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RIBBLE VALLEY BOROUGH COUNCIL

Planning Applications decided week ending: 15 March 2013

3/2012/0342

Decision Date:
13/03/2013

Simonstone
Applications for full consent

Development Address:
Higher Trapp Hotel Trapp Lane
Simonstone Lancashire BB12 7QW

Development Description:
Demolition of existing service buildings and erection of two-storey extension of twenty one bedrooms and covered service yard (579.77 sq.m).

Grid Reference	
377712	435634

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 802/02, 03, 04, 05, 06 & 12.

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

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

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

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 scheme shall include tree planting between the site of the proposed extension and the southern boundary of the grounds of the hotel.

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 w

5 Prior to commencement of any site works including delivery of building materials and excavations for foundations or services, all trees identified for retention in the Arboricultural Constraints Report (by Phill Harris Arboricultural Consultant) that was submitted with the application, shall be protected in accordance with the BS5837 2012 [Trees in Relation to Design, Demolition & Construction] the details of which shall be submitted to and agreed in writing by 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 and no impermeable surfacing shall be constructed within the protection zone.

No tree surgery or pruning shall be implemented with

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 Survey Report dated 11 June 2012 (by Angela Graham Bat Consultancy Service Limited) that was submitted with the application.

Reason:
To ensure that there are no adverse effects on the favourable conservation status of a bat population (a species/habitat protected by the Wildlife and Countryside Act 1981) and to comply with Policies G1 and ENV7 of the Ribble Valley Districtwide Local Plan and Policies DMG1 and DME3 of the Core Strategy 2008-2028- A Local Plan for Ribble Valley Regulation 22 Submission Draft.

3/2012/0705

Downham

Applications for full consent

Development Address:
Cosy Cottage Brookside Downham
Lancashire BB7 4BP

Development Description:
Proposed application of hydraulic lime roughcast render to west gable elevation.

Grid Reference	
378655	444062

Decision Date:
13/03/2013

Officer: Claire Booth
Decision Type: APPROVED WITH CONDITIONS

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

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

2 Precise specifications and samples in the form of sample panels for the external roughcast render shall have been submitted to and approved by the Local Planning Authority before their use in the proposed works.

Reason: To comply with Policies G1, ENV1 and ENV16 of the Ribble Valley DIstrictwide Local Plan and Polices DMG1, DME2 and DME4 of the Ribble Valley Core Strategy (Regulation 22 Submission Draft) in order to safeguard the character (including setting) and significance of Downham Conservation Area.

3/2012/1077

Longridge

Applications for full consent

Development Address:
The Longridge Restaurant 104
Higher Road Longridge Lancs

Development Description:
Proposed conversion of restaurant into five residential units, 3 houses and 2 flats.

Grid Reference	
361147	437725

Decision Date:
11/03/2013

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 Reference no's MDP-00190433, 12/44 Ex 0 Rev. A, 12/44 Ex 1 Rev. A, 12/44 Ex 2 Rev. A, 12/44 Ex 10 Rev. A, 12/44 Ex 11 Rev. A, 12/44 PL 0 Rev. C, 12/44 PL 2 Rev. B, 12/44 PL 10 Rev. B and 12/44 PL 11 Rev. B

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 8th of February 2013 and the 8th of March 2013.

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

4 Precise specifications and samples of walling and roofing materials, details of any window and door surrounds and 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 Policies G1 and H17 of the Ribble Valley Districtwide Local Plan, and Core Strategy 2008/2028 Regulation 22 Submission Draft Policies DMG1 and DMH4.

5 Prior to the commencement of the conversion works on site, the applicant shall submit, for approval by the planning Authority in consultation with the Highway Authority, a plan showing the proposed amendments to the footway adjacent to the site showing where footway crossings are to be provided and where the footway is to be reinstated. The Footway reinstatement shall be in accordance with the County Council's Specification for the Construction of Estate Roads and shall be completed prior to the occupation of the residential units.

Reason: To limit the number and location of the access points and to maintain the proper construction of the footway. In accordance with Local Plan Policy G1, and Core Strategy 2008/2028 Regulation 22 Submission Draft Policy DMG1.

6 The car parking spaces and manoeuvring areas shall be marked out in accordance with the approved plan before the occupation of the premises hereby permitted becomes operative.

Reason: To comply with Policy G1 of the Ribble Valley Districtwide Local Plan, and Core Strategy 2008/2028 Regulation 22 Submission Draft Policy DMG1. To allow for the effective use of the parking areas.

7 Prior to commencement of any site works including delivery of building materials and excavations for foundations or services, all trees identified on the Proposed Site Plan 12/44 PL 0 Rev. C, 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 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 redistributed within the protection/exclusion zone,

8 No works shall take place on the site until the applicant, or their agent or successors in title, has secured the implementation of a programme of building recording and analysis. This must be carried out in accordance with a written scheme of investigation, which shall first have been submitted to and agreed in writing by the Local Planning Authority.

Reason: To ensure and safeguard the recording and inspection of matters of historical importance associated with the buildings, in accordance with Paragraph 141 of the NPPF.

9 Notwithstanding the plans submitted, details of the landscaping works to the rear garden area shall be submitted to, and approved in writing by, the Local Planning Authority prior to the commencement of such works. The scheme shall indicate, as appropriate, details of any changes of level or landform, materials to be used and the types and details of all fencing and screening.

Reason: For the avoidance of doubt, and in the interests of the amenity of the area and to comply with Policy G1 of the Ribble Valley Districtwide Local Plan, and Core Strategy 2008/2028 Regulation 22 Submission Draft Policy DMG1.

10 The first floor window on the south facing 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 Policy G1 of the Ribble Valley Districtwide Local Plan, and Core Strategy 2008/2028 Regulation 22 Submission Draft Policy DMG1.

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) any future extensions and/or alterations to the dwelling including any development within the curtilage as defined in Schedule 2 Part 1 Classes A to H shall not be carried out without the formal written consent of the Local Planning Authority.

Reason: In the interests of protecting the character of the building and the amenity of the area in accordance with Policies G1, H16 and H17 of the Ribble Valley Districtwide Local Plan, and Core Strategy 2008/2028 Regulation 22 Submission Draft Policies DMG1 and DMH4.

12 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 Policy G1 of the Ribble Valley Districtwide Local Plan, and Core Strategy 2008/2028 Regulation 22 Submission Draft Policy DMG1.

13 Prior to the commencement of development, further details of the proposed bin storage areas and the access arrangements for such areas shall be submitted to the Local Planning Authority and approved in writing. The bin storage areas shall be completed before occupation of the dwellings and thereafter maintained in perpetuity.

REASON: To ensure adequate, enclosed bin storage areas and to protect the amenity of the occupiers of adjacent properties, to comply with Policy G1 of the Districtwide Local Plan, and Core Strategy 2008/2028 Regulation 22 Submission Draft Policy DMG1.

14 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, and Core Strategy 2008/2028 Regulation 22 Submission Draft Policies DMG1 and DMH4.

3/2012/1096

Downham

Applications for full consent

Development Address:
Assheton Arms Hotel Downham
Clitheroe Lancashire BB7 4BJ

Grid Reference
378477 444320

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

Decision Date:
13/03/2013

Officer: Adrian Dowd

Decision Type: REFUSED

1 The proposal has an unduly harmful impact upon the character (including setting) and significance of the listed building, the setting of nearby listed buildings and the character, appearance and significance of Downham Conservation Area. This is because of the loss of important historic fabric (stone steps), the extension's incongruity, dominance and obscuring of important building features and public views and the unsympathetic demarcation and enclosure of the historic and important open space to the front of the listed building. This is contrary to Policies ENV20, ENV19, ENV16 and G1 of the Ribble Valley Districtwide Local Plan, Policies DME4 and DMG1 of the Core Strategy Regulation 22 Submission Draft and Paragraph 17 (conserve heritage assets in a manner appropriate to their significance) and Paragraph 131 (development sustaining and enhancing the significance of heritage assets and positively contributing to local character and distinctiveness) of the National Planning Policy Framework.

3/2012/1112

Chipping

Removal of Condition

Development Address:
Clark House Farm Old Hive Lane
Preston Lancashire PR3 2GQ

Grid Reference
361654 443538

Development Description:
Application to remove condition no.7 (reference to S.106 agreement within planning permission 3/1997/0641P) to allow the property, Clark House Farm, to be used as residential dwelling.

Decision Date:
13/03/2013

Officer: Graeme Thorpe

Decision Type: APPROVED NO CONDITIONS

3/2013/0046

Sabden

Applications for full consent

Development Address:
54 Whalley Road Sabden
Lancashire BB7 9DZ

Grid Reference
377779 437365

Development Description:
Demolition of external garage and construction of one residential bungalow

Decision Date:
13/03/2013

Officer: Claire Booth

Decision Type: REFUSED

1 The proposal represents over development of the plot that would be to the detriment of the amenities of the adjoining neighbour at no. 56 Whalley Road contrary to Policy G1 of the Ribble Valley Districtwide Local Plan, and Policy DMG1 of the Ribble Valley Core Strategy 2008 - 2028 (Regulation 22 Submission Draft). The proposal would have an overbearing and oppressive impact and impact on privacy issues relating to the adjoining garden area.

2 It has not been demonstrated that the proposal satisfies the requirements of the Sequential & Exception Tests in accordance with paragraph 103 of the NPPF and an adequate site specific flood risk assessment has not been provided to enable a suitable basis for assessment to be made of the flood risks to and from the proposed development which lies within the Environment Agency Flood Zone 3. The proposal is therefore contrary to Policy G1 of the Ribble Valley Districtwide Local Plan, Policy DME6 of the Ribble Valley Core Strategy 2008 - 2028 (Regulation 22 Submission Draft), and paragraph 9 of the Technical Guide to the National Planning Policy Framework.

3/2013/0071

Bolton-by-Bowland, Gisburn Forest and Sawley

Applications for full consent

Grid Reference
377981 449674

Development Description:
New access off Settle Road into a parcel of agricultural land and the creation of a stone track to allow access for agricultural operations

Decision Date:
08/03/2013

Development Address:
Calder Farm Settle Road
Bolton-by-Bowland Clitheroe BB7 4NT

Officer: Claire Booth
Decision Type: APPROVED WITH CONDITIONS

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

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

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

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

3 Before the access is used for vehicular purposes, any gateposts erected at the access shall be positioned 10m behind the nearside edge of the carriageway and the visibility splay measured 4.5m behind the arbitrary kerb line shall be kept clear of any building, wall, fence, hedge, tree, shrub or other device for approximately 225m in the North direction and 119m to the South.

REASON: To comply with Policy G1 of the Ribble Valley Districtwide Local Plan and Policy DMG1 of the Ribble Valley Core Strategy (Regulation 22 Submission Draft) and to permit vehicles to pull clear of the carriageway when entering the site and to assist visibility.

4 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 and to prevent loose surface material from being carried on to the public highway thus causing a potential source of danger to other road users.

3/2013/0074

Billington and Langho

Applications for full consent

Grid Reference
369891 436606

Development Description:
New detached 5/6 bedroom property at Plot 6 cherry Drive Brockhall Village. work to include driveway/hardstanding and integral double garage. External works to garden areas.

Decision Date:
08/03/2013

Development Address:
Plot 6 Cherry Drive Brockhall Village
Old Langho

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 Numbers 11P/01, 11P/02, 11P/03 and SK10.

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

3 Precise specifications and samples of walling and roofing materials, details of any window and door surrounds (including materials to be used) and details of the fenestration and doors 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 of the Ribble Valley Districtwide Local Plan and the adopted Supplementary Planning Guidance - "Extensions and Alterations to Dwellings", Core Strategy Reg 22 Draft Policy DMG1 and guidance within the NPPF.

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

REASON: In order that the Local Planning Authority shall retain effective control over the development to ensure compliance with Policy G1 of the Ribble Valley Districtwide Local Plan, Core Strategy Reg 22 Draft Policy DMG1 and guidance within the NPPF.

5 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2008 (or any Order amending, revoking or re-enacting that Order) the property 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", Core Strategy Reg 22 Draft Policy DMG1 and guidance within the NPPF.

6 The dwelling hereby approved shall be constructed with the en-suite windows in the east facing elevation (facing Plot 7) obscurely glazed, details of which shall be submitted to, and agreed in writing, by the Local Planning Authority before development commences; and also fitted with restrictors limiting the degree of opening of each opening light to not more than 45°. Thereafter it shall be maintained in that condition in perpetuity to the satisfaction of the Local Planning Authority.

REASON: In order to protect nearby residential amenity in accordance with Policy G1 of the Ribble Valley Districtwide Local Plan, Core Strategy Reg 22 Draft Policy DMG1 and guidance within the NPPF.

7 The dwelling hereby approved shall be constructed with the first floor window that serves the open plan dining area, within the east facing elevation (facing Plot 7), obscurely glazed, the details of which shall be submitted to, and agreed in writing, by the Local Planning Authority before development commences. This window shall also be a fixed, non-opening window, and it shall be maintained in that condition in perpetuity to the satisfaction of the Local Planning Authority.

REASON: In order to protect nearby residential amenity in accordance with Policy G1 of the Ribble Valley Districtwide Local Plan, Core Strategy Reg 22 Draft Policy DMG1 and guidance within the NPPF.

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

REASON: In the interests of visual amenity and to facilitate adequate vehicle parking and/or turning facilities to serve the dwelling in accordance with Policy G1 of the Ribble Valley Districtwide Local Plan and the adopted Supplementary Planning Guidance "Extensions and Alterations to Dwellings", Core Strategy Reg 22 Draft Policy DMG1 and guidance within the NPPF.

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 impact and protection appraisal dated the 5th of July 2012 [T2/T3/T6/T7/T8/T11/T14] shall be protected in accordance with the BS5837 2012 [Trees in Relation to Design, Demolition & Construction].

The details of which shall be agreed in writing and implemented in full under the supervision of a qualified arboriculturalist and in liaison with the 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 materia

10 Any removal of vegetation including trees and hedges shall be undertaken outside the nesting bird season [March - August inclusive]

Any removal of vegetation out with the nesting bird season shall be preceded by a pre-clearance check by a licensed ecologist on the day of removal

Reason: To ensure that there are no adverse effects on the favourable conservation status of birds, and to protect the bird population from damaging activities and reduce or remove the impact of development.

3/2013/0075

Decision Date: 08/03/2013

Read

Advertisements

Development Address: The Tile Co Friendship Mill Whalley Road Read Lancashire

Development Description: Four illuminated hanging signs above windows on the front elevation.

Grid Reference 376550 434465

Officer: Mark Baldry

Decision Type: REFUSED

1 The proposed signage by virtue of its design in terms of its scale and massing; and method of illumination would appear as an unsympathetic and incongruous feature that would detract from the character and setting of the streetscene and be detrimental to the residential amenity of the area. This would be contrary to Policy G1 of the Ribble Valley Districtwide Local Plan and Policy DMG1 of the Ribble Valley Core Strategy (Regulation 22 Submission Draft).

3/2013/0077

Decision Date: 08/03/2013

Billington and Langho

Applications for full consent

Development Address: 3 Chapel Close Old Langho Blackburn Lancashire BB6 8HU

Development Description: Proposed single storey extension.

Grid Reference 369989 436742

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

Proposed Elevations - DWG NO: 12.155 03 A
Proposed Ground Floor Plan - DWG NO: 12.155 02 C

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".

3/2013/0078

Decision Date: 13/03/2013

Whalley

Applications for full consent

Development Address: De Lacy Arms 61 King Street Whalley Lancashire BB7 9SP

Development Description: Removal of 4 no. defective timber windows on the North elevation (Church Lane) and replacement with double glazed uPVC windows of a similar design.

Grid Reference 373317 436196

Officer: Adrian Dowd

Decision Type: REFUSED

1 The proposed windows would be conspicuous, incongruous and visually intrusive and of undue harm to the character, appearance and significance of Whalley Conservation Area. This is because of the overtly modern appearance of the proposed windows resulting from the consistent and untextured finish of materials and the detailed form and size of frame members.This is contrary to Policies ENV16 and G1 of the Ribble Valley Districtwide Local Plan, Policies DME4 and DMG1 of the Core Strategy Regulation 22 Submission Draft and Paragraph 17 (conserve heritage assets in a manner appropriate to their significance) and Paragraph 131 (development sustaining and enhancing the significance of heritage assets and positively contributing to local character and distinctiveness) of the National Planning Policy Framework.

3/2013/0081

Whalley

Applications for full consent

Grid Reference
373544 437766

Development Address:
Garage at Marwin Clitheroe Road
Barrow Clitheroe Lancashire

Development Description:
Proposed erection of a 1.5 storey three bedroomed house with a separate garage on the site of the former commercial yard for the garage at Marwin.

Decision Date:
13/03/2013

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 Reference TRI-0934_01, TRI-0934_02, TRI-0934_03, TRI-0934_04 and TRI-0934_05.

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 21st February 2013.

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

4 Precise specifications and samples of walling and roofing materials and details of any window and door surrounds 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 Policies G1 and ENV3 of the Ribble Valley Districtwide Local Plan, the adopted Supplementary Planning Guidance - "Extensions and Alterations to Dwellings" and Core Strategy 2008/2028 Regulation 22 Submission Draft Policies DMG1 and DME2.

5 Prior to the occupation of the dwelling hereby approved, details of the landscaping of the site, including details of the boundary treatment adjacent to Clitheroe Road, 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 the occupation of the dwelling 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 diseas

6 The proposed replacement hedgerow to the highway frontage of the site shall be permanently maintained henceforth at a height not greater than 1m above the crown level of the carriageway of Clitheroe Road.

Reason: To comply with Policy G1 of the Ribble Valley Districtwide Local Plan, and Core Strategy 2008/2028 Regulation 22 Submission Draft Policy DMG1. and to ensure adequate visibility for the drivers of vehicles entering and leaving the site.

7 The level of the driveway at the proposed development shall be constructed 0.15m above the crown level of the carriageway of Clitheroe Road.

Reason: To comply with Policy G1 of the Ribble Valley Districtwide Local Plan, and Core Strategy 2008/2028 Regulation 22 Submission Draft Policy DMG1. To safeguard the future reconstruction of the highway.

8 Notwithstanding the submitted details, a proposed plan detailing the proposed highway works shall be submitted to and approved by the Local Planning Authority in consultation with the Highway Authority, prior to the completion of the built development. The highway works shall be completed prior to the occupation of the new dwelling.

Reason: To enable the required construction traffic to enter and leave the premises in a safe manner without damaging the footway, and causing a hazard to other road users. The works shall include the new kerb radius, dropped kerbs for pedestrian use, restoration of footway surface etc. In accordance with Local Plan Policy G1, the adopted Supplementary Planning Guidance - "Extensions and Alterations to Dwellings" and Core Strategy 2008/2028 Regulation 22 Submission Draft Policy DMG1.

9 Before the new 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, and Core Strategy 2008/2028 Regulation 22 Submission Draft Policy DMG1. To prevent loose surface material from being carried on to the public highway thus causing a potential source of danger to other road users.

10 The existing access onto the site shall be physically and permanently closed and the existing footway and kerbing of the vehicular crossing shall be reinstated in accordance with the Lancashire County Council Specification for Construction of Estate Roads concurrent with the formation of the new access.

Reason: To comply with Policy G1 of the Ribble Valley Districtwide Local Plan, and Core Strategy 2008/2028 Regulation 22 Submission Draft Policy DMG1. To limit the number of access points to, and to maintain the proper construction of the highway.

11 Before the new 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, and Core Strategy 2008/2028 Regulation 22 Submission Draft Policy DMG1. To prevent loose surface material from being carried on to the public highway thus causing a potential source of danger to other road users.

12 Any removal of vegetation including trees and hedges shall be undertaken outside the nesting bird season [March - August inclusive]. Any removal of vegetation out with the nesting bird season shall be preceded by a pre-clearance check by a licensed ecologist on the day of removal, the details of which shall be submitted to in writing to the Local Planning Authority.

Reason: To ensure that there are no adverse effects on the favourable conservation status of birds, and to protect the bird population from damaging activities and reduce or remove the impact of development. In accordance with The Conservation [Natural Habitats & c.] Regulations 1994.

3/2013/0082

Aighton, Bailey & Chaigley

Discharge of Conditions

Development Address:

Rakefoot Farm Thornley Road
Chaigley Lancashire BB7 3LY

Grid Reference

366215 441602

Development Description:

Application to discharge condition no. 9 (gutters), condition no.12 (walls and roof) and condition no.13 (historic record) of planning permission 3/2010/1022P.

Decision Date:

11/03/2013

Officer: Claire Booth

Decision Type: APPROVED WITH CONDITIONS

1 Condition No. 9 is discharged insofar as the gutters provided are acceptable. There remains the need however to carry out the development in accordance with the details hereby approved.

2 Condition No. 12 is discharged insofar as the roofing slate proposed is acceptable. There remains the need however to carry out the development in accordance with the details hereby approved.

3 Condition No.13 has been discharged.

Planning Applications decided week ending: 15 March 2013

3/2013/0083

Decision Date:
13/03/2013

Osbaldeston
Alter or Extend a Listed Building

Development Address:
St Mary's R C Primary School
Longsight Road Osbaldeston
Lancashire

Grid Reference
374170 441987

Development Description:
Proposed erection of Reception Classroom and relocation of covered play area. Re-submission of application 3/2012/0914P.

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 Precise specifications and samples of walling (including stone coursing and dressing) 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 to safeguard the character, setting and significance of the listed buildings.

3 Notwithstanding the proposed 4-light south-east elevation window, precise specifications for a window arrangement that is sympathetic to the historic build shall have been submitted to and approved by the Local Planning Authority before use in the proposed works.

Reason : The 4-light proposal too closely echoes the distinct form of historic windows and in order to safeguard the character, setting and significance of the listed buildings.

4 Notwithstanding the proposed stained timber finish of windows and the proposed door materials, precise specifications of painted timber windows and doors shall have been submitted to and approved by the Local Planning Authority before their use in the proposed works.Windows and doors shall be painted within one month of their installation and retained as such in perpetuity.

Reason : In order to safeguard the character, setting and significance of the listed buildings.

3/2013/0084

Decision Date:
13/03/2013

Osbaldeston
Applications for full consent

Development Address:
St Mary's R C Primary School
Longsight Road Osbaldeston
Lancashire

Grid Reference
364813 431789

Development Description:
Proposed erection of Reception Classroom and relocation of covered play area. Re-submission of 3/2012/0914P.

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 Precise specifications and samples of walling (including stone coursing and dressing) 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 to safeguard the character, setting and significance of the listed buildings.

3 Notwithstanding the proposed 4-light south-east elevation window precise specifications for a window arrangement that is sympathetic to the historic build shall have been submitted to and approved by the Local Planning Authority before use in the proposed works.

Reason : The 4-light proposal too closely echoes the distinct form of historic windows and in order to safeguard the character, setting and significance of the listed buildings.

4 Notwithstanding the proposed stained timber finish of windows and the proposed door materials, precise specifications of painted timber windows and doors shall have been submitted to and approved by the Local Planning Authority before their use in the proposed works.

Windows and doors shall be painted within one month of their installation and retained as such in perpetuity.

Reason : In order to safeguard the character, setting and significance of the listed buildings.

5 Prior to commencement of any site works including delivery of building materials and excavations for foundations or services the hedgerow running along the western boundary shall be protected in accordance with the BS5837 2012 [Trees in Relation to Design, Demolition & Construction]

The details of which shall be agreed in writing and implemented in full under the supervision of a qualified arboriculturalist and in liaison with the Countryside/Tree Officer. A hedgerow protection - monitoring schedule shall be agreed and hedgerow protection measures inspected by the local planning authority before any site works are begun.

The root protection/exclusion zone of 1.5m, as measured from the centre of the hedge, 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 store

3/2013/0086

Bolton-by-Bowland, Gisburn Forest and Sawley

Discharge of Conditions

Development Address:
Stocks House Hellifield Road Bolton By Bowland Lancashire

Development Description:
Application for approval of details reserved by condition no. 3 (new/replacement windows and doors) of planning permission 3/2010/0632P.

Grid Reference
378554 449431

Decision Date:
13/03/2013

Officer: Graeme Thorpe
Decision Type: APPROVED NO CONDITIONS

3/2013/0092

Longridge

Applications for full consent

Development Address:
47 Lower Lane Longridge Lancashire PR3 3SQ

Development Description:
Proposed extension and alteration to existing double garage to enable annex facility including link to house.

Grid Reference
360859 436998

Decision Date:
14/03/2013

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 Reference 2628-001, 2628-002, 2628-003 and 2628-004.

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

3 Precise specifications and samples of walling and roofing materials and details of any window and door surrounds 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 of the Ribble Valley Districtwide Local Plan, the adopted Supplementary Planning Guidance - "Extensions and Alterations to Dwellings" and Core Strategy 2008/2028 Regulation 22 Submission Draft Policy DMG1.

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

Reason: In order to protect nearby residential amenity in accordance with Policy G1 of the Ribble Valley Districtwide Local Plan, and Core Strategy 2008/2028 Regulation 22 Submission Draft Policy DMG1.

5 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.

Reasons: In order to comply with Policies G1 and H9 of the Ribble Valley Districtwide Local Plan, and Core Strategy 2008/2028 Regulation 22 Submission Draft Policy DMG1. 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.

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 survey and report submitted with the application dated 12th of January 2013.

Reason: To ensuring that no species/habitat protected by the Wildlife and Countryside Act 1981 are destroyed. To ensure that are no adverse effects on the favourable conservation status of a bat population.

7 Notwithstanding the plans submitted, details of the landscaping works to the rear garden area shall be submitted to, and approved in writing by, the Local Planning Authority prior to the commencement of such works. The scheme shall indicate, as appropriate, details of any changes of level or landform, materials to be used and the types and details of all fencing and screening.

Reason: For the avoidance of doubt, and in the interests of the amenity of the area and to comply with Policy G1 of the Ribble Valley Districtwide Local Plan, and Core Strategy 2008/2028 Regulation 22 Submission Draft Policy DMG1.

3/2013/0095

Hothersall

Applications for full consent

Development Address:

Stubbins Farm Hothersall Lane
Ribchester Lancashire PR3 2XB

Development Description:

Proposed alteration of first floor area to garage to form a Granny flat.

Grid Reference	
362143	434627

Decision Date:
13/03/2013

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 No's 12.160-01, 12.160-04 Rev. B and 12.160-05.

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

3 Precise specifications and samples of walling and roofing materials, details of any window and door surrounds and details of any new fenestration, 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 Policies G1 and ENV3 of the Ribble Valley Districtwide Local Plan and the adopted Supplementary Planning Guidance - "Extensions and Alterations to Dwellings", and Core Strategy 2008/2028 Regulation 22 Submission Draft Policies DMG1 and DME2.

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.

Reasons: 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. In order to comply with Policies G1 and H9 of the Ribble Valley Districtwide Local Plan, and Core Strategy 2008/2028 Regulation 22 Submission Draft Policy DMG1.

Planning Applications decided week ending: 15 March 2013

3/2013/0105

Ribchester

Applications for full consent

Grid Reference
362848 435755

Development Description:
Proposed two-store extensions to side and rear to provide additional living accommodation, new detached garage, new covered courtyard and new driveway.

Decision Date:
13/03/2013

Development Address:
Eatoughs Farm Fleet Street Lane
Ribchester Lancashire PR3 3XE

Officer: Claire Booth
Decision Type: REFUSED

1 The proposals by virtue of their scale, design and massing would result in dominant and incongruous additions which would detract significantly from its character and appearance, the setting of the historic farmstead, and the visual amenities of the locality, contrary to Policies G1, ENV3 and H10 of the Ribble Valley Districtwide Local Plan and the Council's adopted Supplementary Planning Guidance on alterations and extensions to dwellings, Policies DMG1, DME2, DME4 and DMH5 of the Ribble Valley Core Strategy (Submission Draft) and Sections 7, 11 and 12 of the National Planning Policy Framework.

2 The proposed new access track by virtue of its insensitive siting across an agricultural field which is wholly rural in nature and harmful effect from the likely impact of domestic paraphernalia such as sheds, washing lines, children's play equipment and fence lines on this part of the open countryside would represent an urban encroachment to the detriment of the surrounding countryside and visual amenity. It is therefore considered contrary to Policies H12 and ENV3 of the Districtwide Local Plan, Policies DMG1, DME2, and DMH5 of the Ribble Valley Core Strategy (Submission Draft) and Section 11 of the National Planning Policy Framework.

3/2013/0112

Clitheroe

Conservation Area Consent (demoli

Grid Reference
374352 441730

Development Description:
Replace the defective tall north and south facing windows of the church with an upgraded yet like-for-like appearance window system. The work will include essential repairs to stone window mullions.

Decision Date:
08/03/2013

Development Address:
United Reformed Church
Castlegate Clitheroe

Officer: John Macholc
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 The permission shall relate to the development as shown on Plan References 1914.sk.02, 1914.sk.03 and elevation drawing JM/32012/0112

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 of glazing and the frames to be used including their colour and texture shall have been submitted to and approved by the Local Planning Authority before their use in the proposed works.

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

3/2013/0118

Longridge

Observations to Another Local Auth

Grid Reference
360493 437321

Development Description:
Construction of area of hard standing , the installation of musical instruments and activity panels and timber bench seating and associated landscaping works.

Decision Date:
11/03/2013

Development Address:
Longridge C of E Primary School
Berry Lane Longridge PR3 3JA

Officer: Mark Baldry
Decision Type: NO OBJECTIONS