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RIBBLE VALLEY BOROUGH COUNCIL

Planning Applications decided week ending: 1 February 2013

3/2011/0161

Chipping

Discharge of Conditions

Grid Reference 362353 443395

Decision Date: 01/02/2013

Development Address: Glenbrook Talbot Street Chipping Lancashire PR3 2QE

Development Description: Application for the discharge of condition no. 3 (bat survey), condition no.4 (time of building), condition no.6 (tree protection) and condition no.7 (Trees to be retained/ removed - drawing no.204/301A), of planning consent 3/2010/1024P.

Officer: Claire Booth
Decision Type: APPROVED WITH CONDITIONS

1. Condition 3 (Bat Survey) is discharged.
2. Condition 4 (Bat Protection - Time of Building) is discharged.
3. Condition 6 (Tree protection measures) is discharged.
4. Condition no.7 (Retention and Removal of Trees) is discharged. There remains the need that no trees, shown to be retained on drawing no. 204/302A including T15 and T16, be removed without first obtaining written approval from the Local Planning Authority.

3/2011/0539

Aighton, Bailey & Chaigley

Discharge of Conditions

Grid Reference 369088 441575

Decision Date: 01/02/2013

Development Address: The Old Dairy Farm Chaigley Lancashire BB7 3LS

Development Description: Application to discharge condition no.2 (materials) and condition no. 5 (fenestration details of garden room), of planning consent 3/2011/0310P.

Officer: Claire Booth
Decision Type: APPROVED WITH CONDITIONS

1. Condition no.2 - discharged.

   Condition no. 5 - discharged.
2. Text to be entered

3/2012/0191

Bolton-by-Bowland, Gisburn Forest and Sawley

Discharge of Conditions

Grid Reference 380855 449751

Decision Date: 01/02/2013

Development Address: Bolton Close Gisburn Road Bolton By Bowland Lancashire

Development Description: Application to discharge condtion no.3 (materials) of planning permission 3/2011/0905P.

Officer: Claire Booth
Decision Type: APPROVED WITH CONDITIONS

1. Condition 3 is discharged.

3/2012/0820

Grindleton

Discharge of Conditions

Grid Reference 375891 445844

Decision Date: 28/01/2013

Development Address: The Old Methodist Chapel Lower Chapel Lane Grindleton Lancs

Development Description: Application for the discharge of condition no. 13 (programme of building and analysis), condition no. 14 (construction method statement) and part discharge of condition no. 3 (materials) of planning permission 3/2011/0896P.

Officer: Graeme Thorpe
Decision Type: APPROVED NO CONDITIONS

1 Discharge of Condition no. 13 (programme of building and analysis), and Condition no. 14 (construction method statement).
Part discharge of Condition no. 3 (materials).

3/2012/1081

Aighton, Bailey & Chaigley

Applications for full consent

Development Address:
The Cross Avenue Road Hurst Green Lancashire BB7 9QB

Development Description:
Proposed change of use for one room, which was formerly a Police Office within a house to residential use.

Grid Reference
368478 437888

Decision Date:
25/01/2013

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 Plan Reference: Planning-084-01-3

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

3/2012/1083

Bowland with Leagram

Certificate of Lawfulness - Proposed

Development Address:
Leagram Lodge Leagram Preston Lancashire PR3 2RD

Development Description:
Application for a Lawful Development Certificate for a proposed Single Storey Rear Extension.

Grid Reference
362463 443631

Decision Date:
29/01/2013

Officer: Mark Baldry
Decision Type: APPROVED NO CONDITIONS

1 The permission shall relate to the development as shown on Plan Reference 2390:07

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

3/2012/1084

Billington and Langho

Applications for full consent

Development Address:
2 Wildmans Barn Longsight Road Langho Lancashire BB6 8AD

Development Description:
Conversion of an existing garage, detached from the house to a 'granny' flat.

Grid Reference
369470 434448

Decision Date:
30/01/2013

Officer: Claire Booth
Decision Type: REFUSED

1 The proposal is considered contrary to the provisions of 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 by virtue of a design which is unsympathetic to the original form and character of the building in terms of the alterations, comprising of new window and velux roof openings. Approval would thus be detrimental to the original character of this traditional building and the visual amenities of the open countryside in which it is set.

3/2012/1085

Clitheroe

Applications for full consent

Development Address:
28 Kirkmoor Road Clitheroe Lancashire BB7 2DU

Development Description:
Proposed demolition of existing garages and construction of 3 new three-bedroom dwellings with integal garages.

Grid Reference
374020 442017

Decision Date:
28/01/2013

Officer: Sarah Westwood
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 roofing material stated, the permission shall relate to the development as shown on Drawing Numbers:

12/124/001 - Site Plans,
12/124/002 - Ground/ 1st Floor Plan, and,
12/124/003 - 2nd Floor/ Elevation.

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, 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 Regulation 22 Submission Draft Core Strategy.

4 The building shall be roofed in natural blue slate unless alternative materials have first been agreed in writing with the Local Planning Authority in accordance with condition no. 3 of this approval.

Reason: In accordance with Policies G1 of the Ribble Valley Districtwide Local Plan and Policy DMG1 of the Regulation 22 Submission Draft Core Strategy ensuring a satisfactory standard of external appearance.

5 The proposed boundary wall fronting Kirkmoor Road shall be constructed and maintained at a height not exceeding 1.05 metres.

Reason: To comply with Policy G1 of the Ribble Valley Districtwide Local Plan and Policy DMG1 of the Regulation 22 Submission Draft Core Strategy to maintain sight lines at the Kirkmoor Road/Kirkmoor Road Junction.

6 The vehicular access to the parking area to the side of 28 Kirkmoor Road shall be properly constructed to provide a vehicular access adjacent to No.28. Currently the footway construction is incomplete.

The provision of the access and reconstruction of the footway as referred to in this condition will require the provision of new drop kerbs and alterations to the footway. The construction and maintenance of these items must be completed in accordance with a scheme to be agreed by the Local Planning Authority in conjunction with the Highway Authority prior to completion and first occupation of any of the dwellings.

Reason: To comply with Policy G1 of the Ribble Valley Districtwide Local Plan and Policy DMG1 of the Regulation 22 Submission Draft Core Strategy to maintain the proper construction of the footway and dropped kerb.

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

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

3/2012/1087

Decision Date:
29/01/2013

Osbaldeston
Outline

Development Address:
4 The Green Osbaldeston Lane
Osbaldeston Lancashire BB2 7LY

Development Description:
Proposed new dwelling (with work space) within the existing domestic curtilage of no.4 The Green.

Grid Reference
364759 432728

Officer: Graeme Thorpe
Decision Type: REFUSED

1 The site is in a relatively isolated, predominantly rural and open location, and the development of the site in principle would therefore not be in accordance with the NPPF presumption in favour of sustainable development, and is also considered by definition to be inappropriate development contrary to Local Plan Policies G1, G5 and H2, and Core Strategy 2008/2028 Regulation 22 Submission Draft Policies DMG1, DMG2, DMH1 and DMH3. Approval of this application would lead to the creation of a new dwelling in the open countryside without sufficient justification to the detriment of the visual amenities of the area.

Planning Applications decided week ending: 1 February 2013

3/2012/1088

Clitheroe

Alter or Extend a Listed Building

Development Address:

8 Church Brow Clitheroe Lancashire BB7 2AA

Grid Reference

374469 442076

Development Description:

1) To modernise the basement kitchen area by re-positioning a doorway/opening into the utility room from one end of an internal wall to the other to allow for a continuous run of kitchen units and appropriate plumbing. 2) To move the current basement toilet to a new position in the existing small room in the basement hallway - partly under the stairs with appropriate plumbing. 3) To use part of an attic hallway to install a small washroom (shower, basin and toilet).

Decision Date: 29/01/2013

Officer: Adrian Dowd

Decision Type: REFUSED

1 The proposals are unduly harmful to the character and significance of the listed building because of the loss of important historic fabric and plan form (doors, architraves, walling) in provision of the basement kitchen and toilet.

3/2012/1089

Chipping

Applications for full consent

Development Address:

Hall Trees Farm Hough Clough Lane Chipping Lancashire

Grid Reference

360206 442029

Development Description:

Extension to existing agricultural building and hardstanding (Retrospective).

Decision Date: 01/02/2013

Officer: Claire Booth

Decision Type: APPROVED WITH CONDITIONS

1 The permission relates to the development as shown on Drawing Numbers:

BS.12-163/02 Proposed Floor Plans & Elevations,
BS.12-163/03 Proposed Site Plan, and,
2012/1089 Land Ownership.

Reason: For the avoidance of doubt.

3/2012/1093

Clitheroe

Applications for full consent

Development Address:

Former Lee Carter Health Studio Castlegate Clitheroe Lancashire

Grid Reference

374340 441762

Development Description:

Proposed change of use from commercial to domestic use (incorporating removal of air conditioning unit, alterations to existing window opening, reinstatement of external door opening and installation of stainless steel domestic flue).

Decision Date: 28/01/2013

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 LCHS/F/2012/04 & 05

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

3/2012/1097

Downham

Alter or Extend a Listed Building

Development Address:

Assheton Arms Hotel Downham Clitheroe Lancashire BB7 4BJ

Grid Reference

378477 444320

Development Description:

Improvements to toilet facilities including a single storey rear extension, providing a pitched roof to an existing single storey flat roof, internal alteration to create a disabled persons toilet and alterations to car park to improve outdoor seating area. Listed Building Consent.

Decision Date: 01/02/2013

Officer: Adrian Dowd

Decision Type: REFUSED

1 The proposal has an unduly harmful impact upon the character (including setting) and significance of the listed building, the setting of nearby listed buildings and the character, appearance and significance of Downham Conservation Area. This is because of the loss of important historic fabric (stone steps), the extension's incongruity, dominance and obscuring of important building features and public views and the unsympathetic demarcation and enclosure of the historic and important open space to the front of the listed building.

Planning Applications decided week ending: 1 February 2013

3/2012/1103

Clayton-le-Dale

Applications for full consent

Development Address:

Tiggis Longsight Road
Clayton-le-Dale Lancashire BB1 9EX

Development Description:

Proposed extension to an existing restaurant.

Grid Reference	
366230	433013

Decision Date:

30/01/2013

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:

3241/10 Proposed Site Plan,
3241/11A Proposed GF Plan - Phase 2,
3241/12A Proposed FF Plan - Phase 2, and,
3241/13A Proposed Elevations - Phase 2.

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

3/2012/1109

Bashall Eaves and Great Mitton

Applications for full consent

Development Address:

Talbot Fold Barn Talbot Bridge
Bashall Eaves Lancashire

Development Description:

Change of use of domestic garage and workshop to form a two-bed holiday cottage.

Grid Reference	
369902	443838

Decision Date:

01/02/2013

Officer: Claire Booth

Decision Type: APPROVED WITH CONDITIONS

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

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

2 The permission shall relate to the development as shown on the amended plans, drawing numbers:

01A - Site Location Plan - received 30 January 2013, and,
03A - Proposed Plans and Elevations - received 30 January 2013.

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

3 The unit 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 Policies G1, G5, ENV1, RT1, and RT3 of the Ribble Valley Districtwide Local Plan and Policies DMG1, DMG2, DME2, and DMB3 of teh Regulation 22 Submission Draft Core Strategy. The building is located in an area where the Local Planning Authority would not normally be minded to grant the use of building for a permanent residential accommodation.

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

Reason: To comply with Policies G1, ENV1 and RT3 of the Ribble Valley Districtwide Local Plan and Policies DMG1, DME2, and DMB3 of the Regulation 22 Submission Draft Core Strategy to ensure a satisfactory standard of appearance in the interests of visual amenity and which does not detract from the adjacent barn conversion and annex.

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

Reason: To comply with Policies G1, H16 and H17 of the Ribble Valley Districtwide Local Plan and Policies DMG1, DME2, and DMB3 of the Regulation 22 Submission Draft Core Strategy to ensure a satisfactory standard of appearance in the interests of visual amenity.

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

Reason: In the interests of the amenity of the area in accordance with Policies G1, ENV1, and RT3 of the Ribble Valley Districtwide Local Plan and Policies DMG1, DME2, and DMB3 of the Regulation 22 Submission Draft Core Strategy .

3/2013/0019

Decision Date: 28/01/2013

Wiswell

Discharge of Conditions

Development Address:
Pepper Hill Wiswell Clitheroe Lancashire BB7 9BZ

Development Description:
Application to discharge condition no. 3 (materials) of planning permission 3/2012/0002P.

Grid Reference 375184 438076

Officer: Graeme Thorpe
Decision Type: APPROVED NO CONDITIONS

1 Condition no. 3 (materials).

3/2013/0020

Decision Date: 29/01/2013

Bashall Eaves and Mitton

Agricultural determination

Development Address:
Mason House Farm Clitheroe Road Bashall Eaves Lancashire

Development Description:
Application for an animal feed store.

Grid Reference 369058 443824

Officer: Claire Booth
Decision Type: PERMISSION NOT REQUIRED

3/2013/0021

Decision Date: 29/01/2013

Ribchester

Application for tree works

Development Address:
The Rectory Riverside Ribchester PR3 3XS

Development Description:
Fell sycamore tree

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

3/2013/0034

Decision Date: 29/01/2013

Rimington and Middop

Screening Opinion

Development Address:
Craven Laithe Farm Gisburn Road Nelson Lancashire BB9 6NH

Development Description:
Screening Opinion request for a proposed wind turbine development - Enercon E33, 330kW with a hub height of 37m, rotor diameter of 33.4m and tip height ot 54m. Any final turbine chosen for planning will not have a tip height greater than 60m.

Grid Reference 383957 443770

Officer: Claire Booth
Decision Type: CONCLUSION REPORT

Planning Applications decided week ending: 1 February 2013

3/2013/0047

Salesbury

Discharge of Conditions

Development Address:

New Marles Farm Ribchester Road Dinckley BB6 8AL

Grid Reference

368023 435773

Development Description:

Discharge of condition 4 from planning application 3/2012/0549

Decision Date:

01/02/2013

Officer: Mark Baldry

Decision Type: APPROVED NO CONDITIONS

1 Condition No.4 (Materials and Window Details) is discharged.

3/2013/0069

Wiswell

Agricultural determination

Development Address:

Land adjacent to Old Whalley Nurseries Clitheroe Road Whalley BB7 9AQ

Grid Reference

373516 437445

Development Description:

Prior Notification for access for agricultural purposes eg movement of livestock and heavy agricultural machinery

Decision Date:

31/01/2013

Officer: Mark Baldry

Decision Type: PERMISSION REQUIRED