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RIBBLE VALLEY BOROUGH COUNCIL

Planning Applications decided week ending: 12 April 2013

3/2012/0261

Decision Date: 11/04/2013

Grindleton
S.106 Relaxation

Development Address:
Whitehall Farm Whitehall Lane Grindleton Lancashire

Grid Reference
375167 446130

Development Description:
Application for the discharge of planning obligations relating to a Section 106 agreement, to allow the premises to be occupied as permanent residential accommodation in line with planning consent 3/2011/1055P

Officer: Rachel Horton
Decision Type: APPROVED WITH CONDITIONS

3/2013/0009

Decision Date: 09/04/2013

Billington and Langho
Applications for full consent

Development Address:
The Sanctuary of Healing Dewhurst Road Langho Lancashire

Grid Reference
368988 434149

Development Description:
Proposed erection of kitchen extension, utility store (retrospective) and extension to car park from 48 spaces and 4 disabled spaces to 74 car parking spaces and 8 disabled spaces.

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 in the following paperwork and on the following Drawing Numbers:

12.148 - 05 - Existing Site Plan,
12.148 - 06 - Existing Floor Plan
12.148 - 08 - Existing Elevations
12.148 - 01 Rev. D - Proposed Site Plan, received 15 March 2013,
12.148 - 09 - Proposed Elevations,
12.148 - 10A - Proposed Utility Room (Retrospective),
1680 - 01 - Tree Survey Drawing,
1680 - 02 Rev. B - Tree Constraints, received 08 February 2013,
1680 - 03 Rev. B - Tree Replacement Planting, received 08 February 2013, and,
Tree Survey Report, dated January 2013.

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

3 No part of the development shall commence until a method statement for the re-establishment of the excavated area of Rhizosphere of the protected tree [T2 - Horse Chestnut] has been submitted. The details of which shall include details on appropriate soil and organic mulch materials, depth of infill and monitoring of tree health. The remaining unaffected area of the Rhizosphere shall be maintained at the current levels.

REASON: In order to decrease stress, increase drought resistance, availability of nutrients, improve soil fertility and create conditions for healthier root system in accordance with Policies G1 and ENV13 of the Ribble Valley Districtwide Local Plan and Policies DMG1, DME1 and EN2 of the Ribble Valley Core Strategy (Regulation 22 Submission Draft).

4 No part of the development hereby granted consent shall commence until a method statement for the construction of the section of the extended access road [drawing no 1218 01 Rev C] running within the root protection areas of trees T12/T13/T14 and disabled parking areas within the root protection zones of trees T6/T7] has been submitted.

Construction shall be above existing ground level using a no dig construction method in accordance with the details [figure 2 drawing no 02 Revision B] using a load bearing geo-grid system laid directly onto existing ground, made up in layers and consisting of a two dimensional grid/three dimensional load spreader and a filled with a type one aggregate topped with permeable setts on a sand bed.

Reason: In order to prevent root damage and ground compaction near to trees, protected by a Tree Preservation Order, to ensure the long-term survivability of these important trees, in accordance with policies G1 and ENV13 of the Districtwide Local Plan and policies DMG1 and EN2

5 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 and included in the Langho Tree Preservation Order [G4/G5/W3] shall be protected in accordance with the BS5837 2012 [Trees in Relation to Design/Demolition & Construction] the details of which shall be agreed in writing and implemented in full under the supervision of a qualified arboriculturalist and in liaison with the Countryside/Tree Officer. A tree protection - monitoring schedule shall be agreed and tree protection measures inspected by the local planning authority before any site works are begun.

The root protection/exclusion zone shall remain in place until all building work has been completed and all excess materials have been removed from site including soil/spoil and rubble.

During the building works no excavations or changes in ground levels shall take place and no building materials/spoil/soil/rubble shall be s

6 The approved landscaping scheme, shown on drawing number 1680-03 Rev.B 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 originallyplanted.

Reason: In the interests of the amenity of the area and to replace those trees which have already suffered as a result of works applied for retrospectively and to comply with Policies G1 and ENV13 of the Ribble Valley Districtwide Local Plan and Policies DMG1 and EN2 of the Regulation 22 Submission Draft Core Strategy.

3/2013/0089

Decision Date:
08/04/2013

Clitheroe
Applications for full consent

Development Address:
16 Hawthorne Place Clitheroe
Lancashire BB7 2HU

Development Description:
Two-storey extension to the side of the dwelling and a new sunroom. Re-submission.

Grid Reference	
374280	442326

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:

347/3/2B - Scheme drawing - received 26 March 2013.

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

3 Precise specifications or samples of walling and roofing materials, including the coursing, and details of the render to be used including its 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 building in accordance with Policy G1 of the Ribble Valley Districtwide Local Plan and the adopted Supplementary Planning Guidance - "Extensions and Alterations to Dwellings".

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

Reason: To comply with Policies G1 of the Ribble Valley Districtwide Local Plan to ensure a satisfactory standard of appearance in the interests of visual amenity.

5 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 Policy DMG1 of the Ribble Valley Core Strategy (Regulation 22 Submission Draft) 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.

6 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 26 March 2013.

Reason: To ensuring that no species/habitat protected by the Wildlife and Countryside Act 1981 are destroyed.

3/2013/0107

Billington and Langho

Applications for full consent

Development Address:
Foxcroft Whalley Road Billington
Lancashire BB7 9HY

Development Description:
Proposed construction of a conservatory

Grid Reference	
371671	435098

Decision Date:
09/04/2013

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 2012/38/2

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".

3/2013/0119

Clitheroe

Non-Material amendment

Development Address:
Clitheroe Hospital Chatburn Road
Clitheroe Lancashire BB7 4JX

Development Description:
Application for a non-material amendment to increase the finished floor level in height by 150mm to 95.950. All associated external works levels; ground floor door threshhold levels; first floor level; roof levels and service building levels; all increased in height by 150mm as indicated upon the proposed elevations and sections.

Grid Reference	
375525	443060

Decision Date:
08/04/2013

Officer: John Macholc
Decision Type: APPROVED WITH CONDITIONS

1 The permission shall relate to the development as shown on Plan References ARWSXXPL100004E,ARWSXXEL251001D,ARXX00EL251019C,ARWSXXSE251001D and ARWSXXSE251002C.

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: 12 April 2013

3/2013/0146

Wilpshire

Applications for full consent

Development Address:
35 The Hazels Wilpshire Lancashire BB1 9HZ

Grid Reference
368377 432933

Development Description:
Proposed extension to kitchen and rear of property and creation of garden room; creation of utility room/W.C. to the rear of the garage; creation of new dormer window to front of property - master bedroom and extension of dormer window to bathroom at rear of property.

Decision Date:
08/04/2013

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:

02A - Proposed Plans, and,
03B - Proposed Elevations.

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

3/2013/0165

Whalley

Applications for full consent

Development Address:
40 Moor Field Whalley Lancashire BB7 9SA

Grid Reference
372710 436992

Development Description:
Proposed extension to the side replacing the existing garage with garage, utility and study.

Decision Date:
09/04/2013

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 02/02/13

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) and the adopted Supplementary Planning Guidance - "Extensions and Alterations to Dwellings".

3/2013/0166

Ribchester

Applications for full consent

Development Address:
Riverview Blackburn Road Ribchester Lancashire PR3 3ZQ

Grid Reference
366134 435539

Development Description:
Alterations to window openings. New porch and first floor balcony formed over existing roof.

Decision Date:
09/04/2013

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 Plan References/ Drawing Numbers:

Location Plan - amended 04 April 2013,
4321-4B - Proposed Elevations, and,
4321-5A - Proposed Plans.

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

3/2013/0167

Longridge
Applications for full consent

Development Address:
5 Oakway Longridge Lancashire
PR3 2HD

Development Description:
Proposed single storey rear extension.

Grid Reference
360426 437739

Decision Date:
08/04/2013

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:

10B - Proposed Floor Plans,
15A - Proposed Elevations,
01A - Existing Floor Plans, and,
02A - Existing Elevations.

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

3 The windows on the south elevation of the building facing no. 7 Oakway, 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 and the adopted Supplementary Planning Guidance - "Extensions and Alterations to Dwellings" and Policies DMG1 and DMH5 of the Ribble Valley Core Strategy (Regulation 22 Submission Draft).

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" and Policies DMG1 and DMH5 of the Ribble Valley Core Strategy (Regulation 22 Submission Draft).

3/2013/0172

Clitheroe
Applications for full consent

Development Address:
7 Highfield Road Clitheroe
Lancashire BB7 1AQ

Development Description:
Proposed porch to front of property rendered on the outside to match the existing and with a slate roof.

Grid Reference
374366 441585

Decision Date:
09/04/2013

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 15th March 2013 carrying drawing No: CON No. 213078.

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, Policies DMG1 and DME1 of the Ribble Valley Core Strategy (Regulation 22 Submission) ensuring a satisfactory standard of appearance given the location of the property in a Conservation Area.

3/2013/0173

Wilpshire

Applications for full consent

Development Address:

Parsonage Farm York Road
Wilpshire Lancashire BB1 4AE

Development Description:

Proposed new buildings to cover existing midden/manure store and provide covered cattle/livestock handling pens.

Grid Reference	
369985	432278

Decision Date:
09/04/2013

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:

GM.2013-PF/03 - Proposed Site Plan.
GM.2013-PF/04 - Proposed Plan & Elevation of Midden Building, and,
GM.2013-PF/05 - Proposed Plan & Elevation of Livestock Handling Pens.

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

3/2013/0179

Billington and Langho

Certificate of Lawfulness - Existing

Development Address:

2 Pendle View Brockhall Village
Langho Blackburn Lancashire

Development Description:

Application for a Lawful Development Certificate for an existing use. Connected sheds for domestic ancillary use.

Grid Reference	
370352	436513

Decision Date:
11/04/2013

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, as the structure does not comply with Class E, (d, ii) and (g).

3/2013/0183

Billington and Langho

Applications for full consent

Development Address:

Wildmans Barn Longsight Road
Langho Lancashire BB6 8AD

Development Description:

Proposed conversion of existing detached garage into a Granny Flat.

Grid Reference	
369907	434519

Decision Date:
09/04/2013

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:

1204-LP01 - Location Plan,
1204-PL11A - Proposed Elevations - Sheet 1,
1204-PL12A - Proposed Elevations - Sheet 2,
1204-PL13A - Proposed Elevations - Sheet 3, and,
1204-PL10A - Proposed Plans.

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

3 The proposed development shall only be occupied as an extended family unit in conjunction with the property to which it is related to, no.2 Wildmans Barn, 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 Policies DMG1 of the Ribble Valley Core Strategy (Regulation 22 Submission Draft. The division of the dwelling into a separately occupied unit could be injurious to the amenities of the neighbouring occupiers, to the character of the area, and highway safety and would require further consideration by the Local Planning Authority.

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

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

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

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

6 All new and replacement gutters shall be cast iron or aluminium supported on 'drive in' galvanised gutter brackets.

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

3/2013/0185

Decision Date:
11/04/2013

Dutton
Applications for full consent

Development Address:
Michaelmas Cottage Old Clitheroe Road Dutton Lancashire

Development Description:
Proposed new timber framed garage and workshop within the residential curtilage of Michaelmas Cottage.

Grid Reference	
365607	439751

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 2. The garage/workshop elevations, shall be clad in a material matching the existing dwelling unless agreed in writing by the Local Planning Authority.

REASON: In order that the Local Planning Authority may ensure that the materials to be used are appropriate to the locality in accordance with Policies G1 and ENV1 of the Ribble Valley Districtwide Local Plan and Policy DMG1 of the Core Strategy 2008 - 2028 Regulation 22 Submission Draft, ensuring a satisfactory standard of appearance and given its location.

3 This permission shall be implemented in accordance with the proposals as detailed on drawings: PHD/100, PHD 200, PHD 300, PHD 400 and PHD 500.

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

Planning Applications decided week ending: 12 April 2013

3/2013/0186

Decision Date:
11/04/2013

Billington and Langho
Applications for full consent

Development Address:
1 St Marys Drive Langho Lancashire BB6 8DL

Development Description:
Retrospective application for the construction of a single storey bedroom extension

Grid Reference
370572 434212

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 drawing 11/1988/02 Rev A

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

3/2013/0210

Decision Date:
09/04/2013

Bowland with Leagram
Applications for full consent

Development Address:
Birchen Lea Farm Leagram Chipping Preston Lancashire PR3 2GS

Development Description:
Proposed extension to existing covered roof area for to create a manure store and new covered area over existing sheep handling area.

Grid Reference
362188 444725

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:

276/203 Location Plan A
276/201- Proposed Covered Manure Store & Proposed Cover to Sheep Handling Area
276/202 - Proposed Manure Store & Handling Area

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

3/2013/0252

Decision Date:
09/04/2013

Clitheroe
Application for tree works

Development Address:
1000 Miglia
Unit 6
Waterloo Road
Clitheroe
Lancashire
BB7 1NS

Development Description:
Fell 2No Sycamore Trees

Grid Reference
374600 441991

Officer: David Hewitt
Decision Type: APPROVED NO CONDITIONS

3/2013/0265

Decision Date:
09/04/2013

Sabden
Discharge of Conditions

Development Address:
16 Whins Avenue Sabden Lancashire BB7 9DY

Development Description:
Application to discharge condition no. 3 (materials) of planning permission 3/2012/1068P.

Grid Reference
377430 437327

Officer: Mark Baldry
Decision Type: APPROVED NO CONDITIONS

1 Condition No.3 (Materials) is discharged.

Planning Applications decided week ending: 12 April 2013

3/2013/0275

Decision Date:
09/04/2013

Billington and Langho
Application for tree works

Development Address:
2 Larkhill
Old Langho
Blackburn
BB6 8AR

Development Description:
T1 Beech Fell

Grid Reference	
370399	436434

Officer: David Hewitt
Decision Type: APPROVED NO CONDITIONS

3/2013/0303

Decision Date:
11/04/2013

Wilpshire
Application for tree works

Development Address:
8 Fairways Court Wilpshire
Lancashire BB1 9LA

Development Description:
Dismantle 3No Trees Ash, Oak and Sycamore
Remove Ivy 3No Trees Lime, 2No Sycamore

Grid Reference	
368813	432433

Officer: David Hewitt
Decision Type: APPROVED WITH CONDITIONS

1 All tree work hereby granted consent shall be in accordance with BS3998 for tree work

2 There shall be no deviation from the tree work hereby granted consent

3 Consent is hereby granted for Crown Thinning in accordance with the details of the application as submitted

4 Consent is hereby granted for Crown Lifting in accordance with the details included in the application as submitted.

5 Consent is hereby granted for Crown Reduction in accordance with the details of the application as submitted.

6 Consent is hereby granted for dead wood pruning