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RIBBLE VALLEY BOROUGH COUNCIL

Planning Applications decided week ending: 17 May 2013

3/2012/0617

Decision Date:
13/05/2013

Wiswell
Outline

Development Address:
Land off Clitheroe Road Barrow
Clitheroe Lancshire BB7 9AQ

Development Description:
Outline application for a proposed residential development of seven dwellings.

Grid Reference	
373881	437708

Officer: Graeme Thorpe
Decision Type: APPROVED SUBJECT TO LEGAL AGREEMENT

1 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 The permission shall relate to the development as shown on Plan Drawing number TRI-0880_02.

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 read in accordance with the Section 106 Agreement dated…

REASON: For the avoidance of doubt as the permission is subject to an agreement in relation to the low cost/affordable housing approved.

4 Detailed plans indicating:

i. the access onto the site including sight lines,
ii. the layout of the site,
iii. the external appearance and scale of the dwellings,
iv. the landscaping and boundary treatments,
v. parking and manoeuvring arrangements of vehicles, including a contoured site plan showing existing features, and
vi. the proposed slab floor level and road level,

(called the reserved matters), shall be submitted to and approved by the Local Planning Authority before development commences.

REASON: To comply with Policies G1 and ENV3 of the Ribble Valley Districtwide Local Plan and in order that the Local Planning Authority should be satisfied as to the details and because the application was made for outline permission.

5 With reference to any future reserved matters application, the approved dwellings shall be within the scale parameters highlighted within the Design and Access Statement submitted with the application.

REASON: In the interests of visual amenity and the potential impact upon the amenity of the occupiers of the adjacent neighbouring properties, in accordance with Policies G1 and ENV3 of the Ribble Valley Districtwide Local Plan.

6 The development hereby approved shall not exceed 7 dwelling units in accordance with the submitted application forms.

REASON: To ensure that there is no ambiguity in the decision notice over the amount of development hereby approved.

7 Prior to the commencement of any development, details of the foul drainage scheme shall be submitted to and approved in writing by the LPA. No housing shall be occupied until the approved foul drainage scheme has been completed in accordance with the approved details.

REASON: To ensure a satisfactory means of drainage in accordance with Policy G1 of the Ribble Valley Districtwide Local Plan.

8 Prior to the commencement of any phase of development, details for how foul and surface water shall be drained on separate systems shall be submitted to the local planning authority and approved in writing for that phase. The development shall be completed, maintained and managed in accordance with the approved details.

REASON: To ensure that the site is drained on separate systems for foul and surface water to ensure a satisfactory means of drainage in accordance with Policy G1 of the Ribble Valley Districtwide Local Plan.

9 Prior to the commencement of any development, details for surface water drainage, based on sustainable drainage principles and evidence of an assessment of site conditions (inclusive of how the scheme shall be maintained and managed after completion and any necessary infrastructure) shall be submitted to and approved in writing by the local planning authority. For the avoidance of doubt, no surface water shall discharge into the public sewerage system, directly or indirectly. The development shall be completed, maintained and managed in accordance with the approved details.

REASON: To ensure that surface water is dealt with by the most sustainable means in accordance with National and Local Planning Policies.

10 If any tree felling or hedgerow removal is carried out during the bird -breeding season it shall be preceded by a pre-clearance nesting bird survey by an experienced ecologist/ornithologist. If nesting birds are found an exclusion zone shall be maintained around any occupied nest and these areas shall not be cleared until declared free of nesting birds by an ecologist/ornithologist.

REASON: To ensure that bird species are protected and their habitat enhanced in accordance with the Wildlife & Countryside Act 1981 as amended, the conservation [Natural Habitats & c.] Regulations 1994 and the District Wide Local Plan. To protect species protected in law/of conservation concern against harmful activities of development, as trees and hedgerows are important for bird species as identified on the RSPB register of birds of conservation concern/East Lancashire Ornithological database.

11 Prior to commencement of any works on site, a noise assessment shall be undertaken by a competent acoustic practitioner to assess the impact of the Industrial Units on the proposed development, and where necessary detail any mitigation measures required. Once completed the assessment shall be submitted to the Local Planning Authority for written approval.

REASON: In the interests of safeguarding residential amenity and where necessary detail any mitigation measures required, in accordance with Policy G1 of the Ribble Valley Districtwide Local Plan.

12 If works are required in the proximity of the watercourse, the contractor must provide a method statement to ensure that any silt or other pollutants including hydrocarbons are not released into the water feature, with extra vigilance considered during periods of wet weather or high flows. Any dewatering works must pass through adequate silt removal apparatus prior to returning to the watercourse.

REASON: All works within the vicinity of any watercourse should be in accordance with the EA Pollution Prevention Guidance

13 With reference to any future reserved matters application, measures to enhance the biodiversity of the site, as referenced at paragraph 4.8 of the Bowland Ecology Ecological Phase 1 Survey Report, shall be submitted as part of the reserved matters for the site.

REASON: In accordance with paragraphs 109 and 118 of the NPPF, and to ensure that species are protected and their habitat enhanced in accordance with the Wildlife & Countryside Act 1981 as amended, and the Conservation [Natural Habitats & c.] Regulations 1994.

3/2012/0910

Decision Date:
14/05/2013

Read
Applications for full consent

Development Address:
Bridge Heywood Caravan Park
Dunkirk Farm Whalley Road
Read Lancashire BB12 7RR

Development Description:
Proposed change of use of land for the siting of 15 new static holiday caravans in place of the storage area which will be relocated.

Grid Reference	
375815	433964

Officer: Colin Sharpe
Decision Type: APPROVED WITH CONDITIONS

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

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

2 This permission shall relate to the proposal as shown on drawing numbers 2012-12/502/E, 503/E and SK1/B.

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

3 Whilst the details of landscaping and additional screen planting shown on drawing number 2012-12/502/E are considered to be acceptable in principle, a more detailed scheme of landscaping/screen planting shall be submitted for the approval of the Local Planning Authority. This detailed scheme shall indicate the types and numbers of trees and shrubs, their location on the site, their size at planting and their spacings.

The approved detailed landscaping/screen planting scheme shall be implemented in the first planting season following either the siting of the first caravan on any of the approved new 15 static caravan pitches, or the use of the approved new touring caravan storage area. The planting shall be maintained thereafter for a period of not less than five 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 th

4 Prior to the commencement of any works to reduce existing ground levels (as shown on drawing number 2012-12/503/E) all existing trees bordering the areas affected by those ground works shall be protected with a route protection area in accordance with BS5837 (trees in relation to construction) precise details of which shall first have been submitted to and approved in writing by the Local Planning Authority. Details of a tree protection monitoring schedule shall also be submitted to and agreed in writing by the Local Planning Authority before any ground remodelling works are commenced. The monitoring schedule shall then be implemented in accordance with the agree details. The root protection area shall remain in place until all ground remodelling works have been completed and all excess materials have been removed from the site.

REASON: In order to ensure that the trees adjoining the areas of ground remodelling works are afforded maximum physical protection from any possible adverse effects of those w

5 The development hereby permitted shall be carried out in accordance with the approved Flood Risk Assessment (FRA) - Flooding and Drainage Assessment for a Proposed Extension to Bridge Heywood Caravan Park, Read - project number 7119 dated August 2012 - and following the mitigation measures detailed within that FRA. The mitigation measures shall be fully implemented prior to the first occupation of any caravan within the approved area of 15 new static caravan pitches; and subsequently in accordance with the timing and phasing arrangements embodied within the scheme, or within any other period as may subsequently be agreed in writing by the Local Planning Authority.

REASON: To reduce the risk of flooding to the proposed development and future occupants in order to satisfy the requirements of the National Planning Policy Framework and to comply with Policy G1 of the Ribble Valley Districtwide Local Plan and Policy DMG1 of the Core Strategy 2008 - 2028 - a Local Plan for Ribble Valley Regulation 22 Submissi

6 No development shall take place until a surface water drainage scheme for the site, based on sustainable drainage principles and an assessment of the hydrological and hydrogeological context of the development, has been submitted to and approved in writing by the Local Planning Authority. The drainage strategy must demonstrate the surface water run-off generated up to and including the 1:100 year critical storm will not exceed the run-off from the undeveloped site following the corresponding rainfall event. The scheme shall subsequently been implemented in accordance with the approved details before the first occupation of any of the caravans within the approved area of 15 new static caravan pitches.

REASON: To ensure satisfactory drainage of the site in order to satisfy the requirements of National Planning Policy Framework and to comply with Policy G1 of the Ribble Valley Districtwide Local Plan and Policy DMG1 of the Core Strategy 2008 - 2028 - a Local Plan for Ribble Valley Regulation 22 Submission

7 The riparian woodland strip shall be buffered from the proposed new static caravan pitches by the fencing off of a 3m wide strip from the top of the bank into the existing touring caravan storage area, and the enclosed area shall be allowed to regenerate. The fencing shall be erected prior to the first use of any of the new caravan pitches, and in accordance with details relating to its position, height and "design" that have first been submitted to and approved in writing by the Local Planning Authority. The fence shall thereafter be retained in perpetuity to the satisfaction of the Local Planning Authority.

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

8 The edge of the woodland that adjoins the proposed new touring caravan storage area shall be buffered from that area by fencing off a 6m strip around the end of that area. This strip shall be allowed to regenerate naturally and shall be mown only occasionally (no more than once a year).

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

9 Prior to any static caravan being sited on any of the approved new 15 pitches, precise details of its external colour shall have first been submitted to and approved in writing by the Local Planning Authority. Thereafter, there should be no change to the colour of the caravans on these pitches without the prior written permission of the Local Planning Authority.

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

3/2013/0260

Clayton-le-Dale

Discharge of Conditions

Development Address:

Former Brown Leaves Hotel Longsight Road Copster Green Lancs

Grid Reference

367322 433665

Development Description:

Application to discharge condition no. 14 (additional tree planting), condition no. 19 (provision of nesting/roosting boxes) and condition no. 20 (demolition and construction method statement) of planning permission 3/2012/0745P.

Decision Date:

16/05/2013

Officer: Graeme Thorpe

Decision Type: APPROVED NO CONDITIONS

1 Condition no. 14 (additional tree planting),
Condition no. 19 (provision of nesting/roosting boxes), and
Condition no. 20 (demolition and construction method statement).

3/2013/0266

Waddington

Removal of Condition

Development Address:

Dove Cottage Mill Farm Lane off Slaidburn Road Waddington Lancashire

Grid Reference

372289 445699

Development Description:

Application to remove condition no. 3 (occupancy period) of planning permission 3/2010/0572P, to allow the property to be used as permanent residential accommodation.

Decision Date:

14/05/2013

Officer: Claire Booth

Decision Type: REFUSED

1 Approval of the removal of this condition would not be in accordance with the NPPF presumption in favour of sustainable development, and it would also be contrary to guidance within Local Plan Policies G1, ENV1, H2, H15 and H23 and policies DMG1, DME2, DMH3 and DMH4 of the Ribble Valley Core Strategy (Regulation 22 Submission Draft). In practice, the removal of Condition 3 would be tantamount to the erection of a new dwelling at this site. The site is in a predominantly rural location and by virtue of its distance from the nearest village settlement is considered to be an unsustainable location for the creation of a new dwelling.

3/2013/0272

Bashall Eaves and Mitton

Discharge of Conditions

Development Address:

Garth Cottage Clitheroe Road Mitton Lancashire BB7 9PH

Grid Reference

371073 440035

Development Description:

Application for the discharge of condition no. 3 (materials) and condition no. 4 (siting of septic tank) of planning permission 3/2012/0135P.

Decision Date:

16/05/2013

Officer: Claire Booth

Decision Type: APPROVED WITH CONDITIONS

1 Condition 3 is discharged in so far as the reuse of the random stone and traditional blue slate on the existing dwelling is acceptable. There remains the need to ensure that any additional stone and slate required matches the existing materials.

2 Condition no.4 is discharged. There remains the need for the works to be carried out in accordance with the details shown on Drawing Number 14.

3/2013/0282

Whalley

Applications for full consent

Development Address:

10 Abbots Croft Whalley Lancashire BB7 9RR

Grid Reference

373069 436238

Development Description:

Proposed single storey extension to the side of the property.

Decision Date:

14/05/2013

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: DWG No: JJMD 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, Policy DMG1 of the Ribble Valley Core Strategy (Regulation 22 Submission Draft) and the adopted Supplementary Planning Guidance - "Extensions and Alterations to Dwellings".

4 The root protection zone of tree T2 - Beech [drawing number TRI-10] growing on land belonging to 8 Abbots Croft shall be protected against any adverse effects of the development in accordance with the BS5837 2012 [Trees in Relation to Demolition, Design & Construction] the details of which shall be submitted to and agreed in writing with the Local Planning Authority.

Reason: In order to ensure that that a tree growing on neighbouring land is afforded maximum physical protection from the potential adverse affects of development 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).

3/2013/0287

Clitheroe

Applications for full consent

Development Address:

144 Woone Lane Clitheroe
Lancashire BB7 1BN

Development Description:

Proposed change of use from dwelling to office.

Grid Reference	
373842	440971

Decision Date:

13/05/2013

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:

PH/JD/144/100 and PH/JD/144/600.

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

3 The use of the premises in accordance with this permission shall be restricted to the hours between 0830 to 1730 on weekdays and there shall be no operation on Saturdays, Sundays or bank holidays.

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

4 The development hereby permitted shall be used for Class A2 Financial and Professional Services only and for no other purpose, including the permitted change to Class A1 within the Town and Country Planning (Use Classes) Order 1987 (As Amended).

Reason: The permission granted is for a specific A2 use, and it is considered that the permitted change to class A1 may give rise to adverse effects on the locality and residential amenities, contrary to the provisions of Policy G1 of the Ribble Valley Districtwide Local Plan and Policy DMG1 of the Ribble Valley Core Strategy (Regulation 22 Submission Draft).

Planning Applications decided week ending: 17 May 2013

3/2013/0291

Clitheroe

Applications for full consent

Development Address:
2 Hippings Way Clitheroe
Lancashire BB7 2PQ

Decision Date:
16/05/2013

Development Description:
Proposed fence construction with gates and end wall.
Re-submission.

Grid Reference	
374125	442642

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 the submitted plans entitled:

Section Locations.
Appendix 1 Typical Construction.
Appendix 2 Proposed Fence Panel Specification

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

3 Notwithstanding the details submitted the boundary to the East of the property identified on the submitted plan as Section A-A shall not exceed 1.6m above ground level.

Reason: To ensure that development does not form an over prominent and incongruous feature that would be harmful to the character, appearence and setting of the streetscene 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).

3/2013/0293

Billington and Langho

Applications for full consent

Development Address:
2 Birtwistle Terrace Langho
Blackurn Lancashire BB6 8BT

Decision Date:
13/05/2013

Development Description:
Proposed single storey extension to the rear.

Grid Reference	
370486	434220

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 1 and Drawing 2.

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

3/2013/0295

Longridge

Applications for full consent

Development Address:
77 Hacking Drive Longridge
Lancashire PR3 3FP

Decision Date:
16/05/2013

Development Description:
Proposed two-storey side extension.

Grid Reference	
359792	436305

Officer: Claire Booth
Decision Type: APPROVED WITH CONDITIONS

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

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

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

Elevations: Existing and Proposed - Revision A, received 14 May 2013, and,
Proposals: Plans and Elevations - Revision A, received 15 May 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 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 23 April 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 2008 - 2028 - A Local Plan for Ribble Valley Regulation 22 Submission Draft.

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

3/2013/0301

Decision Date: 16/05/2013

Wilpshire
Certificate of Lawfulness - Proposed

Development Address:
15 Maple Close Wilpshire
Lancashire BB1 9JG

Development Description:
Application for a Lawful Development Certificate for a proposed single storey side extension.

Grid Reference	
368418	432558

Officer: Mark Baldry
Decision Type: APPROVED NO CONDITIONS

3/2013/0305

Decision Date: 13/05/2013

Osbaldeston
Applications for full consent

Development Address:
New House Farm Osbaldeston Lane
Osbaldeston Lancashire

Development Description:
Proposed garden lounge and double garage.

Grid Reference	
364408	433629

Officer: Graeme Thorpe
Decision Type: APPROVED WITH CONDITIONS

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

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

2 The permission shall relate to the development as shown on Plan drawing number 12/2039/03 Rev. O, 12/2039/01 Rev. O and 10/1953/04 Rev. A.

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

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

Reason: In order that the Local Planning Authority may ensure that the materials to be used are appropriate to the locality in accordance with Policies G1, H17 and ENV3 of the Ribble Valley Districtwide Local Plan, the adopted Supplementary Planning Guidance - "Extensions and Alterations to Dwellings" and RV Core Strategy (Regulation 22 Submission Draft) Policies DMG1, DME2 and DME4.

4 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, the adopted Supplementary Planning Guidance "Extensions and Alterations to Dwellings" and RV Core Strategy (Regulation 22 Submission Draft) Policy DMG1.

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

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

During the building works no excavations or changes in ground levels shall take place and no building materials/spoil/soil/rubble shall be stored or redistributed within the protection/exclusion zone, in addition no impermeable surfacing shall be constructed within the protection zone.

Reason: In order to ensure that any trees affected by development are afforded maximum physical protection from the potential adverse affects of development.

6 Prior to the commencement of development, the following information shall be submitted to the Local Planning Authority (LPA) for approval in writing:

(a) A Desk Study which assesses the risk of the potential for on-site contamination and ground gases and migration of both on and off-site contamination and ground gases.

(b) If the Desk Study identifies potential contamination and ground gases, a detailed Site Investigation shall be carried out to address the nature, degree and distribution of contamination and ground gases and shall include an identification and assessment of the risk to receptors as defined under the Environmental Protection Act 1990, Part IIA, focusing primarily on risks to human health and controlled waters. The investigation shall also address the implications of the health and safety of site workers, of nearby occupied building structures, on services and landscaping schemes and on wider environmental receptors including ecological systems and property.

The sampling and analyti

3/2013/0317

Aighton, Bailey & Chaigley

Applications for full consent

Development Address:

Reed Deep Whalley Road Hurst Green Lancashire BB7 9QJ

Grid Reference

368996 438072

Development Description:

Proposed single storey annex ancillary to the main dwelling and alterations to the existing access (Resubmission)

Decision Date:

15/05/2013

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:

JP/CH/3520 - Proposed Floor Plans and Elevations and,
Proposed Site Plan, received on the 14 May 2013.

Reason: For the avoidance of doubt and to ensure that the development is carried out in accordance with the submitted plans and agreed highway 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 ENV3 of the Ribble Valley Districtwide Local Plan and Policies DMG1 and DME2 of the Core Strategy 2008 - 2028 - A Local Plan for Ribble Valley Regulation 22 Submission Draft ensuring a satisfactory standard of appearance given the location of the property in an area of open countryside.

4 The annex shall use the driveway access for the existing dwelling onto the highway, B6243 Whalley Road, and no other access shall be opened or used to the highway for vehicles without the approval in writing of the Local Planning Authority.

Reason: In the interests of highway safety and to ensure the development accords with Policy G1 of the Ribble Valley Districtwide Local Plan and Policy DMG1of the Core Strategy 2008 - 2028 - A Local Plan for Ribble Valley Regulation 22 Submission Draft.

5 Any new access gates shall be set back 5 metres from the adjoining carriageway and shall not open outwards.

Reason: In the interests of highway safety and to ensure the development accords with Policy G1 of the Ribble Valley Districtwide Local Plan and Policy DMG1of the Core Strategy 2008 - 2028 - A Local Plan for Ribble Valley Regulation 22 Submission Draft.

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

Reasons: In order to comply with Policies G1 and H9 of the Ribble Valley Districtwide Local Plan and Policies DMG1 and DMH5 of the Core Strategy 2008 - 2028 - A Local Plan for Ribble Valley Regulation 22 Submission Draft. The division of the dwelling into separately occupied units could be injurious to highway safety, the amenity of adjacenet neighbours and to the character of the area and would require further consideration by the Local Planning Authority.

3/2013/0322

Longridge

Advertisements

Grid Reference

360572 437307

Decision Date:

17/05/2013

Development Address:

Lloyds TSB 4 Berry Lane Longridge
Lancashire PR3 3TZ

Development Description:

Two internally illuminated Fascia panels, three internally illuminated hanging signs and one internally illuminated ATM sign.

Officer: Claire Booth

Decision Type: SPLIT DECISION

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

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

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

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

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

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

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

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

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

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