 Berry Lane Longridge Lancashire PR3 3JA

Development Description:

Change of use from Class A1 Retail to a Tattoo Studio (Class Sui Generis).

Grid Reference	
360480	437379

Decision Date:

17/01/2013

Officer: Mark Baldry

Decision Type: APPROVED WITH CONDITIONS

1 The permission shall relate to the development as shown on the submitted plans carrying drawing No: ID38545.

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

Planning Applications decided week ending: 18 January 2013

3/2012/1078

Decision Date:
17/01/2013

Salesbury
Applications for full consent
Development Address:
Westholme Longsight Road Copster Green Lancashire BB1 9EU

Development Description:
Replacement 1.85m high x 0.3m thick natural random masonry garden wall with 6m wide access gate to the front of the property.

Grid Reference	
367503	433869

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 12/2050/1.

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

3 The development shall be carried out fully in accordance with Drawing Number 12/2050/1 such that the gates are positioned 7m. away from the nearside carriageway edge of Longsight Road (A59) and the gates shall be fixed so that they open into the site and away from the highway.

Reason: To permit a vehicle to pull clear of the carriageway when entering the site in the interests of highway safety in order 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.

3/2012/1080

Decision Date:
17/01/2013

Clitheroe
Discharge of Conditions
Development Address:
St Mary's Vicarage 17 Church Street Clitheroe Lancashire BB7 2DD

Development Description:
Application for the discharge of condition no. 3 (Bat Survey) of listed building consent 3/2012/0822P.

Grid Reference	
374413	442005

Officer: Adrian Dowd
Decision Type: APPROVED NO CONDITIONS

1 3

3/2012/1082

Decision Date:
17/01/2013

Clitheroe
Applications for full consent
Development Address:
26 Eastmoor Drive Clitheroe Lancashire BB7 1LG

Development Description:
Proposed demolition of rear external garage, construction of new two-storey and single storey extension to form new living accommodation.

Grid Reference	
374629	441343

Officer: Claire Booth
Decision Type: APPROVED WITH CONDITIONS

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

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

2 The permission shall relate to the development as shown on amended drawing number 2012-02 Rev.A received 11 January 2012.

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

3 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 and the adopted Supplementary Planning Guidance "Extensions and Alterations to Dwellings", and Policy DMG1 of the Regulation 22 Submission Draft Core Strategy.

Planning Applications decided week ending: 18 January 2013

3/2012/1090

Decision Date:
17/01/2013

Bashall Eaves and Mitton

Application for tree works

Development Address:
Shireburn Caravan Park Edisford Road Waddington BB7 3LB

Development Description:
Fell three conifers located between 7 and 9 Yew Gardens. Fell two conifers at the top of Ivy Drive on plot 86.

Grid Reference	
372635	442040

Officer: David Hewitt
Decision Type: APPROVED NO CONDITIONS

3/2013/0002

Decision Date:
17/01/2013

Simonstone

Application for tree works

Development Address:
Beck Top Clough Lane Simonstone BB12 7HW

Development Description:
Crown lift and deadwood three oak trees. Crown lift and thin two other trees on site.

Grid Reference	
377691	434428

Officer: David Hewitt
Decision Type: APPROVED WITH CONDITIONS

1 All tree work hereby granted consent shall be in accordance with BS3998 for tree work

2 There shall be no deviation from the tree work hereby granted consent

3 Consent is hereby granted for Crown Thinning in accordance with the details of the application as submitted

4 Consent is hereby granted for Crown Lifting in accordance with the details included in the application as submitted.

5 Consent is hereby granted for dead wood pruning

3/2013/0015

Decision Date:
11/01/2013

Bolton-by-Bowland, Gisburn Forest and Sawley

Certificate of Lawfulness - Proposed

Development Address:
Bolton by Bowland Substation Off Hellifield Lane Bolton by Bowland BB7 4NW

Development Description:
Certificate of Lawfulness for a proposed installation of a 15m high telecommunications pole and 2 no. folded dipole antennas and ancillary equipment for the protection of electrical equipment as detailed in drawing no. CS052817-1260-01, 02C, 03C

Grid Reference	
378352	449551

Officer: Mark Baldry
Decision Type: APPROVED NO CONDITIONS

1 The proposed works do not constitute permitted development under The Town and Country Planning (General Permitted Development) Order 1995, Schedule 2, Part 17, Class G - Electricity Undertakings.