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RIBBLE VALLEY BOROUGH COUNCIL

Planning Applications decided week ending: 31 May 2013

3/2012/0789

Decision Date:
24/05/2013

Simonstone
Applications for full consent

Development Address:
Land opposite Foxhill House Whins Lane Simonstone Lancashire

Grid Reference
377489 435260

Development Description:
Proposed demolition of the existing building and the erection of one detached dwelling with Granny Annex, and access alterations.

Officer: Colin Sharpe
Decision Type: APPROVED WITH CONDITIONS

1 The development must be begun no later than the expiration of three years beginning with the date of this permission.

REASON: Required to be imposed in pursuance to Section 91 of the Town and Country Planning Act 1990.

2 This permission shall relate to the proposal as shown on the amended plans received by the Local Planning Authority on 5 April 2013 (drawing no LOF/01 Dwg01B).

REASON: For the avoidance of doubt and to ensure compliance with the submitted amended 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 in writing by the Local Planning Authority before their use in the proposed works.

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

4 The development shall be carried out in accordance with the Tree Survey Schedule for Arboricultural Impact Appraisal Report By Bowland Tree Consultancy Limited (Ref. BTC359 dated 26 July 2012) Prior to the commencement of any development works including delivery of building materials and excavations for foundations or services, all trees identified for retention in that report shall be protected with a root protection area in accordance with the BS5837 [Trees in Relation to Construction]. Details of a tree protection monitoring schedule shall also be submitted to and agreed in writing by the Local Planning Authority before any site works are begun. The monitoring schedule shall then be implemented in accordance with the agreed details.

The root protection area 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 bui

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

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 o

6 No part of the development shall be commenced until a non-native species removal and disposal method statement has been submitted to and approved in writing by the Local Planning Authority. This shall include details of the eradication and removal from the site all Japanese Knotweed and Himalayan Balsam. The removal and disposal of these species shall then be carried out in accordance with the approved method statement to the satisfaction of the Local Planning Authority.

REASON: To ensure that there is no risk of further spread of a non-native plant species and to ensure that there are no residue non-native plant species parts remaining in the interests of protecting the native ecology of the site and to comply with with Policies G1 and ENV13 of the Ribble Valley Districtwide Local Plan and Policies DMG1 and DME3 of the Core Strategy 2008-2028- A Local Plan for Ribble Valley Regulation 22 Submission Draft.

3/2012/0958

Clitheroe

Applications for full consent

Development Address:
1-7 Shawbridge Sawmill off Taylor Street Clitheroe BB7 1LY

Grid Reference
374638 441807

Development Description:
Approval required under part 3 Class E of the Planning (General Permitted Development) Order 1995 to use the existing commercial units for a range of uses. The units to be used primarily for office use but with the option to change to retail/health studio etc. without applying for future approval.

Decision Date:
24/05/2013

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 authorises the use of the building for purposes within Classes A1 Shops; A2 Financial and Professional Services; D1 Non-residential Institutions and D2 Assembly and Leisure of the Town and Country Planning (Use Classes) Order 1987 (as amended 2013). Prior to the first use of any individual unit for any new use within these specified classes, precise details of the proposed user/use shall be submitted in writing to the Local Planning Authority. The Local Planning Authority shall then, within a period of 14 days, confirm in writing to the applicant its agreement or otherwise to the stated use/user.

Reason: In order to ensure that the uses of the building would not have any seriously detrimental effects upon the amenities of nearby residents or highway safety in order 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.

3/2012/1113

Clitheroe

Applications for full consent

Development Address:
Parker Avenue Clitheroe Lancashire BB7 1JA

Grid Reference
374048 440941

Development Description:
Proposed housing development.

Decision Date:
24/05/2013

Officer: Colin Sharpe

Decision Type: APPROVED WITH CONDITIONS

1 The development must be begun no later than the expiration of three years beginning with the date of this permission.

REASON: Required to be imposed in pursuance to Section 91 of the Town and Country Planning Act 1990.

2 This permission shall relate to the development as shown on drawing numbers RA039/02A and 03A.

REASON: For the avoidance of doubt and to ensure compliance 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 in writing by the Local Planning Authority before their use in the proposed works.

REASON: In order that the Local Planning Authority may ensure that the materials to be used are appropriate to the locality in accordance with Policy G1 of the Ribble Valley Districtwide Local Plan and Policy DMG1 of the Core Strategy 2008 - 2028 - A Local Plan for Ribble Valley Regulation 22 Submission Draft. This permission shall relate to the development as shown on drawing numbers RA039/02A and 03A.

4 Prior to the first occupation of each of the dwellings hereby permitted a hard surfaced parking area for two vehicles with access from Back Whalley Road shall have been formed within the rear curtilage to the satisfaction of the Local Planning Authority in accordance with the details shown on drawing number RA039/02A. Thereafter, two parking spaces and vehicular access to the spaces shall be permanently retained for each dwelling to the satisfaction of the Local Planning Authority.

REASON: In the interests of highway safety 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.

5 The fencing and gates on the rear (east) boundary of the site shall not exceed 1.2m in height unless precise details of the design of any fencing above that height have first been submitted to and approved in writing by the Local Planning Authority. Any fencing above 1.2m high shall be permanently retained in accordance with the approved design unless the Local Planning Authority agrees in writing to any future amendments or alterations.

REASON: In the interests of highway safety 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.

3/2013/0004

Whalley

Applications for full consent

Development Description:

Full application for the erection of 4 dwellings (alternative scheme to that approved under reference 3/2009/0807)

Grid Reference

372592 436652

Decision Date:

24/05/2013

Development Address:

Abbey Farm Nethertown Close
Whalley

Officer: Colin Sharpe

Decision Type: APPROVED WITH CONDITIONS

1 The development must be begun no later than the expiration of three years beginning with the date of this permission.

REASON: Required to be imposed in pursuance to Section 91 of the Town and Country Planning Act 1990.

2 This permission shall relate to the proposed development as shown on the amended plans received by the Local Planning Authority on 6 March 2013 (drawing numbers WHA/01 Dwg 01B, 02A, 03C, 04C and 05.

REASON: For the avoidance of doubt and to ensure compliance with the submitted amended 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 in writing by the Local Planning Authority before their use in the proposed works.

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

4 Prior to the first occupation of any of the dwelling hereby permitted, their respective driveways, parking spaces and garages shall have been provided in accordance with the details shown on drawing number WHA/01 Dwg 04C. Thereafter these facilities shall be retained permanently available for their designated purpose to the satisfaction of the Local Planning Authority.

REASON: In the interests of highway safety 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

5 The ground floor window to a study and the two first floor windows to an en suite shower room at the western end of the front elevation of the dwelling on plot 4 shall be fitted with obscured glazing, precise details of which shall be submitted to and approving in writing by the Local Planning Authority. The approved glazing shall be fitted prior to the first occupation of this dwelling and thereafter shall be retained in this manner in perpetuity unless the Local Planning Authority grants permission in writing for any alterations to the glazing in these windows.

REASON: In the interests of the privacy of the occupiers of a neighbouring property 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.

6 No doors, windows or other openings shall at any time be formed in the south facing rear elevation or the east facing side elevation of the detached garage/annex building on Plot 4 unless a further planning permission has first been granted by the Local Planning Authority in respect thereof.

REASON: In the interests of the privacy of the occupiers of a neighbouring property 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.

7 The garage/annex building on Plot 4 shall only be occupied as ancillary accommodation in association with the occupation of the main dwelling on this plot and shall not be used as an independent separate residential unit.

REASON: To comply with the terms of the application and because the provision of two separately occupied units on this plot could be injurious to the amenities of nearby residents and, as a result of insufficient parking provision, could be detrimental to highway safety. This would be contrary to 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 Prior to the first occupation of each of the dwellings, their curtilages shall have been defined by boundary walls, fences or hedges in accordance with precise details that have first been submitted to and approved in writing by the Local Planning Authority.

REASON: In the interests of visual amenity and to provide a satisfactory level of amenity for the occupiers of the proposed dwellings in order 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 Once development works commence on site, should site operatives discover any adverse ground conditions and suspect that the ground may be contaminated, they should report this to the Contaminated Land Officer at Ribble Valley Borough Council. Works in that location shall then cease and the potential problem area shall be protected by fences, barriers and warning signs as appropriate. Sampling and analysis of the suspected contaminated materials shall then be carried out by a competent person and ae report detailing the sampling methodologies and the analysis results together with details of remedial methodologies shall then be submitted for the written approval of the Local Planning Authority. Any approved remediation scheme shall be implemented prior to any further development works taking place and prior to occupation of the development.

In the event that no adverse ground conditions are encountered during site works and/or development, a verification statement shall be submitted to the Local Planni

3/2013/0054

Billington and Langho

Applications for full consent

Grid Reference
369934 436633

Development Description:
The scheme involved the construction of a new five bedroomed detached dwelling house over three storeys (bedroom-ensuite in the loft area). The house also has an integral double garage. (Scheme designed by others as per an earlier approved planning application. This application is a retrospective application as the property has been constructed in a different location within its garden boundaries.

Decision Date:
24/05/2013

Development Address:
Plot 2 Cherry Drive (Formerly Weavers Loft) Brockhall Village BB6 8AY

Officer: Colin Sharpe

Decision Type: APPROVED WITH CONDITIONS

1 This retrospective permission relates to the development as shown on the amended plan received by the Local Planning Authority on15 April 2013 (Drawing Number 211(02)p RevA)

Reason: For the avoidance of doubt and to define the development for which retrospective permission has been granted

3/2013/0176

Whalley

Applications for full consent

Grid Reference
371686 438516

Development Description:
Proposed porch to the function room at Mitton Hall. Re-submission.

Decision Date:
24/05/2013

Development Address:
Mitton Hall Country House Hotel Mitton Road Great Mitton Lancs

Officer: Adrian Dowd

Decision Type: APPROVED WITH CONDITIONS

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

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

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

Reason : In order to safeguard the character and significance of the listed building (Policy ENV20 and ENV19; NPPF paragraph 131 and 132).

Planning Applications decided week ending: 31 May 2013

3/2013/0220

Decision Date:
24/05/2013

Simonstone
Applications for full consent

Development Address:
Land off Trapp Lane Simonstone
Lancashire BB12 7QW

Development Description:
Proposed erection of a new agricultural building, creation of track along boundary of land to building from existing access gate. Re-submission of application 3/2012/0716.

Grid Reference
377555 435702

Officer: Colin Sharpe
Decision Type: APPROVED WITH CONDITIONS

1 The building hereby permitted, and any ancillary works and structures shall be removed on or before 31 May 2015 and the site restored to its former condition to the full satisfaction of the Local Planning Authority unless a renewal of this planning permission has been granted by the Authority.

Reason:This temporary permission has been granted in consideration of specific circumstances (namely the applicant's intention to establish an agricultural enterprise on the land and the need for a secure building for the storage of equipment and vehicles required for the necessary ground improvement works) and retention of the building on a permanent basis without an agricultural justification having been established would be
detrimental to the appearance and character of the locality contrary to Policies G1, G5 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.

3/2013/0254

Decision Date:
24/05/2013

Bolton-by-Bowland, Gisburn Forest and Sawley
Applications for full consent

Development Address:
Castill Laithe Abattoir Gisburn Road
Sawley Lancashire BB7 4LH

Development Description:
Proposed chill extension, replacement lorry docking bays and increased yard area to existing meat processing factory.

Grid Reference
379828 447167

Officer: Colin Sharpe
Decision Type: APPROVED WITH CONDITIONS

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

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

2 The permission shall relate to the development as shown on Drawing Numbers 1309-100,101,102 & 103.

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

3 The development shall be carried out in accordance with the recommendations of the Protected Species Survey Report by Corvus Consulting (report no COR13/E0324/F) that was submitted with the application. In particular:

1. In the event that Great Crested Newts are encountered at the proposed development site, all construction works shall cease immediately and the advice of a suitably qualified person shall be obtained.
2. There shall be no illumination of the line of trees adjoining the southern boundary of the site.

Reason: In order to ensure that the development will not adversely impact upon the protected species of bats and Great Crested Newts in order to comply with the requirements of saved Policies ENV7 and ENV10 of the Ribble Valley Districtwide Local Plan and Policy DME3 of the Core Strategy 2008 - 2028 - A Local Plan for Ribble Valley Regulation 22 Submission Draft.

3/2013/0276

Decision Date:
24/05/2013

Clitheroe
Advertisements

Development Address:
Ribble Valley Borough Council
Council Offices Church Walk
Clitheroe Lancashire BB7 2RA

Development Description:
Two sets of projecting metal 3D box section letters 500mm long 800mm wide, fixed to front elvation. Two Borough crests 1000mm by 1000mm fixed to front elevation.

Grid Reference
374170 441987

Officer: Colin Sharpe
Decision Type: APPROVED WITH CONDITIONS

1 This consent shall relate to the advertisement signs as shown on drawing number 2946-001 dated 7 March 2013.

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

3/2013/0285

Decision Date:
24/05/2013

Longridge
Alter or Extend a Listed Building

Development Address:
Sharley Fold Farm Dixon Road
Longridge Lancashire PR3 3JE

Development Description:
Proposed garden fence, gates, raising of existing wall and outbuilding, removal of existing store. (LBC).
Re-submission.

Grid Reference	
360655	437331

Officer: John Macholc
Decision Type: APPROVED WITH CONDITIONS

1 The development must be begun no later than the expiration of three years beginning with the date of this permission.

REASON: Required to be imposed in pursuance to Section 91 of the Town and Country Planning Act 1990.

2 This permission shall relate to the development as shown on plan references 12-004/05/1; 12-004/05/2; 12-004/05/3 and 12-004/05/4 with the exception of the raising of existing brick wall on the south east boundary.

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

3 Notwithstanding the submitted details, precise specifications of all materials shall be submitted to and approved in writing by the Local Planning Authority.

REASON: In order that the Local Planning Authority may ensure that materials to be used are appropriate to the locality in accordance with Policy G1 and ENV19 of the Ribble Valley Districtwide Local Plan and Policies DMG1 and DME4 of Regulation 22 Submission Draft Core Strategy.

3/2013/0286

Decision Date:
24/05/2013

Longridge
Applications for full consent

Development Address:
Sharley Fold Farm Dixon Road
Longridge Lancashire PR3 3JE

Development Description:
Proposed garden fence, gates, raising of existing wall and outbuilding, removal of existing store.

Grid Reference	
360655	437331

Officer: John Macholc
Decision Type: APPROVED WITH CONDITIONS

1 The development must be begun no later than the expiration of three years beginning with the date of this permission.

REASON: Required to be imposed in pursuance to Section 91 of the Town and Country Planning Act 1990.

2 This permission shall relate to the development as shown on plan references 12-004/05/1; 12-004/05/2; 12-004/05/3 and 12-004/05/4 with the exception of the raising of existing brick wall on the south east boundary.

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

3 Notwithstanding the submitted details, precise specifications of all materials shall be submitted to and approved in writing by the Local Planning Authority.

REASON: In order that the Local Planning Authority may ensure that materials to be used are appropriate to the locality in accordance with Policy G1 and ENV19 of the Ribble Valley Districtwide Local Plan and Policies DMG1 and DME4 of Regulation 22 Submission Draft Core Strategy.

4 Prior to commencement of development precise details of the rear and side elevation of the proposed shed shall be submitted to and approved in writing by the Local Planning Authority.

REASON: In order that the Local Planning Authority may ensure that materials to be used are appropriate to the locality in accordance with Policy G1 and ENV19 of the Ribble Valley Districtwide Local Plan and Policies DMG1 and DME4 of Regulation 22 Submission Draft Core Strategy.

Planning Applications decided week ending: 31 May 2013

3/2013/0296

Decision Date: 24/05/2013

Wilpshire

Variation of Condition

Development Address:
24 Ribchester Road Wilpshire
Lancashire BB1 9JH

Development Description:
Application for the variation of condition no. 3 (window glazing/opening) of planning permission 3/2011/0709P.

Grid Reference	
368523	432599

Officer: Colin Sharpe
Decision Type: REFUSED

1 The variation of the condition by the removal of the requirement to fit restrictors to the windows to limit the degree of opening to not more than 45% would be seriously detrimental to the privacy of the occupiers of an adjoining property contrary to the requirements of saved policies G1 and H10 of the Ribble Valley Districtwide Local Plan, the Supplementary Planning Guidance: Extensions and Alterations to Dwellings, and the requirements of Policies DMG1 and DMH5 of the Core Strategy 2008 to 2028 - A Local Plan for Ribble Valley Regulation 22 Submission Draft.

3/2013/0297

Decision Date: 24/05/2013

Aighton, Bailey & Chaigley

Discharge of Conditions

Development Address:
Stonyhurst College Clitheroe
Lancashire BB7 9PZ

Development Description:
Application to discharge condition no. 4 (specification of phased works) of planning permission 3/2011/1047P. Phase 2.

Grid Reference	
369070	439093

Officer: Adrian Dowd
Decision Type: APPROVED NO CONDITIONS

1 4 (Phase 2)

3/2013/0298

Decision Date: 24/05/2013

Aighton, Bailey & Chaigley

Discharge of Conditions

Development Address:
Stonyhurst College Clitheroe
Lancashire BB7 9PZ

Development Description:
Application to discharge condition no. 4 (specification of phased works) of planning permission 3/2011/1047P. Phase 3.

Grid Reference	
369070	439093

Officer: Adrian Dowd
Decision Type: APPROVED NO CONDITIONS

1 4 (Phase 3)

3/2013/0299

Decision Date: 24/05/2013

Aighton, Bailey & Chaigley

Discharge of Conditions

Development Address:
Stonyhurst College Clitheroe
Lancashire BB7 9PZ

Development Description:
Application to discharge condition no. 4 (specification of phased works) of planning permission 3/2011/1047P. Phase 4.

Grid Reference	
369070	439093

Officer: Adrian Dowd
Decision Type: APPROVED NO CONDITIONS

1 4 (Phase 4)

3/2013/0300

Decision Date: 24/05/2013

Aighton, Bailey & Chaigley

Discharge of Conditions

Development Address:
Stonyhurst College Clitheroe
Lancashire BB7 9PZ

Development Description:
Application to discharge condition no. 4 (specification of phased works) of planning permission 3/2011/1047P. Phase 5.

Grid Reference	
369070	439093

Officer: Adrian Dowd
Decision Type: APPROVED NO CONDITIONS

1 4 (Phase 5)

Planning Applications decided week ending: 31 May 2013

3/2013/0327

Clitheroe

Alter or Extend a Listed Building

Development Address:

The Stables Duck Street Clitheroe Lancashire BB7 1LP

Grid Reference

374583 441846

Development Description:

Listed Building Consent for the reinstatement of three window openings, change of a door opening to a window and insertion of timber windows and an extractor fan.

Decision Date:

24/05/2013

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

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

2900/200 - Proposed Plans Revision G - Amended 22 May 2013,
2900/201 Revision G - Proposed Elevations - Received 22 May 2013,
2900/100 - Existing Plans - Amended 22 May 2013,
2900/101 - Existing Elevations.

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

3 No external works shall take place, including the replacement of any window or door openings, until detailed plans and section of the proposed windows and doors at a scale of 1:20 together with details of proposed finishes have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

Reason: To protect and enhance the character, appearance and significance of the listed building and to ensure that the development accords with Policies ENV19 and ENV20 of the Ribble Valley Districtwide Local Plan and Policy DME4 of the Ribble Valley Core Strategy (Regulation 22 Submission Draft).

3/2013/0331

Clayton-le-Dale

Applications for full consent

Development Address:

197 Ribchester Road
Clayton-Le-Dale Lancashire BB1 9EE

Grid Reference

367183 433306

Development Description:

Proposed bungalow on land at 197 Ribchester Road.

Decision Date:

24/05/2013

Officer: Graeme Thorpe

Decision Type: APPROVED WITH CONDITIONS

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

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

2 The permission shall relate to the development as shown on Plan Reference numbers 93/13, Sheets 1 and 2 Revision 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 be implemented in accordance with the proposal as amended by letter and plan received on the 21st of May 2013.

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

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 and the adopted Supplementary Planning Guidance "Extensions and Alterations to Dwellings", and Core Strategy 2008/2028 Regulation 22 Submission Draft Policy DMG1.

5 Notwithstanding the submitted details, 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, as well as details of any changes of level or landform. The height (a minimum of 1.8m is suggested), location and materials to be used for the proposed wall and fencing that will separate the new property from the existing one shall also be submitted to and agreed in writing with the LPA prior to the occupation of the new dwelling.

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 y

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

Reason: In order that the Local Planning Authority may ensure that the materials to be used are appropriate to the locality in accordance with Policy G1 of the Ribble Valley Districtwide Local Plan, the adopted Supplementary Planning Guidance - "Extensions and Alterations to Dwellings" and Core Strategy 2008/2028 Regulation 22 Submission Draft Policy DMG1.

7 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 additional structures, hard standing or fences as defined in Schedule 2 Part I Classes E, F and G, and Part II Class A, shall not be carried out without the formal written consent of the Local Planning Authority.

Reason: In order that the Local Planning Authority shall retain effective control over the development in accordance with Policy G1 of the Ribble Valley Districtwide Local Plan and in the interests of safeguarding any adjacent residential amenity or visual amenity.

8 The middle three windows (serving the bathroom, WC and utility room) on the east facing elevation of the building shall be obscure glazed to the satisfaction of the Local Planning Authority and remain in that manner in perpetuity.

Reason: In order to protect nearby residential amenity as required by with Policies G1 and H10 of the Ribble Valley Districtwide Local Plan and the adopted Supplementary Planning Guidance - "Extensions and Alterations to Dwellings", and Core Strategy 2008/2028 Regulation 22 Submission Draft Policy DMG1.

9 No development approved by this permission shall be commenced until a scheme for the conveyance of foul drainage to a private treatment plant has been submitted to and approved by the Local Planning Authority. No part of the development shall be brought into use until such treatment plant has been constructed and completed in accordance with the approved plans.

Reason: To prevent pollution of the water environment in accordance with Policy G1 of the Ribble Valley Districtwide Local Plan, and Core Strategy 2008/2028 Regulation 22 Submission Draft Policy DMG1.

10 Notwithstanding the submitted details, no part of the development hereby approved shall commence until a scheme for the construction of the site access and the off-site works of highway improvements has been submitted to, and approved by, the Local Planning Authority in consultation with the Highway Authority. The new access shall then be constructed in accordance with the agreed plan and thereafter maintained in perpetuity.

Reason: To comply with Policy G1 of the Ribble Valley Districtwide Local Plan and in order to satisfy the Local Planning Authority and the Highway Authority that the final details of the highway scheme/works are acceptable before work commences on site.

11 No part of the development, hereby approved, shall be occupied until the scheme referred to in Condition 10 has been constructed and completed in accordance with the scheme details.

Reason: To comply with Policy G1 of the Ribble Valley Districtwide Local Plan and in order that the traffic generated by the development does not exacerbate unsatisfactory highway conditions in advance of the completion of the highway scheme/works.

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

The details shall be submitted on a building dependent bird/bat species development site plan and include details of plot numbers and the numbers of per individual building/dwelling and type. The details shall also identify the actual wall and roof elevations into which the above provisions shall be incorporated -north/north east elevations for birds & elevations with a minimum of 5 hours morning sun for bats.

The artificial bird/bat boxes shall be incoporated into those dwellings/buildings during the actual construction of those individual 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 ensure that there are no adverse effects

3/2013/0338

Clayton-le-Dale

Discharge of Conditions

Development Address:

Maveril Ribchester Road
Clayton-Le-Dale Lancashire BB1 9EE

Grid Reference

367262 433177

Development Description:

Application for the discharge of condition no. 3 (materials) of planning permission 3/2013/0090P.

Decision Date:

31/05/2013

Officer: Mark Baldry

Decision Type: APPROVED NO CONDITIONS

1 Condition No.3 (Materials) is discharged.

3/2013/0346

Balderstone

Advertisements

Development Address:

BAE Systems Samlesbury
Aerodrome Myerscough Road
Balderstone Lancashire BB2 7LF

Grid Reference

362013 431439

Development Description:

Three internallly illuminated fascia signs and two internally illuminated hanging signs.

Decision Date:

31/05/2013

Officer: Mark Baldry

Decision Type: APPROVED WITH CONDITIONS

1 The permission shall relate to the development as shown on Plan Reference: 50733900 - BA Samlesbury Issue 1 (11.02.13)

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

2 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.

3 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.

4 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.

5 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.

Planning Applications decided week ending: 31 May 2013

3/2013/0348

Clitheroe

Applications for full consent

Development Address:

The Stables Duck Street Clitheroe
Lancashire BB7 1LP

Decision Date:
24/05/2013

Grid Reference
374170 441987

Development Description:

Proposed subdivision of property and change of use from class B1 to class A2 and C3, including the reinstatement of 3no. windows, the change of a door opening to a window and insertion of timber windows. Re-submission.

Officer: Claire Booth
Decision Type: APPROVED WITH CONDITIONS

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

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

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

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

3 No external works shall take place, including the replacement of any window or door openings, until detailed plans and section of the proposed windows and doors at a scale of 1:20 together with details of proposed finishes have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.Reason: To protect and enhance the character, appearance and significance of the listed building and to ensure that the development accords with Policies ENV19 and ENV20 of the Ribble Valley Districtwide Local Plan and Policy DME4 of the Ribble Valley Core Strategy (Regulation 22 Submission Draft).

3/2013/0449

Waddington

Application for tree works

Development Address:

34/35 Fern Walk Shireburn Park
Edisford Road Waddington Clitheroe
Lancs BB7 3LB

Decision Date:
31/05/2013

Grid Reference
372694 442287

Development Description:

Crown Lift T1 Pine T2 Silver Birch and T3 Maple. Fell T4 Silver Birch and T5 T6 T7 Alders.

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 Lifting in accordance with the details included in the application as submitted.

3/2013/0450

Waddington

Application for tree works

Development Address:

60 Rowan Avenue Shireburn Park
Edisford Road Waddington
Lancashire BB7 3LB

Decision Date:
31/05/2013

Grid Reference
372694 442287

Development Description:

Remove bottom Stem of T1 Rowan and Reduce T2 Silver Birch Crown Lift T3 Silver Birch T6 Mixture and Fell T4 Alder T5 Silver Birch.

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 Lifting in accordance with the details included in the application as submitted.

4 Consent is hereby granted for dead wood pruning