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DX Clitheroe 15157



RIBBLE VALLEY BOROUGH COUNCIL

Planning Applications decided week ending: 3 May 2013

3/2012/0977 Billington and Langho

Applications for full consent

Development Address:

30/04/2013 Northcote Stud Northcote Road

Langho Blackburn Lancashire

Development Description:

Grid Reference

374370 441435

Proposed change of use - the provision of an 'on-site' residential accommodation for the applicant, and integrated single storey double garage, wood fire boiler and store.

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

Fax: 01200 414487

2 The permission shall relate to the development as shown on the submitted plans:

Proposed Site Plan - Plan ref: 635-P-004.

Proposed Elevations - Plan ref: 635-P-006 Rev A. Proposed Floor Plans - Plan ref: 635-P-005 Rev A.

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 relate to the Section 106 Agreement dated 26th April 2013 which prevents the construction of the detached dwelling granted permission under reference 3/2007/0029P

Reason: For the avoidance of doubt since the proposal has been the subject of a Section 106 Agreement.

4 The occupation of the dwelling hereby approved shall be limited to persons solely or mainly employed at the equestrian centre as described in the application.

Reason: Since the Local Planning Authority would not normally grant permission for a dwelling in such a location without specific justification and to comply with Policy G1 of the Ribble Valley Districtwide Local Plan and Policy DMG1 of the Ribble Valley Core Strategy (Regulation 22 Submission).

5 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).

3/2013/0033 Bolton-by-Bowland, Gisburn Forest and Sawley

Alter or Extend a Listed Building

Development Address:

Bolton By Bowland C of E School

Gisburn Road Bolton By Bowland

Lancashire BB7 4NP

Officer: Adrian Dowd

Decision Type: APPROVED WITH CONDITIONS

Development Description: 378850 449392
Formation of new secure entrance lobby, reception hatch and reception office. Removal of inbuilt cupboards and

Grid Reference

and reception office. Removal of inbuilt cupboards and opening up existing door opening to form access into new role play area including removal of non-loadable internal

partition,

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 This permission shall be implemented in accordance with the proposal as amended by letter and plan received on the 8 March 2013.

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

3 Precise specifications and samples of walling, door and roofing materials (including rooflight form and location) 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.

Grid Reference

Grid Reference

372928

436140

Reason: In order to safeguard the character and significance of the listed building.

4 This consent does not include the recent secondary glazing of windows.

Reason: For the avoidance of doubt.

3/2013/0057 Whalley

Alter or Extend a Listed Building

Development Address: Decision Date:

Abbeycroft 2 The Sands Whalley 26/04/2013

BB7 9TN

Officer: John Machold

APPROVED WITH CONDITIONS **Decision Type:**

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 12/2009/05 rev A and 12/2009/06 rev O.

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 relate to the statement of methodology submitted with the application. At an early stage of work on the bressumer wall the LPA shall be contacted to inspect the lath and plaster and confirm its suitability.

Reason: To protect the integrity of the internal fabric of the building and to comply with Policy Env19 of DWLP and DME4 of Core Strategy Regulation 22 Submission Draft.

3/2013/0153 Wilpshire

> 368876 **Development Description:** Outline 432872

Development Address: Decision Date:

Outline application for a new dwelling in curtilage of existing

Development Description:

Proposed internal alterations to a Grade II Listed Building

1 Durham Drive Wilpshire dwelling. 30/04/2013

Lancashire BB1 9NX

Officer:

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

- 1 Application for approval of reserved matters must be made not later than the expiration of three years beginning with the date of this permission and the development must be begun not later than whichever is the later of the following dates.
 - (a) The expiration of three years from the date of this permission; or
 - (b) The expiration of two years from the final approval of the reserved matters or, in the case of approval on different dates, the final approval of the last such matter to be approved.

2

Detailed plans indicating the design and external appearance of the building(s), facing materials, landscaping and boundary treatment, parking and manoeuvring arrangements for vehicles and details of foul drainage and surface water drainage (called the "reserved matters") shall be submitted to and approved by the Local Planning Authority before development commences

Reason: In order that the Local Planning Authority should be satisfied as to the details and because the application was made for outline planning permission and to comply with Policy G1 of the Ribble Valley Districtwide Local Plan. Policy SMG1 of the ribble Valley Core Strategy (Regulation 22 Submission Draft).

3 The permission shall relate to the development as shown on Plan Reference DRWG No 385-2

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

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

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

5 The boundary hedge fronting Durham Drive between the proposed site access and Whalley Road shall either be removed or cut and maintained to a height not greater than 1.05m. If the hedge is to be removed and replaced by a boundary fence/wall the overall height shall not exceed 1.05m.

Reason: To ensure the development is not prejudicial to highway safety; in accordance with Policy G1 of the Ribble Valley Districtwide Local Plan and Policy DMG1 of the Ribble Valley Core Strategy (Regulation 22 Submission Draft).

6 The internal layout of the site shall allow for vehicles to enter and leave the in a forward gear.

Reason: To ensure the development is not prejudicial to highway safety; 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).

3/2013/0206 **Grid Reference** Longridge Applications for full consent **Development Description:** 361304 437712

Development Address:

Decision Date:

03/05/2013

Demolition of existing lean-tos to the side and rear and erection of single storey side extensions and two-storey Fern Cottage Hollin Hall, Longridge Lancashire PR3 3TA rear extension. Demolition of the existing timber workshop and store and replacement with a studio/workshop. Formation of bedrooms in attic space and rooflights added.

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:

10 A (6) - Schematic Plans

25 D (1) - Proposed Elevations

31 A - Proposed Floor Plans & Elevations (Replacement Workshop)

15 D - Proposed Site Plan

01A - Existing Plans

02C - Existing Site Plan

05 A - Existing Elevations

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

The external materials shall match in colour, form and texture those of the existing building and there shall be no variation without the prior written consent of the Local Planning Authority.

Reason: In order that the Local Planning Authority may ensure that the materials to be used harmonise with the existing property in accordance with Policies G1 and H10 of the Ribble Valley Districtwide Local Plan, the Council's Supplementary Planning Guidance on Extensions and Alterations to Dwellings, and Policies DMG1 and DMH5 of the Ribble Valley Core Strategy (Regulation 22 Submission Draft) in the interests of visual amenity.

4 No works shall commence until a bat survey has been conducted by a licensed ecologist to investigate whether the property is utilised by bats. The results of which shall be passed to the Local Planning Authority for inspection prior to any works commencing at the property and the development shall be carried out in strict accordance with the recommendations of, and mitigation measures within, this survey.

Reason: To ensure that no species protected by the Wildlife and Countryside Act 1981 are destroyed in accordance with Policies G1 and ENV7 of the Ribble Valley Districtwide Local Plan and Policies DMG1 and DME3 of the Ribble Valley Core Strategy (Regulation 22 Submission Draft).

3/2013/0227 **Simonstone**

30/04/2013

Decision Date:

Applications for full consent

Development Description: 378006 Proposed bedroom extension over garage in line with

Development Address: Decision Date: The Farmhouse Whalley Road

Simonstone Burnley BB12 7HN

approved plans from 1982

Officer: Claire Booth **REFUSED Decision Type:**

1 The proposed extension, by virtue of its scale, design, massing and materials, does not respect the character of the existing property, and would represent a discordant addition to the detriment of the appearance of the property itself and the locality in general, contrary to policies G1, ENV3, and H10 of the Ribble Valley Districtwide Local Plan and the Council's adopted Supplementary Planning Guidance: Extensions and Alterations to Dwellings and policies DMG1, DME2 and DMH5 of the Ribble Valley Core Strategy (Regulation 22 Submission Draft).

3/2013/0231 Clitheroe

Applications for full consent

Development Address:

Ashton Eastham Street Clitheroe 26/04/2013

BB7 2HY

Development Description:

374266

Grid Reference

Grid Reference

442455

434184

Demolition of existing dwelling and construction of

proposed replacement dwelling

Officer: Stephen Kilmartin

APPROVED WITH CONDITIONS **Decision Type:**

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: 4331/3B Revision B as amended 19th April 2013.

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

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 G1of the Ribble Valley Districtwide Local Plan and policies DMG1 and DME2 of the Ribble Valley Core Strategy (Regulation 22 Submission Draft) ensuring a satisfactory standard of appearance given the location of the property.

4 The windows on the southwest elevation of the building shall be obscure glazed, details of which are to be submitted to the Local planning Authority prior to the comencement of the development, the agreed details shall remain in perpetuity unless agreed in writing by the Local planning Authortiy.

Reason: In order to protect nearby residential amenity as required by with Policies G1 and H10 of the Ribble Valley Districtwide Local Plan, Policy DMG1 the Ribble Valley Core Strategy (Regulation 22 Submission Draft) and the adopted Supplementary Planning Guidance - "Extensions and Alterations to Dwellings".

3/2013/0232 Chipping

Alter or Extend a Listed Building

Development Description:

Grid Reference 362124 443201

Development Address: Decision Date:

Chipping Congregational Church 30/04/2013 Club Lane Chipping PR3 2QH

Removal of existing pews to form one large open space. Alteration and relocation of existing pulpit to side wall.

Officer: Adrian Dowd

APPROVED WITH CONDITIONS **Decision Type:**

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

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

2 Notwithstanding the shortening of the pulpit proposed, the pulpit shall retain its existing extent and elevation in its new location.

Reason: In order to safeguard the character and significance of the listed building.

1 The pulpit is an important survival of historic architectural detail and the proposed alterations to its historic fabric and appearance would be harmful to the character and significance of the listed building.

3/2013/0233 Clitheroe

30/04/2013

Applications for full consent

Development Description:

Grid Reference

441516

374798

Development Address: Decision Date:

31 Bolland Prospect Clitheroe

Loft conversion and formation of french doors opening in

gable wall

Officer: Mark Baldry

APPROVED WITH CONDITIONS **Decision Type:**

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 5005 and 5006

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

3/2013/0235 **Balderstone**

Applications for full consent

Grid Reference 431646

Development Description:

364750

Decision Date:

30/04/2013

Development Address:

New glazing and sliding doors to existing front elevation.

Bay Horse Garage Ltd Longsight Road Osbaldeston

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: P5482 P01, received 02 April 2013.

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

3/2013/0240 Gisburn

Decision Date:

01/05/2013

Applications for full consent

Development Description: 382780 448794

Proposed window in side elevation. Re-submission of

Grid Reference

Grid Reference

443118

362396

Development Address:

4 Park Mews Gisburn Lancashire

3/2012/0970

BB7 4ES

Officer: Mark Baldry

APPROVED WITH CONDITIONS **Decision Type:**

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 AE1 and AE2

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

3 Precise specifications of the window to be used including its construction material, 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 Polices DMG1 and DME4 of the Ribble Valley Core Strategy (Regulation 22 Submission Draft) ensuring a satisfactory standard of appearance given the location of the property in a Conservation Area.

3/2013/0241 Chipping

Applications for full consent

Development Description:

Decision Date: 38 Town End Farm Longridge Road 03/05/2013

Development Address:

Chipping Preston PR3 2QD

Demolition of existing outbuilding and section of boundary wall, and construction of new garage building

Officer: Mark Baldry

APPROVED WITH CONDITIONS **Decision Type:**

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 7th March 2013; carrying drawing no: P01 Rev A, P02 Rev A, E01 Rev A, E02 Rev A, E03 Rev A.

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

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

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

3/2013/0244 Slaidburn & Easington

Alter or Extend a Listed Building

Development Address:

Decision Date: Bell Sykes Farm Catlow Road

03/05/2013

Decision Date:

Slaidburn

Development Description:

Grid Reference

372002 452772

Repairs and refurbishment of existing dwelling

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

1 The proposals would be unduly harmful to the character (including fabric and setting) and significance of the listed building because of the unjustified removal and alteration of important historic fabric. This is contrary to Policies ENV20 and ENV19 of the Ribble Valley Districtwide Local Plan, Policy DME4 of the Ribble Valley Core Strategy Regulation 22 Submission Draft and the National Planning Policy Framework paragraphs 126 and 131 (desirability of sustaining and enhancing the significance of heritage assets).

3/2013/0248 **Billington and Langho**

Applications for full consent

Development Address:

The Nook Snodworth Road Langho 30/04/2013

BB6 8DR

Development Description:

Grid Reference 370744 433584

Proposed single storey side and rear extension to existing house including alterations and new roof to existing

attached double garage

Officer: Claire Booth

APPROVED WITH CONDITIONS **Decision Type:**

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: 13/2027/1.

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 contained within the bat survey and report submitted with the application dated 27 February 2013.

Reason: To ensuring that no species/habitat protected by the Wildlife and Countryside Act 1981 are destroyed in accordance with Policy ENV7 of the Ribble Valley Districtwide Local Plan and Policy DME3 of the Ribble Valley Core Strategy (Regulation 22 Submission Draft).

3/2013/0249 Ribchester

Applications for full consent

Development Address: Decision Date:

Moor House Farm Clitheroe Road 01/05/2013

Knowle Green PR3 2YS

Development Description:

Grid Reference

364691 437974

Erection of general purpose agricultural building with solar panels to front elevation, hardstanding, and retention of

electric meterhousing

Officer: Claire Booth

APPROVED WITH CONDITIONS **Decision Type:**

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:

110K - Proposed Building - received 29 April 2013, 120 - Proposed Electric Meter Housing, and,

Conenergy PowerPlus 240M-255M.

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

3 No development approved by this permission shall be commenced until a scheme for the containment and storage of manure has been approved by the Local Planning Authority. Such a scheme shall be constructed and completed in accordance with approved plans.

Reason: To prevent pollution of the water environment and to protect residential amenity 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).

3/2013/0255 Longridge

Applications for full consent

Development Description:

Grid Reference

360575 436791

Decision Date: 03/05/2013

Development Address: 3 Chapel Hill Farm Cottages Lower

Lane Longridge Lancashire

Proposed two-storey side extension to form living space on the ground floor and a new master bedroom on the first

floor.

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 18 of the Planning (Listed Building and Conservation Areas) Act 1990.

2 The permission shall relate to the development as shown on Drawing Numbers 2 and 3.

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

3/2013/0257 Oshaldeston

Advertisements

Development Description:

Grid Reference

431646

Decision Date: 30/04/2013

Development Address:

Bay Horse Garage Ltd Longsight

Road Osbaldeston

364750 New fascia featuring 2no 'Maserati logos and 'Bowker Ribble Valley'. Maserati Logo to feature back lights

Officer: Claire Booth

APPROVED WITH CONDITIONS **Decision Type:**

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 P5482 PO1.

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

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

Reason: In the interests of visual amenity and in accordance with Policy G1 of the Ribble Valley Districtwide Local Plan and Policy DMG1 of the Ribble Valley Core Strategy (Regulation 22 Submission Draft).

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

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

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

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

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

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

3/2013/0337 Clitheroe

Non-Material amendment

Development Address:

Decision Date: 03/05/2013 Land off C

Land off Chapel Close Low Moor Clitheroe Lancashire BB7 2ND **Development Description:**

Application for a non-material amendment to planning permission (reserved matters) 3/2012/0629P, to amend detached house driveways to 4.8m wide to ease parking

Grid Reference

Grid Reference

436197

373124

441975

373073

congestion on the site roads.

Officer: Mark Baldry

Decision Type: APPROVED WITH CONDITIONS

1 The submitted non-material amendment in relation to previously approved permission 3/2012/0629P has been approved subject to the following condition.

The permission shall relate to the development as shown on the submitted drawing entitled:

Proposed site layout - Carrying Drawing Number 02-01 Rev N

3/2013/0356 Whalley

Application for tree works

Development Address:

Decision Date: 2 The Sands

Whalley
Clitheroe
BB7 9TL

Officer: David Hewitt

Decision Type: APPROVED WITH CONDITIONS

Development Description:

Cedar (T1) Remove

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

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