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RIBBLE VALLEY BOROUGH COUNCIL

Planning Applications decided week ending: 14 June 2013

3/2012/0420

Decision Date:
12/06/2013

Clitheroe
Outline

Development Address:
Land North and West of Littlemoor
Clitheroe Lancashire

Development Description:
Outline Application for a Residential Development.

Grid Reference	
374206	440894

Officer: Sarah Westwood
Decision Type: APPROVED SUBJECT TO LEGAL AGREEMENT

1 Application for approval of reserved matters must be made not later than the expiration of 3 years beginning with the date of this permission and the development must be begun not later than whichever is the latter of the following dates:

(a) the expiration of 3 years from the date of this permission; or

(b) the expiration of 2 years from final approval of the reserved matters, or in the case of approval of different dates, the final approval of the last such matter to be approved.

REASON: In order that the Local Planning Authority shall be satisfied as to the details and because the application was made for outline permission and comply with Policy G1 of the Ribble Valley Districtwide Local Plan.

2 No development shall begin until detailed plans indicating the design and external appearance of the buildings, landscape and boundary treatment, parking and manoeuvring arrangements of vehicles, including a contoured site plan showing existing features, the proposed slab floor level and road level (called the reserved matters) has been submitted to and approved in writing by the Local Planning Authority. The development shall be implemented in accordance with the approved details.

REASON: To comply with Policy G1 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.

3 The submission of reserved matters in respect of layout, scale, appearance, landscaping and implementation of development shall be carried out in substantial accordance with the Design and Access Statement, email dated 7 September 2012 providing additional information on parameters of scale and Masterplan Drawing No SP(90)_022 rev C.

REASON: For the avoidance of doubt to define the scope of this permission.

4 No part of the development hereby approved shall commence until a scheme for the construction of the site access in accordance with drwg 9W7186 SK016 Rev B and the off-site works of highway improvement has been submitted to and approved in writing by the Local Planning Authority in consultation with the highway authority.

REASON: To comply with Policies G1 and T1 of the Ribble Valley Districtwide Local Plan in order to satisfy the Local Planning Authority and the Highway Authority that the final details of the highway scheme/work are acceptable before work commences on site.

5 The new estate road/access between the site and Littlemoor shall be constructed in accordance with the Lancashire County Council Specification for Construction of Estate Roads to at least base course level before any development takes place within the site.

REASON: To comply with Policies G1 and T1 of the Ribble Valley Districtwide Local Plan and to ensure that satisfactory access is provided to the site before the development hereby permitted becomes operative.

6 All steps required by the Flood Risk Assessment (FRA) and the Outline Drainage Strategy dated October 2012, should be carried out prior to the occupation of the dwellings hereby approved) subject to any further modification to additions reasonably required in writing by the Local Planning Authority).

REASON: To prevent the increased risk of flooding to protect water quality, wildlife habitats and the amenity of the local area in accordance with Policy G1 of the Ribble Valley Districtiwde Local Plan.

7 Any application for the submission of reserved matters shall include a plan to a scale and level of accuracy appropriate to the proposal that shows the position of every tree on site with a stem diameter over the bark measured at 1.5 metres above ground level of at least 75 millimetres. In addition any tree on neighbouring or nearby ground to the site that is likely to have an effect upon or be affected by the proposal (e.g. by shade, overhang from the boundary, intrusion of the Root Protection Area) must be shown.

The details of each tree (in a separate schedule of tree works for all the trees in the above) specifying the details of any proposed alterations to the existing ground levels or the position of any proposed excavations within 5 metres of the Root Protection /Construction Exclusion Zone of any tree, including those on neighbouring ground, and a statement setting out the principles of arboricultural sustainability in terms of landscape, spatial integration and post development pressure and a

8 The building envelope of plots with elevations facing towards Whalley Road/Little Moor View shall be constructed so as to provide sound attenuation against external noise with windows shut in accordance with the mitigation measures outlined in section 4.3 of the submitted Noise Impact Assessment dated 16 July 2012.

REASON: In the interests of residential amenity in accordance with Policy G1 of the Ribble Valley Districtwide Local Plan.

9 No development shall begin until a scheme identifying how a minimum of 10% of the energy requirements generated by the development will be achieved by renewable energy production methods, has been submitted to and approved in writing by the Local Planning Authority. The scheme shall then be provided in accordance with the approved details prior to occupation of the development and thereafter retained.

REASON: In order to encourage renewable energy and to comply with Policies G1, ENV7 and ENV10 of the Ribble Valley Districtwide Local Plan.

10 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 incorporated 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: In the interests of biodiversity in accord

11 Prior to commencement of any works, a detailed mitigation plan for species identified in the ecological survey and assessment dated June 2011 [April 2012] including measures for protecting breeding sites or resting places shall be submitted to and approved in writing by the local planning authority.

The measures as detailed in the approved mitigation plan shall also include details of measures to enhance the ecological and biodiversity of the site through appropriate landscape planting and long - term management. All details shall be implemented in accordance with an agreed specified timetable and thereafter shall be permanently maintained in accordance with the approved details.

REASON: In order to reduce the impact of the development on biodiversity and safeguard the natural habitats of those species of conservation concern in accordance with Policies G1, ENV7 and ENV10 of the Ribble Valley Districtwide Local Plan.

12 Prior to commencement of any site works including delivery of building materials and excavations for foundations or services all trees identified under the requirements of condition 7 shall be protected in accordance with the BS5837 2012 [Trees in Relation to Construction] the details of which shall be agreed in writing, implemented in full, a tree protection monitoring schedule shall be agreed and tree protection measures inspected by the Local Planning Authority before any site works are begun.

The root protection zones 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 zone, in addition no impermeable surfacing shall be constructed within the protection zone.

No tree surgery or pruning shall be implemented with out

13 No development shall take place until a Construction Method Statement has been submitted to, and approved in writing by, the Local Planning Authority. The approved Statement shall be adhered to throughout the construction period. The Statement shall provide for:

(i) the parking of vehicles of site operatives and visitors
(ii) loading and unloading of plant and materials
(iii) storage of plant and materials used in constructing the development
(iv) the erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate
(v) wheel washing facilities
(vi) measures to control the emission of dust and dirt during construction
(vii) a scheme for recycling/disposing of waste resulting from construction works

REASON: In the interests of protecting residential amenity from noise and disturbance in accordance with Policy G1 of the Ribble Valley Districtwide Local Plan.

14 The dwellings shall achieve a minimum Level 3 of the Code for Sustainable Homes. No dwelling shall be occupied until a final Code Certificate has been issued for it certifying that Code Level 3 has been achieved.
REASON: In order to encourage an energy efficient development in accordance with Policy G1 of the Ribble Valley Districtwide Local Plan.

15 No development shall be commenced unless and until a drainage strategy for the disposal of surface and foul water has been submitted to and approved in writing by the Local Planning Authority. Any such scheme shall incorporate SUDS and restrict surface water discharge into the existing watercourses to 5 l/s or Greenfield run off which ever is the greater. The development shall thereafter only be carried out in accordance with the approved scheme which shall be completed prior to the permitted dwelling being first occupied

REASON: To secure proper drainage and to reduce the risk of flooding in accordance with Policy G1 of the Ribble Valley Districtwide Local Plan.

16 For the avoidance of doubt, surface water must drain separate from the foul and no surface water will be permitted to discharge directly or indirectly into the public foul, combined or surface water sewerage systems.

REASON: To secure proper drainage and to reduce the risk of flooding in accordance with Policy G1 of the Ribble Valley Districtwide Local Plan.

17 No building shall be erected within 6.5 metres of the public sewer that runs through the site.

REASON: To protect existing service infrastructure in accordance with Policy G1 of the Ribble Valley Districtwide Local Plan.

18 The Outline Drainage Strategy dated October 2012 final report and amended site plan dated 5 October 2012 should be modified as necessary to ensure that it is sufficiently resilient to get a 1 in 100 year critical storm event. The surface water run-off from the site does not exceed the amount of run-off generated prior to development taking place and must not increase the risk of flooding elsewhere. Once amended the strategy should be carried out in accordance with an approval given in writing by the Local Planning Authority.

REASON: To prevent the increased risk of flooding, to protect water quality, wildlife habitats and the amenity of the local area in accordance with Policy G1 of the Ribble Valley Districtwide Local Plan.

Planning Applications decided week ending: 14 June 2013

3/2012/0840

Decision Date: 12/06/2013

Billington and Langho

Discharge of Conditions

Development Address:
Blackburn Rovers Senior Training Centre and Lodge Old Langho Blackburn Lancashire BB6 8FA

Grid Reference 370276 436125

Development Description:
Application to discharge condition no. 4 (temporary construction vehicle access) and condition no.5 (tree protection measures) of planning permission 3/2012/0361P.

Officer: Graeme Thorpe
Decision Type: APPROVED WITH CONDITIONS

1 Condition no. 4 (temporary construction vehicle access), and Condition no.5 (tree protection measures).

3/2012/0926

Decision Date: 13/06/2013

Rimington and Middop

Screening Opinion

Development Address:
Lower Gazegill Cross Hill Lane Rimington Lancashire BB7 4EE

Grid Reference 382266 446480

Development Description:
Request for a Screening Opinion for an Envirnmental Impact Assessment (EIA) under the Town and Country Planning (Envirnmental Impact Assessment) Regulations 20111, Schedule 2, part 3 in relation to the erection of 1no. 20kw Wind Turbine with a tip height of 27.1m and all asociated works.

Officer: Graeme Thorpe
Decision Type: CONCLUSION REPORT

3/2013/0148

Decision Date: 12/06/2013

Wiswell

Discharge of Conditions

Development Address:
Site 2 Barrow Business Village Ribble Valley Enterprise Park Barrow Clitheroe Lancashire

Grid Reference 373979 438035

Development Description:
Application for the full discharge of condition 12 of planning permision 3/2012/0158.

Officer: Colin Sharpe
Decision Type: APPROVED WITH CONDITIONS

1 Condition no 12 is fully discharged as the submitted site investigation Method Statement (reference G1670-R-01 dated 2 January 2013) is to the satisfaction of the Local Planning Authority and the Phase 2 Geo- Environmental Investigation and Assessment Report (G1670-R-02B dated 15 April 2013) confirms that the site is free from contamination and gas risk such that no remediation measures are necessary.

3/2013/0170

Decision Date: 10/06/2013

Bashall Eaves and Great Mitton

Alter or Extend a Listed Building

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

Grid Reference 371686 438516

Development Description:
LIsted building application for a replacement conservatory and second kitchen at Mitton Hall.

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

2 Precise specifications and samples of walling, roofing and rainwater goods 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 (including setting) and significance of the listed building.

3 Timberwork to the proposed conservatory and all other windows and doors shall be painted within one month of their installation and retained as such in perpetuity.

Reason : In order to safeguard the character (including setting) and significance of the listed building.

4 Precise specifications of works to 'make good' the fabric of the existing interface between historic build and the existing conservatory and details of any proposed works affecting historic fabric at the kitchen end of the conservatory 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.

5 In the event that any bats are found or disturbed during any part of the development/roofing work, all work shall cease until further advice has been sought from a licensed ecologist.

ReasonTo ensure that no adverse effects on the favourable conservation status of a bat population.To protect the bat population from damaging activities and reduce or remove the impact of development.

6 The proposed removal of modern ancillary buildings shall be undertaken before the approved development is first brought into use.

Reason: In order to safeguard the character (including setting) and significance of the listed building.

3/2013/0224

Clitheroe

Advertisements

Development Address:

Tesco Stores Ltd Duck Street
Clithroe BB7 1LP

Development Description:

Advertisement Consent 1 x fascia sign 2 x illuminated signs 4 x non illuminated signs

Grid Reference	
374563	441917

Decision Date:
13/06/2013

Officer: Mark Baldry
Decision Type: APPROVED WITH CONDITIONS

1 This permission shall be implemented in accordance with the proposal as amended by letter and plan received on the 18th April 2013 carrying drawing No's: 8630 (SG) 02, 03. 8630 (20) 01, 02,

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

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.

6 Any external source of lighting shall be effectively screened from the view of a driver on the adjoining public highway.

Reason: To avoid glare, dazzle or distraction to passing motorists which may be prejudical to highway safety in accordance with Policy G1 of the Ribble Valley Districtwide Local Plan and Policy DMG1 of the Ribble Valley Core Strategy 2008-2028 (Regulation 22 Submission Draft)

7 The limits of the illuminance shall not exceed those described in paragraph two of Schedule 3, Part 2 of the Town and Country Planning Act (Control of Advertisements) Regulations 2007.

Reason: To avoid glare, dazzle or distraction to passing motorists which may be prejudical to highway safety in accordance with Policy G1 of the Ribble Valley Districtwide Local Plan and Policy DMG1 of the Ribble Valley Core Strategy 2008-2028 (Regulation 22 Submission Draft)

Planning Applications decided week ending: 14 June 2013

3/2013/0225

Aighton, Bailey & Chaigley

Applications for full consent

Development Address:

Former Bobbin Mill Longridge Road Hurst Green BB7 9QW

Decision Date:

11/06/2013

Development Description:

Proposed small hydro installation including turbine store in grounds of dwelling

Grid Reference

368265 437749

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 Number 222/13 Sheets 1&2 dated February 2013.

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

3/2013/0228

Clitheroe

Applications for full consent

Development Address:

T Heaton Carpets 2 West View clitheroe BB7 1DG

Decision Date:

11/06/2013

Development Description:

Propsed change of use from former carpet shop to dwelling

Grid Reference

373961 441403

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 Number PHD/DJ/500 dated February 2013.

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

3/2013/0229

Discharge of Conditions

Development Address:

Former Brown Leaves Hotel Longsight Road Copster Green BB1 9EU

Decision Date:

13/06/2013

Development Description:

Discharge of conditions 5, 7, 10, 11 & 12 of application reference number 3/2012/0745/P

Grid Reference

367322 433665

Officer: Graeme Thorpe

Decision Type: APPROVED WITH CONDITIONS

1 Condition 5 - Materials,
Condition 7 - Re-siting of boundary sign,
Condition 10 - Details of foul and surface water drainage,
Condition 11 - Details of surface water drainage management, &
Condition 12 - Tree protection and monitoring.

3/2013/0230

Mellor

Applications for full consent

Development Address:

The Deer House Woodfold Hall Park Mellor BB2 7QA

Decision Date:

11/06/2013

Development Description:

Extension to existing dwelling

Grid Reference

363869 429559

Officer: Stephen Kilmartin

Decision Type: APPROVED WITH CONDITIONS

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

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

2 The building shall be faced in a natural stone and roofed in a natural slate to match those found on the existing buildings unless alternative materials have first been agreed in writing with the Local Planning Authority.

Reason: In accordance with Policies G1 and ENV4 of the Ribble Valley Districtwide Local Plan and the adopted Supplementary Planning Guidance - "Extensions and Alterations to Dwellings" and Policies DMG1, EN2 and DME2 of the Ribble Valley Core Strategy (Regulation 22 Submission Draft) ensuring a satisfactory standard of external appearance given the location of the proposal.

3/2013/0243

Ribchester

Applications for full consent

Development Address:
The Vines Preston Road
Ribchester PR3 3XL

Development Description:
Proposed Garage

Grid Reference
364557 435684

Decision Date:
12/06/2013

Officer: Stephen Kilmartin
Decision Type: APPROVED WITH CONDITIONS

1 This permission shall be implemented in accordance with Drg. No. 13/261.01B dated February 2013 as amended 24th of April 2013.

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

3/2013/0258

Bowland with Leagram

Applications for full consent

Development Address:
Parlick Cottage Moss Lane Chipping
Lancashire PR3 2TR

Development Description:
Proposed erection of garage and relocation of drive (amendment to 3/2012/0432P).

Grid Reference
362857 442025

Decision Date:
12/06/2013

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 The permission shall relate to the development as shown on Drawing Number 165/11.REV.A

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

3 In the first planting season following the formation of the new access and driveway hereby permitted, replacement sections of hedge shall be planted on both sides of the new access in accordance with precise details that have first been submitted to and approved in writing by the Local Planning Authority. These details shall indicate the species of hedge plant, their spacings and their size at the time of planting.

The approved hedge shall be maintained for a period of not less than 5 years to the satisfaction of the Local Planning Authority. This maintenance shall include the replacement of any hedge plant which is removed, or dies, or is seriously damaged, or becomes seriously diseased, by a species of similar size to those originally planted.

Reason: In the interests of the amenity of the area and in order to comply with Policies G1 and ENV1 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 Submis

Planning Applications decided week ending: 14 June 2013

3/2013/0259

Bowland with Leagram

Applications for full consent

Development Address:

Parlick Cottage Moss Lane Chipping Lancashire PR3 2TR

Grid Reference

362857 442025

Development Description:

Proposed erection of front extension and relocation of drive.

Decision Date:

12/06/2013

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 The permission shall relate to the development as shown on Drawing Number 165/10.REV.A

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

3 In the first planting season following the formation of the new access and driveway hereby permitted, replacement sections of hedge shall be planted on both sides of the new access in accordance with precise details that have first been submitted to and approved in writing by the Local Planning Authority. These details shall indicate the species of hedge plant, their spacings and their size at the time of planting.

The approved hedge shall be maintained for a period of not less than 5 years to the satisfaction of the Local Planning Authority. This maintenance shall include the replacement of any hedge plant which is removed, or dies, or is seriously damaged, or becomes seriously diseased, by a species of similar size to those originally planted.

Reason: In the interests of the amenity of the area and in order to comply with Policies G1 and ENV1 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 Subm

3/2013/0274

Longridge

Applications for full consent

Development Address:

Roadside Farm Barn and Roadside Farm Cottage Preston Road Alston Lancashire

Grid Reference

359929 435270

Development Description:

Proposed erection of 2no. detached garages to Roadside Farm Barn and Roadside Farm Cottage.

Decision Date:

11/06/2013

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 The permission shall relate to the development as shown on Drawing Number 1306/02.REV.A

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

3/2013/0292

Mellor

Applications for full consent

Development Address:

Manor House 38 Branch Road Mellor Brook Blackburn Lancashire

Grid Reference

364086 430682

Development Description:

Proposed demolition of existing garage and outbuildings, proposed two-storey side extension and attached double garage.

Decision Date:

12/06/2013

Officer: Stephen Kilmartin

Decision Type: APPROVED WITH CONDITIONS

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

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

2 The building shall be faced in a natural stone and roofed in a natural slate to match those found on the existing buildings unless alternative materials have first been agreed in writing with the Local Planning Authority.

Reason: In accordance with Policies G1 and ENV4 of the Ribble Valley Districtwide Local Plan and the adopted Supplementary Planning Guidance - "Extensions and Alterations to Dwellings" and Policies DMG1, EN2 and DME2 of the Ribble Valley Core Strategy (Regulation 22 Submission Draft) ensuring a satisfactory standard of external appearance given the location of the proposal.

3/2013/0323

Decision Date:
10/06/2013

Billington and Langho
Applications for full consent

Development Address:
The Bowling Green Old Langho
Blackburn Lancashire BB6 8BL

Development Description:
Proposed clearance of previous Bowling Green & Gardens for the erection of 1no. detached 2.5 storey property with detached garage and 1no. detached 2.5 storey property with integral garage.

Grid Reference	
370180	436369

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 numbers 2A:01, 2A:02, 2A:03, 2A:04, 2A:05, 2A:06, 2A:10 Rev. A, 2A:12, 2A:13, 2A:14 and 2A:15.

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

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

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

4 Notwithstanding the provisions of the Town and Country Planning General Permitted Development Order 2008 (or any order revoking or re-enacting that Order) any future extensions or external alterations to either dwelling, including any development within the curtilage, hard standing or fences, as defined in Schedule 2 Part 1 Classes A to H, and Part II Class A, shall not be carried out without the formal consent of the Local Planning Authority.

REASON: In order that the Local Planning Authority shall retain effective control over the development to ensure compliance with Policy G1 of the Ribble Valley Districtwide Local Plan and Policy DMG1 of the Core Strategy (Regulation 22 Submission Draft).

5 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2008 (or any Order revoking or re-enacting that Order) the dwellings shall not be altered by the insertion of any window or doorway without the formal written permission of the Local Planning Authority.

REASON: In order to safeguard nearby residential amenity in accordance with Policy G1 of the Ribble Valley Districtwide Local Plan, the adopted Supplementary Planning Guidance - "Extensions and Alterations to Dwellings" and Policy DMG1 of the Core Strategy (Regulation 22 Submission Draft).

6 The proposed garages 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 Policy DMG1 of the Core Strategy (Regulation 22 Submission Draft).

7 Prior to commencement of any site works, including delivery of building materials and excavations for foundations or services, all trees identified in the arboricultural/tree survey/Tree Constraints Plan [Group of Trees G2] submitted with the application, along with those highlighted to be retained on plan drawing no. A02 shall be protected in accordance with the BS5837 [Trees in Relation to Construction] the details of which shall be agreed in writing and implemented in full.

In addition a tree protection-monitoring schedule shall be agreed in writing and tree protection measures inspected by the local planning authority before any site works are begun.

The root protection zone shall be 12 x the DBH and 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 o

8 The development hereby permitted shall not be commenced until details of replacement tree planting scheme has been submitted to and agreed in writing by, the Local Planning Authority. The scheme shall indicate, as appropriate, the types and numbers of trees and shrubs, their distribution on site, those areas to be seeded, turfed, paved or hard landscaped, including details of any changes of level or landform and the types and details of all fencing and screening.

The approved landscaping scheme shall be implemented in the first planting season following completion of the development, whether in whole or part and shall be maintained thereafter for a period of not less than 5 years to the satisfaction of the Local Planning Authority. This maintenance shall include the replacement of any tree or shrub, which is removed, or dies, or is seriously damaged, or becomes seriously diseased, by a species of similar size to those originally planted.

Reason: In the interests of the amenity of the area and to comp

9 Notwithstanding the details submitted on the approved plans, the following first floor windows shall be obscurely glazed to the satisfaction of the Local Planning Authority and remain in that manner in perpetuity,
a) The window in the southwest facing elevation of the property on Plot 1,
b) The window on the left hand side of the northeast facing elevation of the property on Plot 1, and
c) The window in the northeast facing elevation of the property on Plot 2.

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

10 Precise specifications and details of the photovoltaic panels to be used, including details of their fittings, shall have been submitted to and approved by the Local Planning Authority before their installation on the proposed dwellings.

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

3/2013/0334

Decision Date:
12/06/2013

Chipping
Applications for full consent

Development Address:
1Swinglehurst Cottages Garstang Road Chipping Lancashire

Development Description:
Proposed amendment to approved plans to extend the garage building to form a separate kitchen for the holiday let.

Grid Reference	
374170	441987

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 Number JP/TLG/3415

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

Planning Applications decided week ending: 14 June 2013

3/2013/0341

Balderstone

Applications for full consent

Development Address:

The River House Balderstone Hall Lane Balderstone Lancashire

Development Description:

Proposed single storey rear extension.

Grid Reference	
361455	432994

Decision Date:

10/06/2013

Officer: Claire Booth

Decision Type: REFUSED

1

The proposal is considered contrary to the provisions of Policies G1, ENV3, and H17 of the Districtwide Local Plan and Policies DMG1, DME2, DME4 and DMH4 of the Ribble Valley Core Strategy (Regulation 22 Submission Draft) by virtue of a design which is unsympathetic to the original form and character of the barn in terms of its domestic appearance and modern materials. Approval would thus be detrimental to the intrinsic character and appearance of this traditional rural building, a non-designated heritage asset and the visual amenities of the area.

3/2013/0345

Ribchester

Applications for full consent

Development Address:

18 Ribblesdale Road Ribchester Lancashire PR3 3YL

Development Description:

Proposed replacement of na existing greenhouse and garden shed with a single storey, uPVC double glazed conservatory to the rear of the dwelling. A new access doorway into the conservatory to be formed from the main dwelling house fitted with an external quality door. The conservatory will be independently heated.

Grid Reference	
365107	435487

Decision Date:

10/06/2013

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: MF01.

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 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 gasses 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 the risks to human health and controlled waters. The investigation shall also address the implications of the health and safety of site workers, nearby occupied building structures, on services and landscaping schemes and on wider environmental receptors including ecological systems and property. The sampling and analytical

3/2013/0359

Clayton-le-Dale

Applications for full consent

Development Address:

Acorn Barn Oakmount Farm
Ribchester Road Clayton-Le-Dale
Lancashire BB1 9EY

Grid Reference

366264 434321

Development Description:

Proposed new gated vehicle and pedestrian access to Acorn Barn.

Decision Date:

10/06/2013

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 drawing numbers 13.124-01 and 13.124-02 Rev.B.

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

3 Precise specifications and samples of the new walling 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 and ENV3 of the Ribble Valley Districtwide Local Plan, and Policies DMG1and DME2 of the Core Strategy (Regulation 22 Submission Draft).

4 The existing access shall be physically and permanently closed and the existing verge/footway and kerbing of the vehicular crossing shall be reinstated in accordance with the Lancashire County Council Specification for Construction of Estate Roads concurrent with the formation of the new access.

It may be necessary to consider a traffic management plan prior to carrying out works which may affect the normal traffic on the road. Any such traffic management plan shall be submitted to and approved in writing by the Local Planning and Highways authorities pror to commencement of development.

Reason: To comply with Policy G1 of the Ribble Valley Districtwide Local Plan and Policy DMG1 of the Core Strategy (Regulation 22 Submission Draft) and to limit the number of access points to, and to maintain the proper construction of the highway.

5 Notwithstanding the provisions of the Town and Country Planning General Permitted Development Order 2008 (or any Order revoking, amending or re-enacting that Order) the land between the new stone wall and the existing highway boundary of Ribchester Road shall be kept free of all buildings, structures or erections whether above or below the surface of the land, excepting gates, fences or walls not exceeding a height of 1m. The improvement lines are indicated on plan drawing number 13.124-02 Rev. B and shaded in red.

Reason: To comply with Policy G1 of the Ribble Valley Districtwide Local Plan and Policy DMG1 of the Core Strategy (Regulation 22 Submission Draft). The land between the improvement line and the existing highway boundary will eventually be required for highway purposes.

3/2013/0373

Aighton, Bailey & Chaigley

Applications for full consent

Development Address:

Intack Farm Old Clitheroe Road
Dutton Preston Lancashire

Grid Reference

366256 439469

Development Description:

The removal of an existing conservatory and stone porch to be replaced with new two storey entrance porch as well as the erection of a single storey garage.

Decision Date:

10/06/2013

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 the amended drawings received on the 14 May 2013, drawing numbers:

4368-00 A - Location Plan (illustrating the extent of residential curtilage)
4368-01 A - Existing Floor Plans and Elevations
4368-02 A - Proposed Scheme
4368-03 A - Proposed Garage Drawings

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

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

Reason: In order to confirm whetehr or not the species pf bat (Pipistrelle) identified in the preliminary bat survey dated the 21 May 2013 is using any part of the building as a roost site in accordance with Policies G1 and ENV7 of the Ribble Valley Districtwide Local Plan and Policies DMG1 and Policy DME3 of teh Ribble Valley Core Strategy (Regulation 22 Submission Draft).

4 Once works commence on the site, should site operatives discover any adverse ground conditions and suspect it to be contaminated, they should report this to the Site Manager and the Contaminated Land Officer at Ribble Valley Borough Council. Works in that location should cease and the problem area roped off. A Competent Person shall be employed to undertake sampling and analysis of the suspected contaminated materials. A Report which contains details of sampling methodologies and analysis results, together with remedial methodologies shall be submitted to the Local Planning Authority for approval in writing. The approved remediation scheme shall be implemented prior to further development works taking place and prior to occupation of the development.

Should no adverse ground conditions be encountered during site works and/or development, a Verification Statement shall be forwarded in writing to the Local Planning Authority prior to occupation of the building(s), which confirms that no adverse ground con

3/2013/0376

Pendleton

Applications for full consent

Development Address:
Cibola Pendleton Clitheroe
Lancashire BB7 1PT

Grid Reference
375920 439573

Development Description:
Proposed extension of dwelling at ground floor level, removal of felted low pitched (15 deg.) and felted flat roof and construction of 35 deg. slated pitched roof structures incorparting storage and additional living accommodation, insertion of rooflights, building up existing chimney stack to above the proposed new pitched roof level and insertion of solar panels to the SE elevation roof pitch.

Decision Date:
11/06/2013

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: 4358-05

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 2008-2028 (Regulation 22 Submission Draft) and the adopted Supplementary Planning Guidance - "Extensions and Alterations to Dwellings".

4 Site contractors & site project mananagers shall be made aware of the legal protection afforded all species of bats in the UK. The building contractors shall take additional care when removing fascia boards, verge tiles & ridge tiles.

Timing of works

Avoid removing roofing materials between May & August, remove lower roof tiles, battens & under felt carefully by hand.

Maternity roosts - 1st of October to 1st of May
Summer roosts - 1st of September to 1st of May
Hibernation roosts - 1st of May to 1st of October
Mating/swarming roosts - 1st of November to 1st of August

In the event that any bats are found or disturbed during any part of the development work, all work shall cease until further advice has been sought from a licensed ecologist.

Reason: To protect any bat population from damaging activities and reduce or remove the impact of development in accordance with Policy ENV7 of the Ribble Valley Districtwide Local Plan and Policy DME3 of the Ribble Valley Core Strategy 2008-2028 (Regula

3/2013/0377

Longridge
Applications for full consent

Development Address:
87 Higher Road Longridge
Lancashire PR3 3SY

Grid Reference
361079 437704

Development Description:
Proposed demolition of the existing conservatory and replacement with a two-storey rear extension, replacement windows and doors, re-roofing works and internal remodelling.

Decision Date:
10/06/2013

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 0403/93 Drawing No's 10E & 15C

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 2008-2028 (Regulation 22 Submission Draft) and the adopted Supplementary Planning Guidance - "Extensions and Alterations to Dwellings".

Reason (B): 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 ensuring a satisfactory standard of appearance given the location of the property in a Conservation Area.

4 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 gasses 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 the risks to human health and controlled waters. The investigation shall also address the implications of the health and safety of site workers, nearby occupied building structures, on services and landscaping schemes and on wider environmental receptors including ecological systems and property. The sampling and analytical

3/2013/0379

Decision Date:
10/06/2013

Read
Applications for full consent

Development Address:
14 Nowell Grove Read Lancashire BB12 7PG

Development Description:
Proposed removal of existing conservatory and the erection of two dormers and internal alterations.

Grid Reference	
376833	434598

Officer: Mark Baldry
Decision Type: APPROVED WITH CONDITIONS

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

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

2 This permission shall be implemented in accordance with the proposal as amended by letter and plan received on the 15th April 2013 carrying drawing No: 13/108/1b.

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".

4 The window(s) on the North West elevation(s) of the building, adjacent to No.12 Nowell Grove, 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, Polices DMG1 and DMH5 of the Ribble Valley Core Strategy (Regulation 22 Submission) and the adopted Supplementary Planning Guidance - "Extensions and Alterations to Dwellings".

3/2013/0380

Decision Date:
11/06/2013

Balderstone
Certificate of Lawfulness - Proposed

Development Address:
Mottram Higher Commons Lane Balderstone Lancashire BB2 7LR

Development Description:
Application for a Lawful Development Certificate for the proposed erection of Dormers to the rear elevation of the dwelling.

Grid Reference	
364277	431725

Officer: Mark Baldry
Decision Type: APPROVED NO CONDITIONS

1 The proposed works constitute permitted development under Schedule 2, Part 1, Class A-H of the Town and Country (General Permitted Development) (Amendment) (No. 2) (England) Order 2008.

3/2013/0382

Decision Date:
11/06/2013

Chipping
Applications for full consent

Development Address:
Meadow Top Farm Back Lane Chipping Lancashire PR3 2QA

Development Description:
Proposed removal of two small wooden buildings to be replaced with an Agricultural building for the storage of farm machinery and feed stuffs.

Grid Reference	
362148	441512

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 No: JP/TT/3504 and the site plan, scale 1:500.

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

3 Once works commence on the site, should site operatives discover any adverse ground conditions and suspect it to be contaminated, they should report this to the Site Manager and the Contaminated Land Officer at Ribble Valley Borough Council. Works in that location should cease and the problem area roped off. A Competent Person shall be employed to undertake sampling and analysis of the suspected contaminated materials. A Report which contains details of sampling methodologies and analysis results, together with remedial methodologies shall be submitted to the Local Planning Authority for approval in writing. The approved remediation scheme shall be implemented prior to further development works taking place and prior to occupation of the development.

Should no adverse ground conditions be encountered during site works and/or development, a Verification Statement shall be forwarded in writing to the Local Planning Authority prior to occupation of the building(s), which confirms that no adverse ground con

3/2013/0383

Sabden

Certificate of Lawfulness - Proposed

Development Address:
50 Padiham Road Sabden
Lancashire BB7 9EW

Grid Reference
378019 437378

Development Description:
Application for a Lawful Development Certificate for proposed external works comprising replace/repair cement render to make good on all three elevations of the building and repaint using cream masonry paint to match existing painted surfaces and adjoining property; remove degraded white uPVC shiplap surrounding the bay window on the front elevation and replace with render to match all other walls; replace existing degraded uPVC windows with new uPVC double glazed units to pattern indicated in supporting picture; replace degraded uPVC front door with timber (Oak) door to pattern indicated in attached picture.

Decision Date:
11/06/2013

Officer: Mark Baldry

Decision Type: APPROVED NO CONDITIONS

1 The proposed works constitute permitted development under Schedule 2, Part 1, Class A-H of the Town and Country (General Permitted Development) (Amendment) (No. 2) (England) Order 2008.

3/2013/0385

Clitheroe

Applications for full consent

Development Address:
2 Walker Street Clitheroe
Lancashire BB7 1NN

Grid Reference
374671 441823

Development Description:
Proposed change of use from vacant shop premises and dwelling to form 2no. apartments. Re-submission of 3/2012/1042P.

Decision Date:
11/06/2013

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(s): 1219-1A and 1219-4A.

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

3 The development permitted by this planning permission shall only be carried out in accordance with the approved Flood Risk Assessment (FRA) reference 1219/FLOOD dated April 2013 and the following mitigation measures detailed within the FRA:-
- Central heating boilers and electrical distribution boards to be set 1200mm above FFL
- Low level airbricks to be removed
- Brickwork walls to be rendered with waterproof render
- Removable flood defence barriers to be provided to both properties
- Both properties to be registered with EA flood warning service

The mitigation measures shall be fully implemented prior to occupation and subsequently in accordance with the timing / 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 accordance with Policy G1 of the Ribble Valley Districtwide Local Plan, policies DMG1 and D

3/2013/0386

Longridge

Applications for full consent

Development Address:
34 Green Lane Longridge
Lancashire PR3 3RB

Grid Reference
360914 437523

Development Description:
Proposed two-storey extension comprising integral double garage, utility and bedroom and single storey sun lounge extension including re-opening existing vehicular access and closing another.

Decision Date:
12/06/2013

Officer: Stephen Kilmartin
Decision Type: APPROVED WITH CONDITIONS

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

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

2 This permission shall be implemented in accordance with DWG NO: 2364/004 Rev A as amended 11th June 2013.

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

3/2013/0390

Bolton-by-Bowland, Gisburn Forest and Sawley

Applications for full consent

Development Address:
Lower Monubent Farm Barn
Hellifield Road Bolton By Bowland
Lancashire BB7 4LY

Grid Reference
379355 451782

Development Description:
External window alterations and new store.

Decision Date:
13/06/2013

Officer: Claire Booth
Decision Type: APPROVED WITH CONDITIONS

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

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

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

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

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

Reason: To comply with Policies G1, H16 and H17 of the Ribble Valley Districtwide Local Plan and Policies DMG1, DME4 and DMH4 of the Ribble Valley Core Strategy (Regulation 22 Submission Draft) to ensure a satisfactory standard of appearance in the interests of visual amenity.

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

Reason: To comply with Policies G1, H16 and H17 of the Ribble Valley Districtwide Local Plan to ensure a satisfactory standard of appearance in the interests of visual amenity.

5 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2008 (or any Order revoking, amending or re-enacting that Order) the building(s) shall not be altered by the insertion of any window or doorway without the formal written permission of the Local Planning Authority.

Reason: In order to safeguard the visual amenities of the Area of Outstanding Natural Beauty in accordance with Policy ENV1 of the Ribble Valley Districtwide Local Plan and Policies EN2 and DME2 of the Ribble Valley Core Strategy (Regulation 22 Submission Draft).

3/2013/0393

Mellor

Applications for full consent

Development Address:
8 Mellor Lane Mellor Lancashire BB2 7JR

Development Description:
Proposed Single Storey Kitchen Extension to Rear Elevation.

Grid Reference	
365191	430940

Decision Date:
13/06/2013

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: 13/2066/1

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 2008-2028 (Regulation 22 Submission Draft) and the adopted Supplementary Planning Guidance - "Extensions and Alterations to Dwellings".

4 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 gasses 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 the risks to human health and controlled waters. The investigation shall also address the implications of the health and safety of site workers, nearby occupied building structures, on services and landscaping schemes and on wider environmental receptors including ecological systems and property. The sampling and analytical

3/2013/0396

Clitheroe

Discharge of Conditions

Development Address:
Land to the rear of 59 - 97 Woone Lane Clitheroe Lancashire

Development Description:
Application to part discharge condition no. 4 (landscape and enclosure) of planning permission 3/2011/1064P. Approval of 2.3m high Northern Boundary Fence.

Grid Reference	
374013	441221

Decision Date:
13/06/2013

Officer: Mark Baldry
Decision Type: APPROVED WITH CONDITIONS

1 Condition No.4 (Landscape and Enclosure) is partially discharged insofar as the details of the 2.3m high northern boundary fence as shown on the submitted drawings listed below are discharged.

Planning Layout Dwg No: 3501/P/001 Rev A
Fence Detail Dwg No: 3501/PC/001

Planning Applications decided week ending: 14 June 2013

3/2013/0409

Decision Date:
13/06/2013

Slaidburn & Easington
Observations to Another Local Auth

Development Address:
Brennands Endowed Primary School Slaidburn Lancashire

Grid Reference
371070 452303

Development Description:
Extension to rear of school to form a Sheltered Play Area.

Officer: Mark Baldry
Decision Type: NO OBJECTIONS

3/2013/0424

Decision Date:
12/06/2013

Billington and Langho
Certificate of Lawfulness - Proposed

Development Address:
46 Larkhill Cottages Old Langho Blackburn Lancashire BB6 8AR

Grid Reference
370386 436404

Development Description:
Application for a certificate of lawful development for a proposed conservatory to the rear of the building, measuring 3m by 5m with a pitched roof. Maximum roof height of 4m.

Officer: Mark Baldry
Decision Type: APPROVED NO CONDITIONS

1 The proposed works constitute permitted development under Schedule 2, Part 1, Class A-H of the Town and Country (General Permitted Development) (Amendment) (No. 2) (England) Order 2008.

3/2013/0431

Decision Date:
12/06/2013

Clitheroe
Applications for full consent

Development Address:
8 Cross Street Clitheroe Lancashire BB7 2LB

Grid Reference
373891 441634

Development Description:
Proposed Extension to the rear of the property to form kitchen at ground floor and additional bedroom at first floor

Officer: Stephen Kilmartin
Decision Type: APPROVED WITH CONDITIONS

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

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

2 Precise specifications or samples of walling and roofing 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.

In order that the Local Planning Authority may ensure that the materials to be used are appropriate to the locality in accordance with Policy G1 of the Ribble Valley Districtwide Local Plan and the adopted Supplementary Planning Guidance - "Extensions and Alterations to Dwellings".

3/2013/0452

Decision Date:
13/06/2013

Gisburn
Observations to Another Local Auth

Development Address:
Willcross Farm Skipton Old Road Gisburn Lancashire BB7 4HP

Grid Reference
384777 449486

Development Description:
Proposed construction of an anaerobic digester plant for the production of electricity from crops and livestock manures, including 1 digester tank, a silage storage area and a digestate lagoon, together with associated equipment and landscaping.

Officer: Mark Baldry
Decision Type: NO OBJECTIONS

3/2013/0474

Hothersall

Observations to Another Local Auth

Development Address:

Hillside School Ribchester Road
Hothersall Lancashire PR3 3XB

Grid Reference

361884 437047

Development Description:

Partial demolition of existing entrance and reconstruction with step and ramped access.

Decision Date:

13/06/2013

Officer: Mark Baldry

Decision Type: NO OBJECTIONS