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: 15 February 2013**

**3/2012/0346**

**Decision Date:**
15/02/2013

**Wiswell**
Outline

**Development Address:**
Land off Hey Road Barrow Clitheroe
Lancashire BB7 9WA

**Grid Reference**
374074 438457

**Development Description:**
Outline application for mixed B1, B2 and B8 industrial use including means of access.

**Officer:** Colin Sharpe
**Decision Type:** APPROVED WITH CONDITIONS

1 Application for approval of reserved matters must be made not later than the expiration of 3 years beginning with the date of this permission and the development must be begun not later than whichever is the latter of the following dates:

(a) the expiration of 3 years from the date of this permission; or

(b) the expiration of 2 years from final approval of the reserved matters, or in the case of approval of different dates, the final approval of the last such matter to be approved.

REASON: In order that the Local Planning Authority shall be satisfied as to the details and because the application was made for outline permission and comply with Policy G1 of the Ribble Valley Districtwide Local Plan and Policy DMG1 of the Core Strategy 2008 to 2028 A Local Plan for Ribble Valley Regulation 22 Submission Draft.

2 No development shall begin until detailed plans indicating the access, appearance, landscaping, layout and scale, including a contoured site plan showing existing features, the proposed slab floor levels and road level (hereinafter called the 'reserved matters') has been submitted to and approved in writing by the Local Planning Authority. The development shall be implemented in accordance with the approved details.

REASON: To comply with Policy G1 of the Ribble Valley Districtwide Local Plan and Policy DMG1 of the Core Strategy 2008 to 2028 A Local Plan for Ribble Valley Regulation 22 Submission Draft and in order that the Local Planning Authority should be satisfied as to the details and because the application was made for outline permission.

3 The submission of reserved matters in respect of access, layout, scale, appearance and landscaping shall be carried out in substantial accordance with the Design and Access Statement submitted in support of the application; and in substantial accordance with the submitted illustrative drawing number HINE/02DWG03A.
REASON: For the avoidance of doubt to define the scope of the permission.

4 Prior to the commencement of development, details of how foul and surface water shall be drained on separate systems shall be submitted to the Local Planning Authority and approved in writing. The development shall be completed, maintained and managed in accordance with the approved details.

REASON: To ensure a satisfactory means of drainage for the development and to comply with Policy G1 of the Ribble Valley Districtwide Local Plan and Policy DMG1 of the Core Strategy 2008 to 2028 A Local Plan for Ribble Valley Regulation 22 Submission Draft.

5 Prior to the commencement of development, details of the foul drainage scheme including any necessary infrastructure shall be submitted to and approved in writing by the Local Planning Authority. No building shall be occupied until the approved foul drainage system has been completed in accordance with the approved details.

REASON: To ensure a satisfactory means of drainage for the development and to comply with Policy G1 of the Ribble Valley Districtwide Local Plan and Policy DMG1 of the Core Strategy 2008 to 2028 A Local Plan for Ribble Valley Regulation 22 Submission Draft.

6 Prior to the commencement of development, details of surface water drainage and means of disposal, based on sustainable drainage principles and evidence of an assessment of site conditions (inclusive of how the scheme shall be maintained and managed after completion of any necessary infrastructure) shall be submitted to and approved in writing by the Local Planning Authority. No surface water shall enter the public sewerage system either directly or indirectly. The development shall be completed, maintained and managed in accordance with the approved details.

REASON: To ensure a satisfactory means of drainage for the development and to comply with Policy G1 of the Ribble Valley Districtwide Local Plan and Policy DMG1 of the Core Strategy 2008 to 2028 A Local Plan for Ribble Valley Regulation 22 Submission Draft.

7 No development shall take place until the applicant, or their agent or successors in title has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted to and approved in writing by the Local Planning Authority.

REASON: To ensure and safeguard the recording and inspection of matters of archaeological importance associated with the site in accordance with Policies G1 and ENV14 of the Ribble Valley Districtwide Local Plan and Policies DMG1 and DME4 of the Core Strategy 2008 to 2028 A Local Plan for Ribble Valley Regulation 22 Submission Draft.

8 No development shall begin until a scheme identifying how a minimum of 10% of the energy requirements generated by the development will be achieved by renewable energy production methods, has been submitted to and approved in writing by the Local Planning Authority. The scheme shall then be implemented in accordance with the approved details prior to occupation of the development and thereafter retained.

REASON: In order to encourage renewable energy and to comply with Policy EM18 of the North West England Regional Spatial Strategy 2021.

9 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

10 Prior to the commencement of any site works, including delivery of building materials and excavations for foundations or services all trees identified for retention in the approved landscaping scheme (condition 9 refers) shall be protected in accordance with the advice contained in BS5837 2012 -Trees in Relation to Design, Demolition & Construction. A tree protection-monitoring schedule shall be submitted and agreed in writing by the Local Planning Authority and all root protection/construction exclusion zone measures shall be inspected by the Local Planning Authority before any site works are begun.

The root protection zone shall remain in place until all building work within that phase 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 imper

11 The details of the landscaping of the site (condition 9) shall include the provision of a tree planted earth mound along the western boundary of the site (which shall have a minimum width of 10m and shall be in substantial accordance with submitted illustrative layout drawing number HINE/02DWG03A). This shall include details of the number and species of trees to be planted and their distribution on the mound.

The mound shall be formed and the planting shall be carried out in accordance with the timescale that has first been agreed in writing by the Local Planning Authority. The planting shall be maintained to the satisfaction of the Local Planning Authority for a period of not less than 5 years following its implementation. This maintenance shall include the replacement of any tree which is removed or dies, or is seriously damaged or becomes seriously diseased, by a species of similar size to that originally planted.

REASON: In the interests of the amenities of the future occupiers of dwellin

12 The submitted reserved matters relating to any of the proposed units shall include details of the sound insulation specifications of the building. The buildings shall then be constructed and permanently maintained in accordance with the agreed specifications.

REASON: In the interests of 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 to 2028 A Local Plan for Ribble Valley Regulation 22 Submission Draft.

13 Prior to the first occupation of any of the units hereby permitted in outlined, precise details of the nature of the business of the occupier and the proposed hours of use shall be submitted to and approved in writing by the Local Planning Authority.

REASON: In the interests of 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 to 2028 A Local Plan for Ribble Valley Regulation 22 Submission Draft.

14 Prior to commencement of development, an intrusive ground investigation shall be carried out as recommended and described in Section 7 (Further Works) of the Phase 1 (desk study) Investigation Report by PSA Design that was submitted with the outline application and a report of the findings of the investigation shall be submitted for the written approval of the Local Planning Authority. Any mitigation measures that are found to be necessary shall be carried out to the satisfaction of the Local Planning Authority prior to the commencement of development.

REASON: In the interests of providing an appropriate environment for the end users of the development and to comply with Policy G1 of the Ribble Valley Districtwide Local Plan and Policy DMG1 of the Core Strategy 2008 to 2028 A Local Plan for Ribble Valley Regulations 22 Submission Draft.

15 No site clearance, site preparation or development works to commence until a fully detailed habitat creation/compensation and management plan has been submitted to and approved in writing by the Local Planning Authority in consultation with their ecological advisors.

REASON: In the interests of the ecology of the site and to comply with Policy G1 and ENV7 of the Ribble Valley Districtwide Local Plan and Policies DMG1 and DME3 of the Core Strategy 2008 to 2028 A Local Plan for Ribble Valley Regulations 22 Submission Draft.

**3/2012/0455**

**Waddington**

S.106 Relaxation

**Development Address:**

Shireburn Caravan Park Edisford Road Waddington Lancashire

**Grid Reference**

372660 442155

**Development Description:**

Proposed amendment to the Section 106 dated 13th November 2006 in relation to Application No. 3/2004/0806/P to allow occupancy of holiday caravans for 12 months

**Decision Date:**

11/02/2013

**Officer:** Sarah Westwood

**Decision Type:** APPROVED SUBJECT TO LEGAL AGREEMENT

1 This decision notice must be read in conjunction with the Deed of Variation (in respect of this planning approval) and planning obligation completed under the terms of Section 106 of the Town and Country Planning Act 1990 (as amended) signed and dated 13 November 2006 in respect of planning approval 3/2004/0806/P.

REASON: For the avoidance of doubt since the original Section 106 Agreement covering the site has been subject of a Deed of Variation and in order to comply with Policies G5 and RT5 of the Ribble Valley Districtwide Local Plan.

**3/2012/0739**

**Wiswell**

Outline

**Development Address:**

Land North of Barrow Brook Business Village Barrow Lancashire

**Grid Reference**

374066 438394

**Development Description:**

Outline planning application with all matters reserved for up 13,000 sq.m of mixed use Class B1m B2 and B8 employment floorspace with access and assorted landscaping.

**Decision Date:**

15/02/2013

**Officer:** Colin Sharpe

**Decision Type:** APPROVED WITH CONDITIONS

1 Application for approval of reserved matters must be made not later than the expiration of 3 years beginning with the date of this permission and the development must be begun not later than whichever is the latter of the following dates:

(a) the expiration of 3 years from the date of this permission; or

(b) the expiration of 2 years from final approval of the reserved matters, or in the case of approval of different dates, the final approval of the last such matter to be approved.

REASON: In order that the Local Planning Authority shall be satisfied as to the details and because the application was made for outline permission and comply with Policy G1 of the Ribble Valley Districtwide Local Plan and Policy DMG1 of the Core Strategy 2008 to 2028 A Local Plan for Ribble Valley Regulation 22 Submission Draft.

2 No development shall begin until detailed plans indicating the access, appearance, landscaping, layout and scale, including a contoured site plan showing existing features, the proposed slab floor levels and road level (hereinafter called the 'reserved matters') has been submitted to and approved in writing by the Local Planning Authority. The development shall be implemented in accordance with the approved details.

REASON: To comply with Policy G1 of the Ribble Valley Districtwide Local Plan and Policy DMG1 of the Core Strategy 2008 to 2028 A Local Plan for Ribble Valley Regulation 22 Submission Draft and in order that the Local Planning Authority should be satisfied as to the details and because the application was made for outline permission.

3 The submission of reserved matters in respect of access, layout, scale, appearance and landscaping shall be carried out in substantial accordance with the Design Statement (Section 9) and Access Statement (Section 10) of the Planning Statement submitted by Caldecotte Consultants in support of the application; and in substantial accordance with the submitted illustrative drawing number 5251/09REVA.

REASON: For the avoidance of doubt to define the scope of the permission.

4 The development hereby permitted in outline shall only be carried out in accordance with the approved Flood Risk Assessment (FRA) by AAH Planning Consultants dated June 2012 and in accordance with the following mitigation measures detailed within the FRA:

1. Limiting the surface water runoff generated by the 1 in 100 year critical storm so that it will not exceed the runoff from the undeveloped site and not increase the risk of flooding off site.

The mitigation measures shall be fully implemented prior to occupation and subsequently in accordance with the time/phasing arrangements embodied within the scheme, or within any other period as may subsequently be agreed in writing by the Local Planning Authority.

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

5 Prior to the commencement of development, details of how foul and surface water shall be drained on separate systems shall be submitted to the Local Planning Authority and approved in writing. The development shall be completed, maintained and managed in accordance with the approved details.

REASON: To ensure a satisfactory means of drainage for the development and to comply with Policy G1 of the Ribble Valley Districtwide Local Plan and Policy DMG1 of the Core Strategy 2008 to 2028 A Local Plan for Ribble Valley Regulation 22 Submission Draft.

6 Prior to the commencement of development, details of the foul drainage scheme including any necessary infrastructure shall be submitted to and approved in writing by the Local Planning Authority. No building shall be occupied until the approved foul drainage system has been completed in accordance with the approved details.

REASON: To ensure a satisfactory means of drainage for the development and to comply with Policy G1 of the Ribble Valley Districtwide Local Plan and Policy DMG1 of the Core Strategy 2008 to 2028 A Local Plan for Ribble Valley Regulation 22 Submission Draft.

7 Prior to the commencement of development, details of surface water drainage and means of disposal, based on sustainable drainage principles and evidence of an assessment of site conditions (inclusive of how the scheme shall be maintained and managed after completion of any necessary infrastructure) shall be submitted to and approved in writing by the Local Planning Authority. No surface water shall enter the public sewerage system either directly or indirectly. The development shall be completed, maintained and managed in accordance with the approved details.

REASON: To ensure a satisfactory means of drainage for the development and to comply with Policy G1 of the Ribble Valley Districtwide Local Plan and Policy DMG1 of the Core Strategy 2008 to 2028 A Local Plan for Ribble Valley Regulation 22 Submission Draft.

8 No development shall take place until the applicant, or their agent or successors in title has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted to and approved in writing by the Local Planning Authority.

REASON: To ensure and safeguard the recording and inspection of matters of archaeological importance associated with the site in accordance with Policies G1 and ENV14 of the Ribble Valley Districtwide Local Plan and Policies DMG1 and DME4 of the Core Strategy 2008 to 2028 A Local Plan for Ribble Valley Regulation 22 Submission Draft.

9 Prior to the commencement of development, an intrusive ground investigation shall be carried out as recommended and described in Section 7 (Further Works) of the Phase I (desk study) Investigation Report by Opus that was submitted with the outline application; and a report of the findings of the investigation shall be submitted for the written approval of the Local Planning Authority. Any mitigation measures that are found to be necessary shall be carried out to the satisfaction of the Local Planning Authority prior to the commencement of development.

REASON: In the interests of providing an appropriate environment for the end users of the development and to comply with Policy G1 of the Ribble Valley Districtwide Local Plan and Policy DMG1 of the Core Strategy 2008 to 2028 A Local Plan for Ribble Valley Regulation 22 Submission Draft.

10 No development shall begin until a scheme identifying how a minimum of 10% of the energy requirements generated by the development will be achieved by renewable energy production methods, has been submitted to and approved in writing by the Local Planning Authority. The scheme shall then be implemented in accordance with the approved details prior to occupation of the development and thereafter retained.

REASON: In order to encourage renewable energy and to comply with Policy EM18 of the North West England Regional Spatial Strategy 2021.

11 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

12 Prior to the commencement of any site works, including delivery of building materials and excavations for foundations or services all trees identified for retention in the approved landscaping scheme (condition 11 refers) shall be protected in accordance with the advice contained in BS5837 2012 -Trees in Relation to Design, Demolition & Construction. A tree protection-monitoring schedule shall be submitted and agreed in writing by the Local Planning Authority and all root protection/construction exclusion zone measures shall be inspected by the Local Planning Authority before any site works are begun.

The root protection zone shall remain in place until all building work within that phase 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 impe

13 The details of the landscaping of the site (condition 11) shall include the provision of a tree planted earth mound along the western boundary of the site. This shall include details of the number and species of trees to be planted and their distribution on the mound.

The mound shall be formed and the planting shall be carried out in accordance with the timescale that has first been agreed in writing by the Local Planning Authority. The planting shall be maintained to the satisfaction of the Local Planning Authority for a period of not less than 5 years following its implementation. This maintenance shall include the replacement of any tree which is removed or dies, or is seriously damaged or becomes seriously diseased, by a species of similar size to that originally planted.

REASON: In the interests of the amenities of the future occupiers of dwellings on the approved residential development site to the west of the application site and to comply with Policy G1 of the Ribble Valley Districtw

14 The submitted reserved matters relating to any of the proposed units shall include details of the sound insulation specifications of the building. The buildings shall then be constructed and permanently maintained in accordance with the agreed specifications.

REASON: In the interests of 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 to 2028 A Local Plan for Ribble Valley Regulation 22 Submission Draft.

15 Prior to the first occupation of any of the units hereby permitted in outlined, precise details of the nature of the business of the occupier and the proposed hours of use shall be submitted to and approved in writing by the Local Planning Authority.

REASON: In the interests of 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 to 2028 A Local Plan for Ribble Valley Regulation 22 Submission Draft.

16 No site clearance, site preparation or development works to commence until a fully detailed habitat creation/compensation and management plan has been submitted to and approved in writing by the Local Planning Authority in consultation with their ecological advisors.

REASON: In the interests of the ecology of the site and to comply with Policies G1 and ENV7 of the Ribble Valley Districtwide Local Plan and Policies DMG1 and DME3 of the Core Strategy 2008 to 2028 A Local Plan for Ribble Valley Regulation 22 Submission Draft.

**3/2012/0797**

**Bolton-by-Bowland, Gisburn Forest and Sawley**

Applications for full consent

**Development Address:**
Land at Southport House Sawley
Lancashire BB7 4ND

**Development Description:**
Proposed Static Caravan/Lodge Park.

| Grid Reference | |
|---|---|
| 377750 | 446181 |

**Decision Date:**
15/02/2013

**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 relate to the development as shown on Drawings Numbers SUTT/01/01REVB and SUTT/01/03REVB (both amended plans received by the Local Planning Authority on 19 November 2012) and SUTT/01/04REVA.

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

3 The terms of occupancy of the 11 caravans/lodges hereby permitted shall be as follows:

1. The caravans/lodges shall be occupied for holiday purposes only.
2. The caravans/lodges shall not be occupied as a person's sole or main place of residence.
3. The owners/operators shall maintain an up to date register of the names of all owners/occupiers of the individual caravans/lodges, and of their main home address, and shall make this information available at all reasonable times to the Local Planning Authority.

REASON: In accordance with the requirements of Polices G1 and RT5 of the Ribble Valley Districtwide Local Plan and Policies DMG2 and DMB3 of the core Strategy 2008-2028 'A Local Plan for Ribble Valley'' Regulation 22 Submission Draft. In order to ensure that the approved holiday accommodation is not used for unauthorised permanent residential accommodation. The register required in 3 above shall normally be collected by the caravan site licence holder or his/her nominated person.

4 Prior to the commencement of development, details of the precise colour finish of the timber walls and the colour and profile of the roof tiles of the caravans/lodges shall be submitted to and approved in writing by the Local Planning Authority. Thereafter, there shall be no alterations to the external colour finishes of the units without the prior written permission of the Local Planning Authority.

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

5 Prior to the first use of any other caravans/lodges hereby permitted, the access into the site and its visibility splay shall have been provided to the satisfaction of the Local Planning Authority in accordance with the details shown on Drawing Number SUTT/01/03REVB. Thereafter, the access and visibility splays shall be permanently retained clear of any obstruction to their designated use and purpose. Specifically, nothing shall be constructed, placed, planted or allowed to remain within the visibility splays that is in excess of 1m above the crown level of the adjacent carriageway of Sawley Road.

REASON: In the interests of highway safety 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.

6 Prior to the commencement of development, a scheme for the disposal of foul and surface waters shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall involve surface water draining separately from the foul as no surface water shall be permitted to discharge directly or indirectly into existing foul or combined sewerage systems. No part of the development shall be occupied or brought into use until such a scheme has been constructed and completed in accordance with the approved details.

REASON: To secure proper drainage, to prevent pollution of the water environment and to reduce the risk of flooding and to comply with the requirements of 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.

7 If, during development, contamination not previously identified is found to be present at the site, no further development (unless otherwise agreed in writing by the Local Planning Authority) shall be carried out until the developer has submitted a remediation strategy to the Local Planning Authority detailing how this unsuspected contamination shall be dealt with and has obtained the written approval from the Local Planning Authority. The remediation strategy shall be fully implemented as approved.

REASON: To ensure that risk to controlled waters is addressed and mitigated if necessary 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.

8 Prior to commencement of any site works including delivery of building materials and excavations for foundations or services all trees identified in the arboricultural impact assessment [T1 - T7 & G2/G3/H1 inclusive] dated 18th May 2012 shall be protected in accordance with the BS5837 2012 [Trees in Relation to 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

9 The submitted landscaping scheme [Drawing No. SUTT/01/03B dated 10/11/12] shall be implemented in the first planting season following occupation or use of the development 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: In the interests of the amenity of the area 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.

10 Precise details of the surface material for the internal access road shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of development. (The tarmacadam surface stated on drawing SUTT/01/DWG03B is not approved.)

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

11 Precise details of the height, type and location of any external lighting installations shall be submitted to and approved in writing by the Local Planning Authority prior to their installation at the site. Thereafter, there should be no alterations to the approved details without the prior written permission of the Local Planning Authority. (The nine bollard lights indicated on drawing no SUTT/01/DWG03B is not approved.)

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

12 There should be no extensions or alterations to the holiday caravans/lodges hereby permitted, and no additional structures (including walls, fences, sheds or additional raised decking areas) shall be constructed unless a further planning permission has first been granted in respect thereof.

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

**3/2012/0913**

**Clitheroe**

Outline

**Development Address:**

Land off Waddington Road Clitheroe
Lancashire BB7 2DE

**Grid Reference**

373905 442207

**Development Description:**

Outline application for a residential development and a creche.

**Decision Date:**

15/02/2013

**Officer:** Colin Sharpe

**Decision Type:** REFUSED

1 The proposed development will result in a significant increase in vehicle flows to and from the existing transport network from the proposed points of access to the site on Waddington Road and Castle View at peak hours and throughout the day. There will be increased vehicle turning movements and impacts on pedestrian movements at junctions in the vicinity of the development and at a number of other junctions in Clitheroe town centre. The submitted Transport Assessment does not provide sufficient information in relation to the matters of traffic growth, the impact of the anticipated trip distribution, junction modelling and elements of the site access design, in order to enable a comprehensive assessment to be made of the likely impacts of the application on the local highway infrastructure. The granting of outline planning permission at this stage is therefore considered to be detrimental to highway safety contrary to saved Policy G1 of the Ribble Valley Districtwide Local Plan and Policy DMG1 of the Cor

2 The proposed development due to its scale and location outside the defined settlement boundary of Clitheroe is considered to represent an urban extension in the open countryside which would change the character of this area of countryside to the detriment of the visual amenities of the area. As such, the proposal is contrary to saved Policies G1, G2 and ENV3 of the Ribble Valley Districtwide Local Plan, Policies DMG1, DMG2 and DME2 of the Core Strategy 2008 to 2018 A local plan for Ribble Valley Regulation 22 Submission Draft and the provisions of the National Planning Policy Framework in respect of visual amenity considerations.

3 The proposal conflicts with the Council's submitted Core Strategy for reasons relating to highway safety and visual amenity (as comprised in reasons for refusal 1 and 2). It is also considered that to grant outline permission at the present time, for a development of this scale on greenfield land outside the settlement boundary, would be prejudicial to the emerging policies in the Core Strategy as it would predetermine decisions about the scale and location of new development that should properly be made through the plan making process; when the effects of the proposed development on all relevant considerations (including highway safety and visual amenity) could be assessed in association with similar considerations regarding other potential greenfield development sites.

**Planning Applications decided week ending: 15 February 2013**

**3/2012/0961**

**Decision Date:**
15/02/2013

**Aighton, Bailey & Chaigley**
Applications for full consent

**Development Address:**
Quaker Field House Lambing
Clough Lane Hurst Green Clitheroe
BB7 9QN

**Development Description:**
Proposed retention of detached annex.

| Grid Reference | |
|---|---|
| 368459 | 437741 |

**Officer:** Mark Baldry
**Decision Type:** APPROVED WITH CONDITIONS

1 This permission shall relate to the development shown on plans reference TRI-0910-01 and BWQF1, BWQF2 and BWQF3.

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

2 Precise specifications or samples of the staining to be used on the cabin shall be submitted to and approved in writing by the Local Planning Authority prior to their use on the building. The staining shall be carried out within 3 months of the date of this consent.

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

3 Within one month of the date of this decision 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 planted.

REASON:

4 The proposed development shall only be occupied as an extended family unit in conjunction with the property to which it is attached or related to and it shall not be used as a separate unit.

REASON: In order to comply with Policies G1 and H9 of the Ribble Valley Districtwide Local Plan and Policy DMG1 of Regulation 22 Draft Submission Core Strategy. The division of the dwelling into separately occupied units could be injurious to the amenities of the neighbouring occupiers and to the character of the area and would require further consideration by the Local Planning Authority.

1 In the opinion of the Local Planning Authority, the detached annex, by virtue of its size and its location approximately 25m away from the existing main dwelling, would not constitute a modest level of accommodation which would be capable of integration into the main dwelling, or a use ancillary to the use of the main dwelling, when circumstances changes. As such the proposal is contrary to Policy H9 of the Ribble Valley Districtwide Local Plan and Policy DMH5 of the Ribble Valley Core Strategy (Regulation 22 Submission Draft).

2 In the opinion of the Local Planning Authority, the detached annex, by virtue of the level of accommodation it provides would be tantamount to a new dwelling in the open countryside. This would be contrary to Policies G1, H2 and ENV3 of The Ribble Valley Distrcitwide Local Plan and Policies DMG1 and DMH3 of the Ribble Valley Core Strategy (Regulation 22 Submission Draft).

3 The exterior timber walls would give the building the appearance of a 'log cabin'. As such, the building would not be typical of other buildings in the locality and would therefore represent an inappropriate and incongruous addition to the local landscape to the detriment of visual amenity contrary to Policies G1 and ENV3 of the Ribble Valley Districtwide Local Plan and Polices DMG1 and DMH3 of the Ribble Valley Core Strategy (Regulation 22 Submission Draft).

**Planning Applications decided week ending: 15 February 2013**

**3/2012/0981**

**Decision Date:**
11/02/2013

**Gisburn**
Applications for full consent

**Development Address:**
Deerpark Garage Gisburn Road Gisburn Lancashire BB7 4ES

**Grid Reference**
382536 448648

**Development Description:**
Change of use of land to facilitate the sale of motor vehicles, touring caravans and trailer tents.

**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 No vehicles, caravans or trailer tents which are for sale shall have any signs/details displayed upon them which are visible to passing motorists on the A59.

Reason: In order to maintain the safe movement of traffic on the adjacent A59 Gisburn Road, in the interests of highway safety and to comply withPolicy 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 The highway verge between the wall on the site frontage and the carriageway edge of the A59 shall be kept clear, at all times, of any obstructions whatsoever.

Reason: To ensure that adequate visibility is available at all times in the interests of highway safety 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.

**3/2012/0988**

**Decision Date:**
15/02/2013

**Clitheroe**
Alter or Extend a Listed Building

**Development Address:**
The Grand at Clitheroe 18 York Street Clitheroe Lancashire

**Grid Reference**
374529 441988

**Development Description:**
Planning and Listed Building Consent application for The Grand at Clitheroe to internally develop existing space which will provide new W.Cs and tech/video suites, improve circulation to stage and disabled lift access. Demolition of existing two-storey outrigger (W.C., lobby and fire escape). Extension providing new 'Green' room, multi-purpose studio and link corridor to main hall.

**Officer:** John Macholc
**Decision Type:** APPROVED WITH CONDITIONS

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

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

2 This permission shall relate to the development as shown on plans references:

12.29/LB/10 Rev A - elevation and section plan; 12.29/LB/02 Rev A - proposed lower ground floor plan; and 12.29/LB/PL03 Rev A - proposed ground floor plan.

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

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

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

4 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 and Policy DMG1 of Regulation

5 Before the use commences or the premises are occupied, the extension shall be insulated in accordance with a scheme to be submitted to and approved by the Local Planning Authority.

REASON: In accordance with Policy G1 of the Ribble Valley Districtwide Local Plan and Policy DMG1 of Regulation 22 Draft Submission Core Strategy and in the interests of the general amenity of the area and to safeguard, where appropriate, neighbouring residential amenity.

6 Notwithstanding the details shown on plan 12.29/SK01 further details of the obscure glaze element on windows of the south west elevation as well as fenestration details on the link corridor shall be submitted to and approved in writing by the Local Planning Authority and thereafter retained.

REASON: In accordance with Policy G1 of the Ribble Valley Districtwide Local Plan and Policy DMG1 of Regulation 22 Draft Submission Core Strategy and in the interests of the general amenity of the area and to safeguard, where appropriate, neighbouring residential amenity.

7 There shall be no pedestrian access with the exception of disabled access and emergency purposes to and from the building from Back York Street.

REASON: In accordance with Policy G1 of the Ribble Valley Districtwide Local Plan and Policy DMG1 of Regulation 22 Draft Submission Core Strategy and in the interests of the general amenity of the area and to safeguard, where appropriate, neighbouring residential amenity.

8 Text to be entered

**3/2012/0989**

**Decision Date:**
15/02/2013

**Officer:** John Macholc
**Decision Type:** APPROVED WITH CONDITIONS

**Clitheroe**
Applications for full consent

**Development Address:**
The Grand at Clitheroe 18 York Street Clitheroe Lancashire

**Development Description:**
Planning and Listed Building Consent application for The Grand at Clitheroe to internally develop existing space which will provide new W.Cs and tech/video suites, improve circulation to stage and disabled lift access. Demolition of existing two-storey outrigger (W.C., lobby and fire escape). Extension providing new 'Green' room, multi-purpose studio and link corridor to main hall.

| Grid Reference | |
|---|---|
| 374529 | 441989 |

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 references:

12.29/LB/10 Rev A - elevation and section plan; 12.29/LB/02 Rev A - proposed lower ground floor plan; and 12.29/LB/PL03 Rev A - proposed ground floor plan.

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

3 Precise specifications or samples of walling and roofing materials 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 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 and Policy DMG1 of Regulation

5 The use of the premises in accordance with this permission shall be restricted to the hours between 0800 to 2400 hours.

REASON: To comply with Policies G1 of the Ribble Valley Districtwide Local Plan and Policy DMG1 of Regulation 22 Draft Submission Core Strategy. The use of the premises outside these hours could prove injurious to the character of the area and in order to safeguard residential amenities.

6 Before the use commences or the premises are occupied, the extension shall be insulated in accordance with a scheme to be submitted to and approved by the Local Planning Authority and thereafter retained.

REASON: In accordance with Policy G1 of the Ribble Valley Districtwide Local Plan and Policy DMG1 of Regulation 22 Draft Submission Core Strategy and in the interests of the general amenity of the area and to safeguard, where appropriate, neighbouring residential amenity.

7 Notwithstanding the details shown on plan 12.29/SK01 further details of the obscure glaze element on windows of the south west elevation as well as fenestration details on the link corridor shall be submitted to and approved in writing by the Local Planning Authority and thereafter retained.

REASON: In accordance with Policy G1 of the Ribble Valley Districtwide Local Plan and Policy DMG1 of Regulation 22 Draft Submission Core Strategy and in the interests of the general amenity of the area and to safeguard, where appropriate, neighbouring residential amenity.

8 There shall be no pedestrian access with the exception of disabled access and emergency purposes to and from the building from Back York Street.

REASON: In accordance with Policy G1 of the Ribble Valley Districtwide Local Plan and Policy DMG1 of Regulation 22 Draft Submission Core Strategy and in the interests of the general amenity of the area and to safeguard, where appropriate, neighbouring residential amenity.

**3/2012/1008**

**Thornley-with-Wheatley**

Applications for full consent

**Development Address:**
Hill Top Farm Forty Acre Lane
Longridge Lancashire PR3 2TY

**Grid Reference**
361575 438592

**Development Description:**
Proposed demolition of outbuilding to make way for office building and car parking including improvements to entrance and provision of passing place on farm track.

**Decision Date:**
15/02/2013

**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 2593/001, 002 & 003

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 inure for the benefit of Mr. R Marsden only and not for the benefit of the land nor any other person or persons, whether or not having an interest in the land. The building hereby permitted shall be used for office purposes only in association with any business operated by Mr R. Marsden whilst Hill Top Farm, Forty acre Lane, Longridge is his main residence.

Reason: Permission would not have been given for the proposed development but for the particular circumstances applying in this case. The use of this building for any other commercial purpose, or by any person or persons not resident at Hill Top Farm would represent unsustainable and inappropriate development in this rural location contrary to Policies G1, G5 and ENV2 of the Ribble Valley Districtwide Local Plan and Policies DMG1 DMG2 and DME2 of the Core Strategy 2008-2028- A Local Plan for Ribble Valley Regulation 22 Submission Draft.

4 Prior to the first use of the office building hereby permitted, the alterations to the access into the site shall have been carried out and the passing place on the access drive and three parking spaces shall have been formed to the satisfaction of the Local Planning Authority in accordance with the details shown on submitted Drawing Numbers 2593/002&003.Thereafter, these facilities shall be retained permanently clear of any obstruction to their designated use.

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

5 Prior to commencement of any site works including delivery of building materials and excavations for foundations or services all existing trees identified for retention on the submitted plans shall be protected in accordance with the BS5837 2012 [Trees in Relation to 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 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 consent,

6 Unless otherwise agreed in writing with the Local Planning Authority the development shall be carried out in strict accordance with the recommendations of the Bat and Owl Survey Report dated 20 October 2012 that was submitted with the application.

Reason: To ensure that no species/habitat protected by the Wildlife and Countryside Act 1981 are destroyed and to comply with Policy ENV7 of the Ribble Valley Districtwide Local Plan and Policy DME3 of the Core Strategy 2008-2028- A Local Plan for Ribble Valley Regulation 22 Submission Draft.

**3/2012/1034**

**Decision Date:**
15/02/2013

**Osbaldeston**
Applications for full consent

**Development Address:**
Osbaldeston Riding Centre
Osbaldeston Lane Osbaldeston
Lancashire BB2 7LZ

**Development Description:**
Proposed replacement outdoor arena and new indoor arena.

| Grid Reference | |
|---|---|
| 364633 | 433191 |

**Officer:** Mark Baldry
**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 The permission shall be implemented in accordance with the proposal as amended by letter and plan received on 15 January 2013 entitled:

proposed plans and elevations carrying drawing No TRI-0852-04 and proposed site layout carrying drawing No TRI-0852-03.

REASON: For the avoidance of doubt and to ensure that the development is carried out in accordance with 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 Policy DMG1 of the Ribble Valley Core Strategy 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 prior to commencement of the development unless otherwise agreed by the Local Planning Authority, whether in whole or part and shall be maintained thereafter for a period of not less than 5 years to the satisfaction of the Local Planning Authority. This maintenance shall include the replacement of any tree or shrub which is removed, or dies, or is seriously damaged, or becomes seriously diseased, by

5 The development hereby permitted shall not be commenced until precise details relating to the lighting of the outdoor arena, including siting, intensity and light spillage are submitted to and approved by the Local Planning Authority.

REASON: To safeguard the residential amenity of the area in accordance with Policy G1 of the Ribble Valley Districtwide Local Plan and Policy DMG1 of the Ribble Valley Core Strategy Regulation 22 Submission Draft.

6 The hours of operation shall be confined to the period from 0900 hours to 2300 hours with all spectators and competitors to be clear of the site by 2320 hours.

REASON: In order to safeguard the amenity of nearby residents in accordance with Policy G1 of the Ribble Valley Districtwide Local Plan and Policy DMG1 of Ribble Valley Core Strategy Regulation 22 Submission Draft.

7 Prior to commencement of development details of any tannoy system and its operation for the purposes of public address/announcements/playing music or any other be submitted to and approved in writing by the Local Planning Authority.

REASON: In order to safeguard the amenity of nearby residents in accordance with Policy G1 of the Ribble Valley Districtwide Local Plan and Policy DMG1 of Ribble Valley Core Strategy Regulation 22 Submission Draft.

**3/2012/1044**

**Decision Date:**
15/02/2013

**Grindleton**
Applications for full consent

**Development Address:**
Land adjacent to The Spinney
Grindleton Lancashire BB7 4QE

**Development Description:**
Proposed construction of a new two-storey office development on redundant land adjacent to The Spinney, car park with hard and soft landscaping areas and service installations to suit.

| Grid Reference | |
|---|---|
| 376017 | 445013 |

**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 no's Hoe/347/1390/01 Amendment D, Hoe/347/1390/10 Amendment A, Hoe/347/1390/08 Amendment A, Hoe/347/1390/07, 656.2A and the Location Plan.

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 30th of January 2013.

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

4 The premises shall be used for offices and for no other purpose (including any other purpose within Class B1 of the schedule to the Town and Country Planning (Use Classes) Order 2005 or in any provision equivalent to that class in any statutory instrument revoking or re-enacting that Order with or without modification.

REASON: The permission granted is for a specific use, and it is considered that other uses within the same Use Class may give rise to adverse effects on the locality, contrary to the provisions of Policy G1 of the Ribble Valley Districtwide Local Plan, Policy DMG1 of the Regulation 22 Submission Draft Ribble Valley Core Strategy and guidance within the NPPF.

5 Precise specifications or samples of walling, glazing 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, Policy DMG1 of the Regulation 22 Submission Draft Ribble Valley Core Strategy and guidance within the NPPF.

6 Prior to being discharged into any watercourse, surface water sewer or soakaway system, all surface water drainage from parking areas shall be passed through trapped gullies with an overall capacity compatible with the site being drained.

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

7 Prior to commencement of any site works, including delivery of building materials and excavations for foundations or services all trees identified shall be protected in accordance with the BS5837 [Trees in Relation to Design, Demolition and Construction 2012] and tree details attached to this decision notice.
The protection zone must cover the entire branch spread of the trees, [the area of the root soil environment from the trunk to the edge of the branch spread] and shall remain in place until all building work has been completed and all excess materials have been removed from site including soil/spoil and rubble.
During the building works no excavations or changes in ground levels shall take place and no building materials/spoil/soil/rubble shall be stored or redistributed within the protection zone, in addition no impermeable surfacing shall be constructed within the protection zone.
No tree surgery or pruning shall be implemented with out prior written consent, which will only be granted when the

8 Within six months of first occupation of the building, a full travel plan with enforceable aims, targets and penalties for non achievement shall be submitted to and agreed in writing by the Local Planning Authority in consultation with the Highway Authority.

REASON: To reduce the dependency on the private car and encourage other modes of travel in accordance with Policy G1 of the Ribble Valley Districtwide Local Plan, Policy DMG1 of the Regulation 22 Submission Draft Ribble Valley Core Strategy and guidance within the NPPF.

9 Prior to the development being taken into use, a planting scheme shall be submitted to and approved in writing by the Local Planning Authority. The planting scheme shall specify a schedule for completing the planting, the precise numbers and positions of the trees and/or shrubs to be planted. The planting scheme shall be carried out within the first available planting season (a planting season being between 1st October and 31st March each year) following first occupation of the development. Any trees, shrubs or hedges or which are removed, die or become damaged or diseased within the first five years after planting, shall be replaced with another of the same species, size and number within the first available planting season thereafter. No existing trees or shrubs on the site shall be felled, coppiced, uprooted, damaged or destroyed other than in strict accordance with an agreed planting scheme.

REASON: To compensate for the loss of trees and native traditional hedgerow and to enhance biodiversity and t

10 That part of the access extending from the highway boundary for a minimum distance of 5 metres into the site 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.

11 The construction and maintenance of the new access from The Spinney to the development will require the construction of additional footway and an alteration to the existing drop kerbs. This feature must be completed in accordance with a scheme to be agreed by the Local Planning Authority in conjunction with the Highway Authority.

REASON: This is to provide the necessary access and to maintain the proper construction of the highway, in accordance with Policy G1 of the Ribble Valley Districtwide Local Plan, Policy DMG1 of the Regulation 22 Submission Draft Ribble Valley Core Strategy and guidance within the NPPF.

12 Notwithstanding any indication on the approved plans, no development approved by this permission shall commence until a scheme for the disposal of foul and surface waters has 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 will be permitted to discharge directly or indirectly into existing foul or combined sewerage systems. The development shall be completed, maintained and managed in accordance with the approved details.

REASON: To secure proper drainage and to reduce the risk of flooding in accordance with Policy G1 of the Ribble Valley Districtwide Local Plan, Policy DMG1 of the Regulation 22 Submission Draft Ribble Valley Core Strategy and guidance within the NPPF.

13 The external lighting indicated on drawing no. 656.2A shall be carried out in accordance with the details hereby submitted before the building is occupied. The internal source of illumination from the lighting shall be reduced in intensity or removed if considered necessary, and they shall be maintained at an approved level.

REASON: In the interest of the amenity of the area in accordance with Policy G1 of the Ribble Valley Districtwide Local Plan, Policy DMG1 of the Regulation 22 Submission Draft Ribble Valley Core Strategy and guidance within the NPPF.

14 Precise specifications and details of the photovoltaic panels to be used, including details of their fittings, shall have been submitted to and approved by the Local Planning Authority before their installation on the proposed building.

REASON: In order that the Local Planning Authority may ensure that the installation to be used is appropriate to the locality in accordance with Policies G1, ENV24 and ENV25 of the Ribble Valley Districtwide Local Plan, Policies DMG1 and DME5 of the Regulation 22 Submission Draft Ribble Valley Core Strategy and Key Statement EN3, and guidance within the NPPF.

15 Within 12 months of the cessation of electricity generation, or if the Solar PV Panels cease to be operational for a continuous period of 6 months, they shall be removed and the land shall be restored to its former condition.

REASON: In order to prevent the structure remaining on site after its use has terminated, in the interests of the visual amenity of the area. In accordance with Policies G1, ENV24 and ENV25 of the Ribble Valley Districtwide Local Plan, Policies DMG1 and DME5 of the Regulation 22 Submission Draft Ribble Valley Core Strategy and Key Statement EN3, and guidance within the NPPF.

16 Prior to the development commencing, the precise details for the construction of the car park (including finished levels, surfacing, kerbstones, drainage for surface waters, oil interceptors and vehicle resistant bollards) shall be submitted to and approved in writing by the Local Planning Authority. Thereafter, the development shall be carried out as approved prior to being taken into use.

REASON: To protect the adjacent river Ribble from pollution; protect wildlife habitats within the adjacent buffer zone and to ensure that the finished car park adequately deals with issues arising from flood risks to the site. In accordance with Policies G1, ENV7 and ENV13 of the Ribble Valley Districtwide Local Plan, Policies DMG1 and DME3 of Regulation 22 Submission Draft Ribble Valley Core Strategy and Key Statements EN2 and EN4, and guidance within the NPPF.

17 Notwithstanding the provisions of the Town and Country Planning General Permitted Development Order 2008 (or any order revoking or re-enacting that Order) no ancillary buildings, gates, fences, walls or other means of enclosure shall be erected on the site and no hard surfacing shall be laid without the Local Planning Authority's prior written consent.

REASON: To maintain control over the development site as to ensure the retention of an appropriate buffer zone for wildlife habitats (including protected species); and ensure that access to the adjacent watercourse by the Environment Agency for the purposes of maintenance and improvement is not impeded by future development. In accordance with Policy G1 of the Ribble Valley Districtwide Local Plan, Policy DMG1 of the Regulation 22 Submission Draft Ribble Valley Core Strategy and guidance within the NPPF.

18 Prior to the development being taken into use, an emergency flood warning and evacuation plan shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall include a provision for signage, marking out and notification of emergency escape routes and muster points, describe the roles and responsibilities of occupants during a flood emergency. Thereafter, the plan shall be implemented as approved and carried out for the lifetime of the development (subject to any revisions agreed in writing with the Local Planning Authority).

REASON: To improve the safety of occupants of the building during a flood emergency. In accordance with Policy G1 of the Ribble Valley Districtwide Local Plan, Policy DMG1 of the Regulation 22 Submission Draft Ribble Valley Core Strategy and guidance within the NPPF.

19 The mitigation measures described in the Flood Risk Assessment completed by Hamilton Associates given reference no. 1000299/R/01(dated July 2002) shall be fully carried out prior the building being taken into use.

REASON: To improve the safety of occupants of the building during a flood emergency. In accordance with Policy G1 of the Ribble Valley Districtwide Local Plan, Policy DMG1 of the Regulation 22 Submission Draft Ribble Valley Core Strategy and guidance within the NPPF.

**3/2012/1049**

**Longridge**

Applications for full consent

**Development Address:**

Jones Stroud Insulations Queen Street Longridge Lancashire

**Grid Reference**

359982 436866

**Development Description:**

Proposed demolition of existing buildings and replacement with new purpose built storage and workshop buildings.

**Decision Date:**

15/02/2013

**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 D1592/PL01, D1592/PL02 and D1592/PL04 Rev. A.

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

3 Notwithstanding any indication on the approved plans, no development approved by this permission shall commence until a scheme for the disposal of foul and surface waters has been submitted to and approved in writing by the Local Planning Authority. For the avoidance of doubt, surface water must drain separately from the foul and no surface water will be permitted to discharge directly or indirectly into existing foul or combined sewerage systems. The development shall be completed, maintained and managed in accordance with the approved details.

REASON: To secure proper drainage and to reduce the risk of flooding. In accordance with Local Plan Policy G1, Policy DMG1 of the Regulation 22 Submission Draft Ribble Valley Core Strategy and guidance within the NPPF.

4 Unless otherwise agreed in writing by the Local Planning Authority, no building shall be erected within 3 metres of any public sewer.

REASON: To protect existing utility infrastructure and to maintain service to existing residents. In accordance with Local Plan Policy G1, Policy DMG1 of the Regulation 22 Submission Draft Ribble Valley Core Strategy and guidance within the NPPF.

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 Policy G1 of the Ribble Valley Districtwide Local Plan, Policy DMG1 of the Regulation 22 Submission Draft Ribble Valley Core Strategy and guidance within the NPPF.

6 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 prior to commencement of the development unless otherwise agreed by the Local Planning Authority, whether in whole or part and shall be maintained thereafter for a period of not less than 5 years to the satisfaction of the Local Planning Authority. This maintenance shall include the replacement of any tree or shrub which is removed, or dies, or is seriously damaged, or becomes seriously diseased, by

7 Prior to the commencement of built development, a comprehensive noise assessment report concerning the proposed use of new buildings shall be submitted to an approved in writing by the Local Planning Authority and implemented to its satisfaction. This shall include,

i. Construction of roof and walls (including insulation details),
ii. Hours of use,
iii. Anticipated movements,
iv. Hours of deliveries,
v. Control of noise generating activities, and the
vi. Consideration of provision of suitable acoustic barrier between proposed and existing buildings etc.

REASON: In accordance with Policy G1 of the Local Plan, Policy DMG1 of the Regulation 22 Submission Draft Ribble Valley Core Strategy, and guidance within the NPPF. In the interest of the general amenity of the area and to safeguard, where appropriate, neighbouring residential amenity.

8 There shall be no air conditioning, filtration or extraction units installed on the new storage building without the prior written consent of the Local Planning Authority.

REASON: In accordance with Policy G1 of the Local Plan, Policy DMG1 of the Regulation 22 Submission Draft Ribble Valley Core Strategy, and guidance within the NPPF. In the interest of the general amenity of the area and to safeguard, where appropriate, neighbouring residential amenity.

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- T12/G1/G2 inclusive] to be retained shall be protected in accordance with the BS5837 2012 [Trees in Relation to Demolition, Design & 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 Council's 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 re

10 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.

11 No development or demolition of buildings shall take place until a survey for the presence of bats has been carried out. The details of which shall be submitted in writing to the local planning authority and include any mitigation measures required.

REASON: To ensure that there are no adverse effects on the favourable conservation status of a bat population before and during the proposed development and to ensure that bat 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 District Wide Local Plan.

**3/2012/1058**

**Decision Date:**
15/02/2013

**Osbaldeston**
Outline

**Development Address:**
Higherfield Osbaldeston Lane
Osbaldeston Lancashire BB2 7LY

**Development Description:**
Outline application for a separate dwelling the curtilage of Higherfield.

| Grid Reference | |
|---|---|
| 364624 | 432968 |

**Officer:** Colin Sharpe
**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.

**3/2012/1086**

**Aighton, Bailey & Chaigley**

Applications for full consent

**Development Address:**
7 Smithy Row Hurst Green
Lancashire BB7 9QA

**Grid Reference**
368448 438289

**Development Description:**
Proposed erection of a two-storey, 3 bedroom dwelling adjacent to the existing cottages recently erected on Smithy Row.

**Decision Date:**
15/02/2013

**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 Number DD/JP/3519.

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

**3/2012/1107**

**Billington and Langho**

Renewal of Planning Permission

**Development Address:**
Stonyhurst View Brockhall Village
Blackburn Lancashire BB6 8BA

**Grid Reference**
369916 436709

**Development Description:**
Application for the renewal of planning permission 3/2009/0792P for a two-bedroomed dwelling with integral garage.

**Decision Date:**
15/02/2013

**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 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.

**3/2013/0008**

**Whalley**

Discharge of Conditions

**Development Address:**
Vale House Close Manor Road
Whalley BB7 9TY

**Grid Reference**
373414 436232

**Development Description:**
Discharge of conditions 4 and 5 in respect of planning application 3/2012/0833/P

**Decision Date:**
11/02/2013

**Officer:** Graeme Thorpe
**Decision Type:** APPROVED WITH CONDITIONS

1 Part-discharge of conditions 4 and 5.

NOTE - Following assessment of the details submitted, it is considered that these conditions be only be partially discharged. The complete discharge of the conditions can be only be made following,
- the monitoring and supervision of the mitigation measures,
- the implementation of ALL compensatory/enhancement works, and
- following a final inspection by a licensed ecologist.

**Planning Applications decided week ending: 15 February 2013**

**3/2013/0010**

**Decision Date:**
15/02/2013

**Chipping**
Applications for full consent

**Development Address:**
Newlands Back Lane Chipping
Lancashire PR3 2QA

**Development Description:**
Proposed extension at first floor level to existing single storey building and extension at ground floor to form garden room.

| Grid Reference | |
|---|---|
| 362393 | 441787 |

**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 2012/37/2B

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".

**3/2013/0012**

**Decision Date:**
11/02/2013

**Slaidburn & Easington**
Alter or Extend a Listed Building

**Development Address:**
Rock House Town End Slaidburn
Lancashire BB7 3EP

**Development Description:**
Restoration works to existing outbuilding to prevent building falling into further disrepair. Listed Building Consent.

| Grid Reference | |
|---|---|
| 371029 | 452506 |

**Officer:** Adrian Dowd
**Decision Type:** REFUSED

1 The proposed foundation treatment and loss of important historic walling has not been clearly and convincingly justified in accordance with the requirements of the National Planning Policy Framework (paragraph 132), Policy ENV20 of the Ribble Valley Districtwide Local Plan and Policy DME4 of the Core Strategy Regulation 22 Submission Draft and has an unduly harmful impact upon the character and significance of the listed building.

**3/2013/0016**

**Decision Date:**
15/02/2013

**Grindleton**
S.106 Relaxation

**Development Address:**
Green End Sawley Road Grindleton
Lancashire BB7 4RS

**Development Description:**
Application for the modification of a S.106 agreement relating to application 3/2004/1184P.

| Grid Reference | |
|---|---|
| 377294 | 446716 |

**Officer:** Graeme Thorpe
**Decision Type:** APPROVED NO CONDITIONS

1 The requested release of the S106 relating to condition no. 2 is in accordance with the presently applicable policies and would not result in any seriously detrimental effects upon visual amenity, the amenities of any nearby residents or highway safety.

**3/2013/0022**

**Decision Date:**
11/02/2013

**Sabden**
Applications for full consent

**Development Address:**
Kingfisher Cottage Whalley Road
Sabden Lancashire BB7 9DT

**Development Description:**
Proposed single storey extension to the rear.

| Grid Reference | |
|---|---|
| 375847 | 436157 |

**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 carrying drawing No: 1/3/2012

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".

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 The window(s) on the North West elevation of the building shall be obscure glazed to the satisfaction of the Local Planning Authority 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 Site contractors & site project managers shall be made aware of the legal protection afforded all species of bats in the UK.

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

Avoid removing roofing materials between May & August, remove lower roof tiles, battens & under felt carefully by hand.

In the event that any bats are found or disturbed during any part of the development/roofing work, all work shall cease until further advice has been sought from a licensed ecologist.

Reason: To protect the bat population from damaging activities and reduce or remove the impact of development in accordance with Policy ENV7 of The Ribble Valley Districtwide Local Plan & Policy DME3 of the Ribble Valley Core Strategy (Regulation 22 Submission Draft)

**3/2013/0023**

**Bashall Eaves and Mitton**

Alter or Extend a Listed Building

**Development Address:**

Edisford Bridge Farm Edisford Bridge Clitheroe Lancashire

**Grid Reference**

372431 441471

**Development Description:**

Proposal (part retrospective) will see the reinstatement of a door opening to the front elevation of the listed farmhouse, which has been part blocked up to form a window.

**Decision Date:**

15/02/2013

**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 because of the loss of important historic fabric (fan light) and the detriment to the otherwise elegant architectural form of the historic main facade from the incongruous, visually intrusive and dominating historic door opening treatment.

**3/2013/0025**

**Downham**

Alter or Extend a Listed Building

**Development Address:**

Assheton Arms Hotel Downham BB7 4BJ

**Grid Reference**

378465 444339

**Development Description:**

Installation of new signage to the exterior of the building

**Decision Date:**

15/02/2013

**Officer:** Adrian Dowd

**Decision Type:** APPROVED WITH CONDITIONS

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

Reason: Required to be imposed pursuant to Section 18 of the Planning (Listed Building and Conservation Areas) Act 1990.

2 Notwithstanding that described in the application, precise specifications of the form and appearance of sign lighting apparatus shall have been submitted to and approved by the Local Planning Authority before its use in the proposed works.

Reason : Insufficient information concerning the impact of this element of the works has been submitted.

In order to safeguard the character and significance of the listed building and the character and appearance of Downham Conservation Area.

3 The existing sign board and lighting apparatus shall be removed before the installation of the signage hereby approved.

Details of any 'making good' of stonework following the removal of the sign board and lighting apparatus shall be submitted to and approved by the Local Planning Authority before their implementation.

Reason: In order to safeguard the character of the listed building and the character and appearance of Downham Conservation Area.

**3/2013/0026**

**Downham**

Advertisements

**Development Address:**

Assheton Arms Hotel Downham
BB7 4BJ

**Grid Reference**
378465 444339

**Development Description:**

Installation of new signage to the exterior of the building

**Decision Date:**
15/02/2013

**Officer:** Adrian Dowd

**Decision Type:** APPROVED WITH CONDITIONS

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

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

2 Notwithstanding that described in the application, precise specifications of the form and appearance of sign lighting apparatus shall have been submitted to and approved by the Local Planning Authority before its use in the proposed works.

Reason: Insufficient information concerning the impact of this element of the works has been submitted. In order to safeguard the character and significance of the listed building and the character and appearance of Downham Conservation Area.

3 The existing sign board and lighting apparatus shall be removed before the installation of the signage hereby approved.Details of any 'making good' of stonework following the removal of the sign board and lighting apparatus shall be submitted to and approved by the Local Planning Authority before their implementation.

Reason: In order to safeguard the character and significance of the listed building and the character and appearance of Downham Conservation Area.

**3/2013/0027**

**Wiswell**

Applications for full consent

**Development Address:**

Greenbanks Barn Moorside Lane
Wiswell

**Grid Reference**
374645 437623

**Development Description:**

Alteration to windows on west elevation of existing dwelling, conversion of attached garage/utility to entrance hall/utility, new windows to north elevation of attached garage, replace existing garage door with oak framed entrance and additional velux windows.

**Decision Date:**
11/02/2013

**Officer:** Claire Booth

**Decision Type:** REFUSED

1 The alterations are considered contrary to the provisions of Policies G1, ENV16, and H17 of the Districtwide Local Plan, policies DMG1, DME4 and DMH4 of the Regulation 22 Submission Draft Core Strategy and guidance within the National Planning Policy Framework. The additional and enlarged openings are considered to be detrimental to the buildings historic character and the visual amenities and character and appearance of the Conservation Area.

**Planning Applications decided week ending: 15 February 2013**

**3/2013/0028**

**Decision Date:** 15/02/2013

**Simonstone**

Discharge of Conditions

**Development Address:**
Altham Pumping Station Burnley Road Altham Lancashire

**Grid Reference** 377443 433178

**Development Description:**
Application for the discharge of condition no.4 (site access and off-site highway improvements), condition no. 12 (Phase II ground investigation) condition no. 14 (tree protection measures) and partial discharge of condition no. 3 (wall materials), of planning permission 3/2012/0219P.

**Officer:** Colin Sharpe

**Decision Type:** APPROVED WITH CONDITIONS

1 Condition no 3 is partially discharged insofar as the submitted brick (Ibstock New Rutland Red Multi Rustic) is agreed for use in the construction of the walls of the approved building.

This condition cannot be fully discharged as it also requires the submission for approval of details of roof materials and other surface materials (roads, parking areas etc).

2 Condition no 4 is fully discharged subject to compliance with the access details shown on drawing no TRI-815-04 that was submitted with the original planning application.

3 Condition no 12 is fully discharged subject to compliance with the recommendations contained in the Phase II Geo-environmental Site Investigation Report dated November 2012 by Resource and Environmental Consultants Ltd.

4 Condition no 14 is partially discharged insofar as the submitted details of tree protection measures are acceptable for Local Planning Authority.

This condition cannot, however, be fully discharged as it contains the requirement for the agreed measures to be kept in place throughout demolition and construction works.

**3/2013/0031**

**Decision Date:** 15/02/2013

**Longridge**

Applications for full consent

**Development Address:**
83 Mersey Street Longridge Preston PR3 3RL

**Grid Reference** 360644 437581

**Development Description:**
Demolish and replace existing single storey rear extension

**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 DWG No: JD/MS/01 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".

**3/2013/0039**

**Decision Date:** 14/02/2013

**Longridge**

Advertisements

**Development Address:**
Lloyds Pharmacy 40 Berry Lane Longridge PR3 3JJ

**Grid Reference** 360430 437420

**Development Description:**
Advertisement Consent for 1 x Illuminated Fascia Sign and 1 x Illuminated Hanging Sign

**Officer:** Mark Baldry

**Decision Type:** APPROVED WITH CONDITIONS

1 Any advertisement displayed, and any site used for the display of advertisements, shall be maintained in a clean and tidy condition to the reasonable satisfaction of the Local Planning Authority.

Reason: In the interests of visual amenity and in accordance with Policies G1 and S14 of the Ribble Valley Districtwide Local Plan.

2 Any structure or hoarding erected or used principally for the purpose of displaying advertisements shall be maintained in a safe condition.

Reason: Required by the Town and Country Planning (Control of Advertisements) Regulations 2007.

3 Where an advertisement is required under these Regulations to be removed, the removal shall be carried out to the reasonable satisfaction of the Local Planning Authority.

Reason: Required by the Town and Country Planning (Control of Advertisements) Regulations 2007.

4 No advertisement shall be sited or displayed so as to obscure, or hinder the ready interpretation of, any road traffic sign, railway signal or aids to navigation by water or air, or so as otherwise to render hazardous the use of any highway, railway, waterway or aerodrome (civil or military).

Reason: Required by the Town and Country Planning (Control of Advertisements) Regulations 2007.

5 The permission shall relate to the development as shown on Plan Reference G8258 01 & G8258 02

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

**3/2013/0040**

**Bolton-by-Bowland, Gisburn Forest and Sawley**

Applications for full consent

**Development Address:**

1-2 Ladycroft Cottage Holden BB7 4PE

**Development Description:**

Construction of single storey garden room and detached garage (single) within garden area

| Grid Reference | |
|---|---|
| 377423 | 449492 |

**Decision Date:**

15/02/2013

**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 This permission shall be implemented in accordance with the proposal as amended by letter and plan received on the 06/02/13 carrying drawing No's: JJB/Pr 01 & JJB/Pr 02 Rev A.

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

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

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

4 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2008 (or any Order revoking, amending or re-enacting that Order) the building(s) shall not be altered by the insertion of any window or doorway without the formal written permission of the Local Planning Authority.

Reason: In order to safeguard nearby residential amenity in accordance with Policies G1 and H10 of the Ribble Valley Districtwide Local Plan and the adopted Supplementary Planning Guidance - "Extensions and Alterations to Dwellings".

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

Reason: In the interests of mitigating the risk posed by flooding to occupants in accordance with the National Planning Policy Framework and standing advice from the Environment Agency.

**3/2013/0050**

**West Bradford**

Applications for full consent

**Grid Reference**
374492 444444

**Development Description:**
Re-submission of application 3/2012/0751 to change the use of the existing chapel into a single dwelling home. In the roof type solar panels to the south east elevation and roof lights to the north and south elevations.

**Decision Date:**
15/02/2013

**Development Address:**
Methodist Church Chapel Lane
West Bradford BB7 4SN

**Officer:** Graeme Thorpe

**Decision Type:** APPROVED WITH CONDITIONS

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

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

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

Reasons: In order that the Local Planning Authority retains effective control over the development and to ensure that there is no significant deterioration in the condition of the building contrary to Policies G1 and H16 of the Ribble Valley Districtwide Local Plan, Core Strategy 2008/2028 Regulation 22 Submission Draft Policies DMG1, DME3 and DMH4, and guidance within the NPPF.

3 The permission shall relate to the development as shown on Plan Reference numbers 10002-01 Rev. A, 10002-02 Rev. A, 10002-03 Rev. A, 10004-01 Rev. A, 10002-05 Rev. A, 10002-06 Rev. A, 10002-07 Rev. B, 10002-08 Rev. B, 10002-09 Rev. A, 10002-10 Rev. B, 10002-11 Rev. C, 10002-12 Rev. C and 10002-13 Rev. C.

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

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

REASON: In the interests of visual amenity in order to retain the character of the building and to comply with Policies G1, H16 and H17 of the Ribble Valley Districtwide Local Plan, Core Strategy 2008/2028 Regulation 22 Submission Draft Policies DMG1, DME3 and DMH4, and guidance within the NPPF.

5 Precise specifications and samples of any new or replacement walling and roofing materials, details of any window and door surrounds and specifications and samples of any new or replacement fenestration details (including materials to be used) shall have been submitted to and approved by the Local Planning Authority before their use in the proposed works.

Reason: In order that the Local Planning Authority may ensure that the materials to be used are appropriate to the locality in accordance with Policy G1, H16 and H17 of the Ribble Valley Districtwide Local Plan, Core Strategy 2008/2028 Regulation 22 Submission Draft Policies DMG1, DME3 and DMH4, and guidance within the NPPF.

6 Before the access is used for vehicular purposes, any gateposts erected at the access shall be positioned 5m behind the nearside edge of the carriageway and visibility splay fences or walls shall be erected from the gateposts to the existing highway boundary, such splays to be not less than 45o to the centre line of the access. The gates shall open away from the highway. Should the access remain ungated 45o splays shall be provided between the highway boundary and points on either side of the drive measured 5m back from the nearside edge of the carriageway.

Reason: To permit vehicles to pull clear of the carriageway when entering the site and to assist visibility. To comply with Policy G1 of the Ribble Valley Districtwide Local Plan, Core Strategy 2008/2028 Regulation 22 Submission Draft Policy DMG1, and guidance within the NPPF.

7 Before the use of the building hereby permitted becomes operative, the creation of the vehicular entrance to the site, the new driveway and the proposed parking area shall be completed in accordance with a scheme to be submitted to and approved in writing by the local planning authority. The scheme shall be submitted to the local planning authority prior to the highways works being commenced and shall include details relating to the rebuilding of the walls, the final position of gates and materials to be used.

Reason: To comply with Policies G1, H16 and H17 of the Ribble Valley Districtwide Local Plan, Core Strategy 2008/2028 Regulation 22 Submission Draft Policies DMG1, DME3 and DMH4, and guidance within the NPPF.

8 Before the access is used for vehicular purposes, that part of the access extending from the highway boundary for a minimum distance of 5m into the site shall be appropriately paved in tarmacadam, concrete, block paviors, or other approved materials.

Reason: To comply with Policy G1 of the Ribble Valley Districtwide Local Plan, Core Strategy 2008/2028 Regulation 22 Submission Draft Policy DMG1, and guidance within the NPPF.

9 Before the use of the building hereby permitted becomes operative, 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

10 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, additions 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, H16 and H17 of the Ribble Valley Districtwide Local Plan, Core Strategy 2008/2028 Regulation 22 Submission Draft Policies DMG1, DME3 and DMH4, and guidance within the NPPF.

11 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2008 (or any Order revoking, amending or re-enacting that Order) the building shall not be altered by the insertion of any window or doorway, other than those hereby approved, without the formal written permission of the Local Planning Authority.

Reason: In order to safeguard nearby residential amenity and protect the character and appearance of the building, in accordance with Policies G1, H16 and H17 of the Ribble Valley Districtwide Local Plan, Core Strategy 2008/2028 Regulation 22 Submission Draft Policies DMG1, DME3 and DMH4, and guidance within the NPPF.

12 All doors, and their replacements, shall be timber and retained as such in perpetuity.

Reason: To comply with Policies G1, H16 and H17 of the Ribble Valley Districtwide Local Plan, Core Strategy 2008/2028 Regulation 22 Submission Draft Policies DMG1, DME3 and DMH4, and guidance within the NPPF.

13 Precise specifications and details of the solar photovoltaic panels to be used, including details of their fittings, shall have been submitted to and approved by the Local Planning Authority before their installation on the building.

REASON: In order that the Local Planning Authority may ensure that the installation to be used is appropriate to the locality in accordance with Policies G1, ENV24 and ENV25 of the Ribble Valley Districtwide Local Plan, Policies DMG1 and DME5 of the Regulation 22 Submission Draft Ribble Valley Core Strategy and Key Statement EN3, and guidance within the NPPF.

14 Within 12 months of the cessation of electricity generation, or if the Solar PV Panels cease to be operational for a continuous period of 6 months, they shall be removed and the roof shall be restored to its former condition.

REASON: In order to prevent the panals remaining on site after its use has terminated, in the interests of the visual amenity of the area. In accordance with Policies G1, ENV24 and ENV25 of the Ribble Valley Districtwide Local Plan, Policies DMG1 and DME5 of the Regulation 22 Submission Draft Ribble Valley Core Strategy and Key Statement EN3, and guidance within the NPPF.

15 No part of the development shall take place until a survey for the presence of bats has been carried out. The details of which shall be submitted in writing to the local planning authority and include any mitigation measures required.

Reason: To ensure that there are no adverse affects 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.

**Planning Applications decided week ending: 15 February 2013**

**3/2013/0076**

**Decision Date:**
15/02/2013

**Billington and Langho**
Non-Material amendment

**Development Address:**
150 Whalley Road Langho
Blackburn Lancashire BB6 8AA

**Development Description:**
Application for a non-material amendment to increase the size of the extension.

| Grid Reference | |
|---|---|
| 370793 | 434515 |

**Officer:** Mark Baldry
**Decision Type:** APPROVED WITH CONDITIONS

1 The submitted non-material amendment in relation to previously approved permission 3/2010/0865 has been approved subject to the following condition.

The permission shall relate to the development as shown on DWG No. CB23-04-D