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RIBBLE VALLEY BOROUGH COUNCIL

Planning Applications decided week ending: 28 March 2013

3/2012/1066

Aighton, Bailey & Chaigley

Applications for full consent

Grid Reference
368930 440436

Decision Date:
26/03/2013

Development Address:
Bleak House Stonyhurst Clitheroe
Lancashire BB7 9QY

Development Description:
Proposed conversion and extension of existing house to create two dwellings.

Officer: Colin Sharpe
Decision Type: REFUSED

1 The proposal would result in the formation of an additional dwelling in an open countryside location outside any settlement boundary and isolated from any services or facilities. As such the development would be contrary to saved Policies G5 and H2 of the Ribble Valley Districtwide Local Plan and Policies DMG2 and DMH3 of the Core Strategy 2008 to 2082 - A Local Plan for Ribble Valley Regulation 22 Submission Draft; and would represent unsustainable development contrary to the requirements of National Planning Policy Framework.

1 The proposal would result in the formation of an additional dwelling in an open countryside location outside any settlement boundary and isolated from any services or facilities. As such the development would be contrary to saved Policies G5 and H2 of the Ribble Valley Districtwide Local Plan and Policies DMG2 and DMH3 of the Core Strategy 2008 to 2082 - A Local Plan for Ribble Valley Regulation 22 Submission Draft; and would represent unsustainable development contrary to the requirements of National Planning Policy Framework.

3/2012/1110

Bolton-by-Bowland, Gisburn Forest and Sawley

Applications for full consent

Grid Reference
375056 454066

Decision Date:
28/03/2013

Development Address:
Quarry House Tosside Skipton
Yorkshire BD23 4SY

Development Description:
Proposed extension of dwelling into adjoining barn, conversion of out buildings into one dwelling and erection of menage, stables and garden store.

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, and Core Strategy Reg 22 Draft Policies DMG1, DMH3 and DMH4.

3 The permission shall relate to the development as shown on Plan Reference numbers 4268-05, 4268-06C, 4268-07 and 4268-08B.

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

4 This permission shall be implemented in accordance with the proposal as amended by letter and plan received on the 12th of March 2013.

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

5 Before their use in the proposed works, precise specifications and samples of,
- walling and roofing materials to be used,
- details of any window and door surrounds including materials to be used, and
- details and samples of new and replacement doors and windows,
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, ENV1 and H17 of the Ribble Valley Districtwide Local Plan and the adopted Supplementary Planning Guidance - "Extensions and Alterations to Dwellings", and Core Strategy Reg 22 Draft Policies DMG1, DMH3 and DMH4.

6 This permission shall relate to the proposed conversion in accordance with the structural survey submitted as part of the application and dated 2nd of November 2012. Any deviation from the survey may need to be the subject of a further planning application.

Reason: To comply with Policies G1 and H16 of the Ribble Valley Districtwide Local Plan, and Core Strategy Reg 22 Draft Policies DMG1, DMH3 and DMH4, since the application is for the conversion of the building only.

7 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 their use in the approved works.

REASON: In the interests of visual amenity in order to retain the character of the barn and to comply with Policies G1, H16 and H17 of the Ribble Valley Districtwide Local Plan, and Core Strategy Reg 22 Draft Policies DMG1, DMH3 and DMH4.

8 No works to the barns and outbuildings to be converted 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 archaeological/historical importance associated with the buildings, in accordance with paragraph 141 of the NPPF.

9 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 27th of November 2012.

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. To protect the bat population from damaging activities and reduce or remove the impact of development.

10 Unless otherwise agreed in writing, all new and replacement doors and windows within the buildings to be converted shall be in timber and retained as such in perpetuity.

Reason: To comply with Policies G1, H16 and H17 of the Ribble Valley Districtwide Local Plan, and Core Strategy Reg 22 Draft Policies DMG1, DMH3 and DMH4, to ensure a satisfactory standard of appearance in the interests of visual amenity.

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

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

12 Before either the occupation of the new dwelling on site or the use of the new stable building or menage hereby approved, the amendments to the vehicular entrance and access to the site (as indicated on plan reference 4268-08B), and the proposed parking area shall be completed in accordance with the scheme submitted. The revised access from the site shall be constructed to a (minimum) width of 4.5m, and this width shall be maintained for a minimum distance of 6m measured back from the nearside edge of the carriageway.

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. To enable vehicles to enter and leave the site in a safe manner without causing a hazard to other road users.

13 Any gate/gateposts erected at the access shall be positioned 6m behind the nearside edge of the carriageway. Any such gates shall open away from the highway.

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. To permit vehicles to pull clear of the carriageway when entering the site and to assist visibility.

14 Within six months of the commencement of works on site, 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.

15 The menage and stables hereby approved shall inure for the benefit of the owners of the two properties on this site (Quarry House and the approved barn conversion) or family members only, and they shall be used for private and domestic purposes only.

Reason: In the interests of highway safety and visual amenity, as without further considerations the scheme may have been contrary to Policy G1 of the Ribble Valley Districtwide Local Plan, and Core Strategy Reg 22 Draft Policy DMG1.

16 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.

17 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 panels 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.

18 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. To protect the bird population from damaging activities and reduce or remove the impact of development.

3/2013/0062

Billington and Langho

Applications for full consent

Grid Reference
370406 436452

Decision Date:
28/03/2013

Development Address:
3 Larkhill Cottages Old Langho
Blackburn BB6 8AR

Development Description:
Replacement of two existing wood panel garages with a new build brick and block garage on the land at the back of 3 Larkhill Cottages, Old Langhto, BB6 8AR. Retrospective application for the installation of a flue outlet to rear slope on the existing garage.

Officer: Mark Baldry
Decision Type: REFUSED

1 The existing flue outlet and the additional proposed flue outlet would by virtue of their use, design and proximity to nearby residential properties give rise to conditions that are considered to be detrimental to residential amenity, 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).

Planning Applications decided week ending: 28 March 2013

3/2013/0106

Decision Date:
22/03/2013

Longridge
Certificate of Lawfulness - Proposed

Development Address:
26 Willows Park Lane Longridge Lancashire PR3 3HJ

Grid Reference
360616 437714

Development Description:
Application for a Lawful Development Certificate for a proposed kitchen extension on the side of the house behind the garage and the addition of a small porch to the front of the house.

Officer: Mark Baldry
Decision Type: REFUSED

1 The proposed works do NOT constitute permitted development under Schedule 2, Part 1, Class A-H of the GPDO, Class A.1 (e) (i).

3/2013/0127

Decision Date:
26/03/2013

Ribchester
Applications for full consent

Development Address:
Police Rural Beat House Preston Road Richester Lancashire

Grid Reference
364733 435476

Development Description:
Proposed erection of a double storey extension over existing single storey accommodation and erection of a single storey extension to East and rear of front elevation. Replacement and upgrading of existing roof, windows and doors. Provision of external hard standing parking area. This is an existing residential property which has one room used in the past as the Police Office, but has been solely residential for a long time.

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 number's 1 of 5, "a of 5, 3a of 5, 4a of 5 and 5a of 5.

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 19th of March 2013.

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

4 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 29 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. To protect the bat population from damaging activities and reduce or remove the impact of development.

5 No development shall take place until a further bat survey has been carried out during the last optimum bat activity period of May to September prior to the commencement of development. The findings of the updated survey shall be submitted to and agreed in writing with the local planning authority countryside officer & Natural england. If such a use by bats of buildings is established a mitigation plan including appropriate protected species license details, shall be submitted to the local planning authority countryside officer & Natural England.

The actions, methods & timings included in the mitigation measures identified and the conditions of any Natural England License shall be fully implemented and adhered to. In the event that any bats are found, disturbed or harmed during any part of the development work, 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.

6 No part of the development shall commence until a method statement for protected species [bats] has been submitted to and agreed in writing with the local planning authority. The method statement shall include details on operations for carrying out roof works including details on the actions, mitigation methods & optimum timing as well as a protected species - monitoring schedule. Once agreed in writing the method statement and monitoring schedule shall be strictly adhered to and in the event that any bats are found or disturbed during any part of the development, 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. To ensure that there are no adverse effects on the favourable status of a bat population before and during the proposed development. In accordance with the NPPF, Government Circular 06/2005: Biodiversity and Geological Conservation, DEFRA Circular 01

7 No development shall take place until details of the provisions to be made for building dependent protected species artificial bat roosting sites have been submitted, and approved by the local planning authority.

The details shall be submitted on a building dependent bat species development site plan and include details of the location and type of artificial bat roosting facilities. The details shall identify the actual wall and roof elevations into which the above provisions shall be incorporated - i.e. elevations with a minimum of 5 hours morning sun for bats.

The bat access boxes shall be incorporated into the building during the actual construction of the development as identified on the submitted plan before the development is first brought into use, unless otherwise agreed in writing by the local planning authority.

Reason: To protect the bat population from damaging activities and reduce or remove the impact of development, to ensure that there are no adverse effects on the favourable conse

8 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 and the adopted Supplementary Planning Guidance - "Extensions and Alterations to Dwellings", Core Strategy Regulation 22 Submission Draft Policies DMG1 and DMH5, and guidance within the NPPF.

9 The development hereby permitted shall not be commenced until details of the landscaping of the site, including wherever possible the retention of existing trees, have been submitted to, and approved in writing by, the Local Planning Authority. The scheme shall indicate, as appropriate, the types and numbers of trees and shrubs, their distribution on site, those areas to be seeded, turfed, paved or hard landscaped, including details of any changes of level or landform and the types and details of all fencing and screening.

The approved landscaping scheme shall be implemented in the first planting season following 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

3/2013/0128

Bolton-by-Bowland, Gisburn Forest and Sawley

Applications for full consent

Development Address:

Glenburn Sawley Lancashire BB7 4LE

Development Description:

Proposed extensions to the side and rear of the property including demolition of conservatory.

Grid Reference

377582 446270

Decision Date:

28/03/2013

Officer: Mark Baldry

Decision Type: APPROVED WITH CONDITIONS

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

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

2 The permission shall relate to the development as shown on Plan Reference 215/03 and 215/04

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, Policy DMG1 of The Ribble Valley Districtwide Local Plan and the adopted Supplementary Planning Guidance - "Extensions and Alterations to Dwellings" (if applicable).

4 The window(s) on the North and South elevation(s) of the building shown on drawing 215/04 as obscure glazed 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 Districtwide LocaL Plan and the adopted Supplementary Planning Guidance - "Extensions and Alterations to Dwellings".

5 Unless otherwise agreed in writing with the Local Planning Authority the development shall be carried out in strict accordance with the recommendations of the bat survey and report submitted with the application dated 26th January 2013 carrying Job ref: B1252

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.

To protect the bat population from damaging activities and reduce or remove the impact of development.

3/2013/0130

Mellor

Applications for full consent

Development Address:
7 Elswick Gardens Mellor
Lancashire BB2 7JD

Development Description:
Proposed first floor extension above existing garage/utility.

Grid Reference
364974 431093

Decision Date:
25/03/2013

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 The permission shall relate to the development as shown on Drawing Numbers:

12-SMR-PL01 - Proposed Plans & Elevations, and,
12-SMR-PL02 - Proposed Roof Plan & Site Plan.

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

3/2013/0131

Billington and Langho

Applications for full consent

Development Description:

Grid Reference
371879 434461

Decision Date:
28/03/2013

Development Address:
Woodside Whalley Old Road
Billington Lancashire BB7 9JF

Officer: Claire Booth
Decision Type: APPROVED WITH CONDITIONS

Proposed works include alterations to the existing building and a proposed garden room to the South West elevation of the existing dwelling consisting removal of the two existing 'hipped' roofs and dormer windows on the South East elevation with amendments to the roof structure and ridgeline to be extended out over a new wall built off the existing to form a pike gable end. This also applies to the current 'lean-to' roof and dormer windows on both the North East and South West elevations to allow greater head height internally. Other window alterations are proposed to the South East and North East elevations at ground floor level in order to accommodate internal changes and views out. Chimney to be restored to the original full height. Access to the patio on the North West elevation to be extended with a ramp and slightly raised around the existing and new garden room. Removal of the decorative boarding on the North West gable ends will be removed.

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:

1924.SK.001 - Proposed Plans and Elevations, and,
1924.SK.003 - Site Plan.

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

3 Unless otherwise agreed in writing with the Local Planning Authority the development shall be carried out in strict accordance with the recommendations and mitigation measures within the bat survey and report submitted with the application dated 01 February 2013.

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 and Policy DME3 of the Ribble Valley Core Strategy (Submission Draft).

3/2013/0133

Whalley
Variation of Condition

Grid Reference
373414 436232

Development Description:
Application for a minor amendment to planning permission 3/2012/0833P to change the roof design from 3 pitches to 4 pitches.

Decision Date:
22/03/2013

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

Officer: Graeme Thorpe
Decision Type: APPROVED WITH CONDITIONS

1 The permission shall relate to the development as shown on Plan Drawing no's VALEH/FP/12/01, VALEH/FP/RP/12/02 Rev. A and 033.

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

3/2013/0144

Bowland with Leagram
Applications for full consent

Grid Reference
363586 445891

Development Description:
Addition of 45m long x 9m wide lean-to extension to existing 60m long x 22m wide free standing agricultural building used for housing cattle. The building is required for use as an Animal Welfare Shelter for sheep during the forthcoming lambing season.

Decision Date:
22/03/2013

Development Address:
Higher Lickhurst Farm Leagram
Preston Lancashire PR3 2QT

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 1932.P.001 and 1932.P.002.

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

3/2013/0149

Bolton-by-Bowland, Gisburn Forest and Sawley

Applications for full consent

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

Development Description:
Proposed single storey rear extension.

Grid Reference	
377308	446739

Decision Date:
26/03/2013

Officer: Mark Baldry
Decision Type: APPROVED WITH CONDITIONS

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

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

2 The permission shall relate to the development as shown on Plan Reference 12/2052/1

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 Ribble Valley Core Strategy (Regulation 22 Submission Draft) and the adopted Supplementary Planning Guidance - "Extensions and Alterations to Dwellings".

4 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 26th January 2013 carrying Job ref: B 1253

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.

To protect the bat population from damaging activities and reduce or remove the impact of development.

3/2013/0150

Whalley

Removal of Condition

Development Address:
Moorgill 4 Wiswell Lane Whalley
Lancashire BB7 9AF

Development Description:
Application to remove condition no. 3 (occupancy) of planning permission 3/2006/0570P to allow greater flexibility of use.

Grid Reference	
374170	441987

Decision Date:
28/03/2013

Officer: Claire Booth
Decision Type: APPROVED WITH CONDITIONS

1 The curtilage for the dwelling shall relate to the development as shown on Drawing No: 03.

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

Planning Applications decided week ending: 28 March 2013

3/2013/0151

Decision Date:
22/03/2013

Balderstone
Applications for full consent

Development Address:
BAE Systems Samlesbury
Aerodrome Myerscough Road
Balderstone Lancashire BB2 7LF

Development Description:
Extension to existing Portakabin on Samlessbury site to provide integral welfare facilities (kitchen area and toilets x 2). Existing welfare facilities to be removed These are 2 Portakabins separate to the main Portakabin.

Grid Reference	
362013	431439

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 TN124 Rev. B, 12S5888/002 Rev. B, 12S5888/003 Rev. B and 12S5888/005 Rev. B.

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

3/2013/0152

Decision Date:
28/03/2013

Clitheroe
Applications for full consent

Development Address:
17 Cowper Avenue Clitheroe
Lancashire BB7 2HS

Development Description:
Proposed replacement of outbuilding to existing house to form studio

Grid Reference	
374185	442205

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 Drg No: 1253/10 Rev B.

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

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

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

3/2013/0157

Decision Date:
26/03/2013

Sabden
Applications for full consent

Development Address:
23 Pendle Street West Sabden
Lancashire BB7 9EG

Development Description:
Proposed two-storey rear extension. Re-submission of 3/2012/0947P.

Grid Reference	
377650	437219

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 25th March 2013 carrying drawing no: 86/1/04 Rev C and 86/1/05 Rev C

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 Policies G1 and ENV16 of the Ribble Valley Districtwide Local Plan and Policies DMG1 and DME4 of the Ribble Valley Core Strategy (Regualtion 22 Submission Draft) ensuring a satisfactory standard of appearance given the location of the property in a Conservation Area.

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 Policies DMG1 and DMH5 of the Ribble Valley Core Strategy (Regulation 22 Submission Draft) and the adopted Supplementary Planning Guidance - "Extensions and Alterations to Dwellings".

5 Unless otherwise agreed in writing with the Local Planning Authority the development shall be carried out in strict accordance with the recommendations of the bat survey and report submitted with the application dated 11th October 2012 carrying Job ref: B1220.

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.

To protect the bat population from damaging activities and reduce or remove the impact of development.

3/2013/0158

Whalley

Applications for full consent

Development Address:
68 Mitton Road Whalley Lancashire BB7 9RY

Development Description:
Proposed first floor bedroom extension.

Grid Reference
372634 436771

Decision Date:
28/03/2013

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 The permission shall relate to the development as shown on Drawing Number:

MRW/2013/02 - Proposed Plans and Elevations.

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

3/2013/0160

Clitheroe

Certificate of Lawfulness - Proposed

Development Address:
27 Kemple View Clitheroe Lancashire BB7 2QB

Development Description:
Application for Certificate of Lawful Development for single storey rear extension.

Grid Reference
373621 441038

Decision Date:
28/03/2013

Officer: Mark Baldry

Decision Type: APPROVED NO CONDITIONS

Planning Applications decided week ending: 28 March 2013

3/2013/0178

Clitheroe

Applications for full consent

Development Address:
11 Cardigan Avenue Clitheroe
Lancashire BB7 2DY

Grid Reference
374022 441913

Development Description:
Proposed single storey ground floor rear extension and loft conversion with rear dormer.

Decision Date:
28/03/2013

Officer: Stephen Kilmartin
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 proposals as detailed on drawings: SN/02B/12, SN/03B/12 and 01/A Dormer.

REASON: For the avoidance of doubt to clarify which plans are relevant.

3 The dormer elevations, shall be clad in a material matching the existing roof unless agreed in writing by the Local Planning Authority as indicated on drawing Ref: 01/A Dormer.

REASON: In order that the Local Planning Authority may ensure that the materials to be used are appropriate to the locality in accordance with Policies G1 and ENV16 of the Ribble Valley Districtwide Local Plan and Policies DMG1, DMG2 and DME4 of the Core Strategy 2008 - 2028 Regulation 22 Submission Draft, ensuring a satisfactory standard of appearance and given its location.

3/2013/0202

Observations to Another Local Auth

Development Address:
791 Whalley New Road Wilpshire
Blackburn Lancashire BB1 9BE

Grid Reference
368616 431546

Development Description:
Alterations with new front entrance to form additional shop unit.

Decision Date:
22/03/2013

Officer: Mark Baldry
Decision Type: NO OBJECTIONS

3/2013/0262

Wilpshire

Observations to Another Local Auth

Development Address:
647 Whalley New Road Blackburn
Lancashire BB1 9BA

Grid Reference
368524 431199

Development Description:
Proposed side extension.

Decision Date:
28/03/2013

Officer: Mark Baldry
Decision Type: NO OBJECTIONS