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RIBBLE VALLEY BOROUGH COUNCIL

Planning Applications decided week ending: 25 January 2013

3/2010/0078

Decision Date:
23/01/2013

Billington and Langho
Outline

Development Address:
Old Manchester Offices Whalley
New Road Billington Lancashire

Grid Reference
372799 435722

Development Description:
Planning permission is sought for the demolition of an existing commercial building and the redevelopment of the cleared site and adjoining land for residential development. The development proposed will involve the erection of 18no. dwellings together with garages and gardens. Re-submission.

Officer: Colin Sharpe
Decision Type: APPROVED SUBJECT TO LEGAL AGREEMENT

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 outline planning permission shall be read in conjunction with the Section 106 Agreement dated …… which relates to the delivery of affordable housing and appropriate financial contributions.

REASON: For the avoidance of doubt as the permission is subject to an Agreement.

3 This outline permission shall relate to the proposal as shown on the amended drawing No. WIL/256/1083/01A received by the Local Planning authority on 6 May 2010.

REASON: For the avoidance of doubt and to ensure compliance with the submitted plan.

4 Prior to the commencement of development, a scheme identifying how a minimum of 10% of the energy requirements generated by the development will be achieved by renewable energy production methods shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall then be provided in accordance with the approved details prior to occupation of the development and shall be retained thereafter.

REASON: In order to encourage renewable energy and to comply with Policy G1 of the Ribble Valley Districtwide Local Plan.

5 No development approved by this permission shall be commenced until a scheme for the provision and implementation of a surface water regulation system has been approved by the Local Planning Authority. The scheme shall be completed in accordance with the approved plans.

REASON: To reduce the increased risk of flooding and to comply with Policy G1 of the Ribble Valley Districtwide Local Plan.

6 Prior to the commencement of the development hereby approved in outline, (or such other date or stage in development as may be agreed in writing with the Local Planning Authority) the following components of a scheme to deal with the risks associated with contamination of this site shall each be submitted to and approved in writing by the Local Planning Authority:

(1) A preliminary risk assessment which has identified:

- all previous uses;
- potential contaminants associated with those uses;
- a conceptual model of the site indicating sources, pathways and receptors;
- potentially unacceptable risks arising from contamination at the site;

(2) A site investigation scheme based on (1) to provide information for a detailed assessment of the risks to all receptors that may be affected, including those off site.

(3) the site investigation results and the detailed risk assessment (2) and, based on these, an options appraisal and remediation strategy giving full details of the remediati

7 The development hereby permitted in outline 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 orig

8 No site works, including any demolition works of buildings or boundary walls, shall be commenced until a further protected species/ecological survey has been carried out during the optimum time of May to September. The updated survey shall be submitted to the Local Planning Authority for approval in writing prior to any works commencing on site. If roosting bats are detected or suspected a further survey and mitigation methods will be required for submission to and approval in writing by the Local Planning Authority prior to the demolition of any buildings or boundary walls on site, with the works to be carried out in strict accordance with any mitigation methods identified.

REASON: To comply with Policies G1 and ENV7 of the Ribble Valley Districtwide Local Plan ensuring that no species/habitat affected by the Wildlife and Countryside Act 1981 are destroyed; and due to the passage of time since the original survey was carried out in November 2008.

3/2012/0729

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

Decision Date:
18/01/2013

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.

3/2012/0937

Wilpshire

Renewal of Planning Permission

Development Address:
The Coach House 26 Whalley Road Wilpshire Lancashire

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.

Grid Reference
368891 432063

Decision Date:
18/01/2013

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.

3/2012/0962

Decision Date:
24/01/2013

Officer: John Macholc
Decision Type: APPROVED WITH CONDITIONS

Chipping
Applications for full consent

Development Address:
Talbot Hotel Talbot Street Chipping Preston PR3 2QE

Grid Reference
362283 443328

Development Description:
Refurbishment and extension to existing hotel to create 9no. ensuite bedrooms, function suite, bistro restaurant and bar area with ancillary hotel, kitchen and staff facilities; change of use of the existing barn to form 11no. ensuite bedrooms ancillary to the hotel accommodation; extension and refurbishment of existing car parking facilities to create 46no. parking spaces including the repair and refurbishment of the existing cobbled forecourt (Re-submission of 3/2011/0822P).

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: 1723.E001, E002a,E003a,E004a,E005a,E006a,E007,E008,E009,E010,E011,E012,E013,E014,E015 and 1723.P100A,P101,P102,P103,P104.P105,P107,P108 and P110. In relation to landscape details on areas facing towards the brook and the yard area at the rear of 7 Talbot Street the approval relates to the amended plans submitted on the 13/12/12 plan reference 1723.P106REVA.
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 including roof lights 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 dated September 2011 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 Drainage condition to be dictated

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.

6 The mitigation measures detailed in the flood risk assessment Talbot Hotel, Chipping flood risk assessment final report version 2, September 2012, shall be fully implemented prior to occupation and subsequently in accordance with the timing/phasing arrangements of bodies within the scheme or within any other period as may be subsequently agreed in writing by the Local Planning Authority.

REASON: To prevent flooding by ensuring the satisfactory storage of disposal of surface water from the site and prevent flooding elsewhere by ensuring that compensatory storage of flood water is provided and to reduce the risk of flooding for the proposed development and future occupant and to comply with Policy G1 of the Ribble Valley Districtwide Local Plan and DMG1 and DME 6 of Regulation 22 Draft Submission Core Strategy

7 No development shall take place until a surface water drainage scheme for the site based on sustainable drainage principles and assessment of the hydrological and hydrological context of the development has been submitted to and approved in writing by the Local Planning Authority. The drainage strategy shall demonstrate that surface water run-off generated up to and including the 1:100 critical storm will not exceed the run-off from the undeveloped site following the corresponding rainfall event. The scheme shall subsequently be implemented in accordance with the approved details before development is completed.

REASON: To prevent flooding by ensuring the satisfactory storage of disposal of surface water from the site and prevent flooding elsewhere by ensuring that compensatory storage of flood water is provided and to reduce the risk of flooding for the proposed development and future occupant and to comply with Policy G1 of the Ribble Valley Districtwide Local Plan and DMG1 and DME 6 of Regulation 22

8 No development shall take place until a surface water drainage scheme for the site based on sustainable drainage principles and assessment of the hydrological and hydrological context of the development has been submitted to and approved in writing by the Local Planning Authority. The drainage strategy shall demonstrate that surface water run-off generated up to and including the 1:100 critical storm will not exceed the run-off from the undeveloped site following the corresponding rainfall event. The scheme shall subsequently be implemented in accordance with the approved details before development is completed.

REASON: To prevent flooding by ensuring the satisfactory storage of disposal of surface water from the site and prevent flooding elsewhere by ensuring that compensatory storage of flood water is provided and to reduce the risk of flooding for the proposed development and future occupant and to comply with Policy G1 of the Ribble Valley Districtwide Local Plan and DMG1 and DME 6 of Regulation 22

9 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.

10 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, 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 redistributed within the protection/exclusion zone, i

11 There shall be no storage of equipment shown on plan reference 1723.P.00D received on 19 December 2012 adjacent to number 7 Talbot House, other than in the area hatched and any equipment or materials shall not exceed a height of 1.5m above existing ground level.

REASON: In order to comply with Policy G1 and protect adjacent residential amenity.

12 There shall be no live music or amplified music after the hours of 0100 hours and any music shall be limited to the function rooms and bar area as detailed on the submitted plans. Prior to commencement of development details of acoustic filters to mechanical extractors shall be submitted and agreed by the Local Planning Authority and thereafter implemented.

REASON: In order to comply with Policy G1 and protect adjacent residential amenity.

13 Before any works to implement this permission are commenced, details of any external alterations to the building, including any flues and extractor units to dispose of fumes from the cooking process shall be submitted to and approved by the local planning authority.

REASON: In order that the Local Planning Authority can be satisfied that the details are not injurious to the visual amenity and in accordance with Policy G1 of the Ribble Valley Districtwide Local Plan and to safeguard, where appropriate, neighbouring residential amenity.

3/2012/0963

Decision Date:
24/01/2013

Officer: John Macholc
Decision Type: APPROVED WITH CONDITIONS

Chipping
Alter or Extend a Listed Building

Development Address:
Talbot Hotel Talbot Street Chipping Preston PR3 2QE

Development Description:
Refurbishment and extension to existing hotel to create 9no. ensuite bedrooms, function suite, bistro restaurant and bar area with ancillary hotel, kitchen and staff facilities; change of use of the existing barn to form 11no. ensuite bedrooms ancillary to the hotel accommodation; extension and refurbishment of existing car parking facilities to create 46no. parking spaces including the repair and refurbishment of the existing cobbled forecourt (Re-submission of 3/2011/0821P) (Listed Building Consent).

Grid Reference	
362283	443328

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: 1723.E001, E002a,E003a,E004a,E005a,E006a,E007,E008,E009,E010,E011,E012,E013,E014,E015 and 1723.P100A,P101,P102,P103,P104.P105,P107,P108 and P110. In relation to landscape details on areas facing towards the brook and the yard area at the rear of 7 Talbot Street the approval relates to the amended plans submitted on the 13/12/12 plan reference 1723.P106REVA.

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 dated September 2011 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 Notwithstanding any indication on the plans no development approved by this permission shall commence until the scheme for the disposal of foul and surface waters have been submitted to and approved in writing by the Local Planning Authority. For the avoidance of doubt surface water must drain separate from foul and no surface water would be permitted to discharge directly or indirectly in to foul or combined sewage systems. The development shall be completed and maintained and managed in accordance with the approved details.

REASON: In order to secure proper drainage and the risk of flooding and be complaint with Policy G1 of the Districtwide Local Plan.

6 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.

7 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, 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 redistributed within the protection/exclusion zone, i

8 There shall be no storage of equipment shown on plan reference 1723.P.100D received on 19 December 2012 adjacent to number 7 Talbot House other than in the area hatched and this shall be limited to the use of small crates and not stored at a height above 1.5m.

REASON: In order to comply with Policy G1 and protect adjacent residential amenity.

9 There shall be no entertainment or music after the hours of 0100 hours and any live or amplified music shall be limited to the function room and bar area as shown on the submitted plans.

REASON: In order to protect adjacent residential amenity and to comply with Policy G1 of the Districtwide Local Plan and DMG1 of the Draft Core Strategy.

10 Before any works to implement this permission are commenced, details of any external alterations to the building, including any flues and extractor units to dispose of fumes from the cooking process shall be submitted to and approved by the local planning authority.

REASON: In order that the Local Planning Authority can be satisfied that the details are not injurious to the visual amenity and in accordance with Policy G1 of the Ribble Valley Districtwide Local Plan and to safeguard, where appropriate, neighbouring residential amenity.

3/2012/1011

Chipping

Applications for full consent

Development Address:

Land next to 14 Church Raike
Chipping Lancashire PR3 2Ql

Grid Reference

362116 443430

Development Description:

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

Decision Date:

18/01/2013

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.

Planning Applications decided week ending: 25 January 2013

3/2012/1035

Decision Date:
23/01/2013

Clitheroe
Applications for full consent

Development Address:
4 Chapel CLose Low Moor Clitheroe
Lancashire BB7 2QT

Development Description:
Proposed extension consisting of a sunroom/conservatory at second floor level to be accessed from the existing living accommodation.

Grid Reference
372980 441944

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 the amended plans received by the Local Planning Authority on 10 December 2012 (Drawing Numbers 001Rev.A, 002, 003, 004 & 005Rev.A)

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

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

Reason: In order that the Local Planning Authority may ensure that the materials to be used are appropriate to the locality in accordance with Policy G1 of the Ribble Valley Districtwide Local Plan and Policy DMG1 of the Core Strategy 2008-2028- A Local Plan for Ribble Valley Regulation 22 Submission Draft.

3/2012/1043

Decision Date:
23/01/2013

Clitheroe
Discharge of Conditions

Development Address:
Land off Chapel Close Low Moor
Clitheroe Lancashire

Development Description:
Application to discharge condition no. 3 (details of provision of artificial nesting boxes/sites) and condition no. 4 (Construction Statement Method) of planning permission 3/2012/0629P.

Grid Reference
373073 441975

Officer: Sarah Westwood
Decision Type: APPROVED WITH CONDITIONS

1 Condition 3 is discharged in so far as it relates to the details submitted in respect of the provision of artificial nesting boxes/sites. There remains the need however to incorporate these into the contruction of the buildings.

2 Condition 4 is discharged in so far as it relates to the details submitted in the Construction Method Statement. There remains the need however to adhere to the contents of that document throughout the construction process.

3/2012/1046

Decision Date:
23/01/2013

Sabden
Applications for full consent

Development Address:
Cobden Farm Watt Street Sabden
Lancashire BB7 9ED

Development Description:
Replacement of an existing agricultural building.

Grid Reference
377042 436548

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 1 of 5 - 5 of 5.

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

3 Notwithstanding that shown on the submitted plans, the building shall be constructed with an anthracite or slate blue coloured fibre cement sheet roof and retained as such in perpetuity.

Reason: In order to safeguard the character and appearance of the visual amenities of the Area of Outstanding Natural Beauty in accordance with Policies G1 and ENV1 of the Districtwide Local Plan and Policies DMG1 and DME2 of the Regulation 22 Submission Draft Core Strategy.

3/2012/1048

Balderstone

Applications for full consent

Development Address:
Sheepfold Farm Balderstone Hall Lane Balderstone Lancashire

Grid Reference
361323 432910

Development Description:
Proposed conversion of two traditional farm buildings into two full open market dwellings and the demolition and re-building of an existing farmhouse.

Decision Date:
18/01/2013

Officer: Claire Booth
Decision Type: REFUSED

1 The proposed scheme of conversion and extensions to the barn is considered contrary to Policies G1, ENV3, and H17 of the Districtwide Local Plan, 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 significant detrimental impact on the original character of this traditional building, a heritage asset, and visual amenity of the open countryside in which it is set.

2 The proposed replacement dwelling is considered contrary to Policies ENV3, H12 and H14 of the Districtwide Local Plan, Policies DME2 and DMH5 of the Regulation 22 Submission Draft Core Strategy and Sections 7, 11 and 12 of the National Planning Policy Framework. It would represent a significant increase in size from the original dwelling and the relocation of its siting with the creation of a domestic curtilage, with its associated domestic paraphernalia, would lead to conditions to the detriment of the visual amenities of the area.

3 The proposal is contrary to Policy G1 of the Districtwide Local Plan and Policy DMG1 of the Regulation 22 Submission Draft Core Strategy in that the proposed new access would have insufficient visibility at the proposed new access onto Balderstone Hall Lane and thus prove detrimental to highway safety.

4 The application presents insufficient information to demonstrate that there would not be a detrimental impact on the favorable status of the owl species identified in the bat survey, which is 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.

5 The proposal is contrary to Policies G1, ENV3, H15 and H17 of the adopted Ribble Valley Districtwide Local Plan, Policies EN2, DME2, DME4, DMG1, DMH3, and DMH4 and 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 residential curtilages and parking areas for both of the barn conversion units with their associated domestic paraphernalia.

3/2012/1062

Chipping

Applications for full consent

Development Address:
4 Broad Meadow Chipping Lancashire PR3 2GH

Grid Reference
361897 443185

Development Description:
Proposed dormer extension.

Decision Date:
22/01/2013

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 Drawing numbers: 01 and 02.

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

3 Unless otherwise agreed in writing with the Local Planning Authority the development shall be carried out in strict accordance with the recommendations of the bat survey and report submitted with the application dated 17 October 2012.

Reason: To ensuring that no species/habitat protected by the Wildlife and Countryside Act 1981 are destroyed in accordance with Policy ENV 7 of the Districtwide Local Plan and Policy DME3 of the Regulation 22 Submission Draft Core Strategy.

Planning Applications decided week ending: 25 January 2013

3/2012/1071

Chipping

Alter or Extend a Listed Building

Grid Reference
361360 442908

Development Address:
Black Hall Farm Garstang Road
Chipping Lancashire PR3 2QJ

Development Description:
Demolition of two small outbuildings to be replaced with an entrance hall (link building) and conversion of workshop into habitable space. Re-submission of refused application 3/2011/0874. (LBC)

Decision Date:
22/01/2013

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 its obscuring of important architectural features, the loss of important historic fabric and the loss of distinction between domestic and agricultural historic building elements.

3/2012/1074

Chipping

Applications for full consent

Grid Reference
361360 442908

Development Address:
Black Hall Farm Garstang Road
Chipping Lancashire PR3 2QJ

Development Description:
Demolition of two small outbuildings, replaced with an entrance hall (link building) and conversion of workshop into habitable space. Re-submission of refused application 3/2011/0873.

Decision Date:
23/01/2013

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 its obscuring of important architectural features, the loss of important historic fabric and the loss of distinction between domestic and agricultural historic building elements. This is contrary to Policies ENV20 and ENV19 of the Ribble Valley Districtwide Local Plan, Policy DME4 of the Ribble Valley Regulation 22 Submission Draft Core Strategy and Paragraph 17 (conserve heritage assets in a manner appropriate to their significance) and Paragraph 131 (development sustaining and enhancing the significance of heritage assets and positively contributing to local character and distinctiveness) of the National Planning Policy Framework.

3/2012/1076

Clitheroe

Applications for full consent

Grid Reference
374464 441013

Development Address:
Ribblesdale 69 Littlemoor Road
Clitheroe Lancashire BB7 1EW

Development Description:
Proposed removal of the existing conservatory and formation of a sun-room with first floor bedroom extension.

Decision Date:
24/01/2013

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 Drawing Numbers:

1214-2C Scheme Drawing - received 26 November 2012; and,
1214-3 Site Plan & Location Plan.

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

3 Unless otherwise agreed in writing with the Local Planning Authority the development shall be carried out in strict accordance with the recommendations of the bat survey and report including the mitigation measures submitted with the application dated 27 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.