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RIBBLE VALLEY BOROUGH COUNCIL

Planning Applications decided week ending: 21 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 A.

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 The development permitted by this permission shall only be carried out in accordance with the approved Flood Risk Assessment (FRA) and the following mitigation measures detailed within the FRA:

1. Limiting the surface water run-off generated by the 1 in 100 year critical storm so that it will not exceed the run-off from the undeveloped site and not increase the risk of flooding off site.

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: In accordance with Policy G1 of the Ribble Valley Districtwide Local Plan to prevent flooding by ensuring the satisfactory storage of/disposal of surface water from the site.

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 Policy EMP18 of the North West of England Spatial Strategy to 2021.

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 This outline planning permission shall be read in conjunction with the Legal Agreement dated …

REASON: For the avoidance of doubt as the application is subject of an agreement.

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: 21 June 2013

3/2012/0638

Decision Date: 20/06/2013

Billington and Langho

Applications for full consent

Development Address:
15 The Woodlands Old Langho
Blackburn Lancashire BB6 8BH

Development Description:
Proposal to dismantle the existing conservatory and build a new Family Room/Playroom extension.

Grid Reference	
370377	436623

Officer: Claire Booth
Decision Type: APPROVED WITH CONDITIONS

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

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

2 The permission shall relate to the development as shown on Drawing Numbers: 12007-01-04 and 12007-01-03.

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

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

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.

Grid Reference	
370276	436125

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

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.

Grid Reference	
382266	446480

Officer: Graeme Thorpe
Decision Type: CONCLUSION REPORT

3/2012/0954

Decision Date: 14/06/2013

Rimington and Middop

Applications for full consent

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

Development Description:
Erection of 1no. 20kW Wind turbine with a tip height of 27.1m and all associated works.

Grid Reference	
382266	446480

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 No's 001 - Scale 1:500, 001 - Scale 1:2500 and the plan entitles Overalls/Planning CF20.

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 25th of February 2013.

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

4 This permission shall expire after 25 years following the date that electricity generated from the turbine is first connected to the grid. The Local Planning Authority shall be notified of such date in writing not later than one month from the making of such connection. After this 25-year period, the structure hereby authorised shall be removed from the site and the land reinstated to its former condition to the satisfaction of the Local Planning Authority unless the Local Planning Authority has granted a further permission for this development.

REASON: In order to prevent the structure remaining on site after its use has terminated, in the interests of the visual amenity of the area and in order to avoid conflict with the Local Planning Authority's control of development within the open countryside. In accordance with the guidance contained within the NPPF, Policies G1, ENV3, ENV25 and ENV26 of the Districtwide Local Plan, Policies DMG1, DME2 and DME5 and Key Statements EN2 and EN3 of the Regulation

5 Within 12 months of the cessation of electricity generation, or if the turbine ceases to be operational for a continuous period of 6 months, the turbine and mast shall be removed and the land restored to its former condition, to the satisfaction of the Local Planning Authority.

REASON: In order to prevent the structure remaining on site after its use has terminated, in the interests of the visual amenity of the area and in order to avoid conflict with the Local Planning Authority's control of development within the open countryside. In accordance with the guidance contained within the NPPF, Policies G1, ENV3, ENV25 and ENV26 of the Districtwide Local Plan, Policies DMG1, DME2 and DME5 and Key Statements EN2 and EN3 of the Regulation 22 Submission Draft Ribble Valley Core Strategy.

6 The colour of the blades and turbine head shall be Matt Grey (RAL 7045) in colour unless otherwise agreed in writing with the local planning authority.

REASON: For the avoidance of doubt and in the interests of the visual amenity of the area. In accordance with the guidance contained within the NPPF, Policies G1 and ENV3 of the Districtwide Local Plan, Policies DMG1 and DME2 and Key Statement EN2 of the Regulation 22 Submission Draft Ribble Valley Core Strategy.

7 Vegetation clearance works, site preparation, vehicle movements associated with the development, development work or other works that may affect nesting birds (including ground nesting birds) will not be carried out between March and August inclusive, unless the absence of nesting birds has been confirmed by further surveys or inspections.

REASON: In the interests of the protecting nesting birds from the adverse impacts of development, in accordance with Policy ENV7 of the Districtwide Local Plan, Policy DME3 of the Regulation 22 Submission Draft Ribble Valley Core Strategy and guidance contained within The Conservation of Habitats and Species Regulations 2010 (as amended), The Wildlife and Countryside Act 1981 (as amended), The National Environment and Rural Communities Act 2006 and the Government Circular: Biodiversity and Geological Conservation - Statutory Obligations and their impact within the Planning System (DEFRA 01/2005, ODPM 06/2005).

8 The turbine unit and blades shall be maintained and serviced in accordance with manufacturer's instructions and recommendations.

REASON: In the interests of the safety of users of the adjacent Public Right of Way, and in accordance with Policy G1 of the Districtwide Local Plan and Policy DMG1 of the Regulation 22 Submission Draft Ribble Valley Core Strategy.

9 The noise emissions from the wind turbines shall not exceed a sound pressure level LAeq, T of 35dB at the curtilage of any dwelling lawfully existing at the time of this consent at wind speeds up to and including 8 ms-1 at rotor centre height. Any measurement shall be made at a height of 1.2m and at a minimum distance of 3.5m from any façade or acoustically reflective surface. A report shall be submitted every three years to the LPA for approval confirming that this has been complied with.

REASON: In the interests of the protecting the amenity of the occupiers of the adjacent residential properties, in accordance with Policy G1 of the Districtwide Local Plan and Policy DMG1 of the Regulation 22 Submission Draft Ribble Valley Core Strategy.

10 Following notification from the Local Planning Authority (LPA) that a justified complaint has been received, the wind turbine operator shall, at their own expense, employ a suitably competent and qualified person to measure and assess, by a method to be approved in writing by the LPA, whether noise from the turbine meets the specified level. The assessment shall be commenced within 21 days of the notification, or such longer time as approved by the LPA.

A copy of the assessment report, together with all recorded data and audio files obtained as part of the assessment, shall be provided to the LPA (in electronic form) within 60 days of the notification. The operation of the turbine shall cease if the specified level is confirmed as being exceeded.

The measurement time period shall be based on BWEA blade length calculation (para 3.4(1) t=4*D seconds). Where t = measurement time period in seconds (subject to a minimum period of 10 seconds) D = rotor diameter in metres.

REASON: In the interests

3/2012/1100

Slaidburn & Easington

Agricultural determination

Development Address:

Shays Farm Tosside Skipton
Yorkshire BD23 4SY

Development Description:

A new road 130m long by 3.5m wide of crushed stone.

Grid Reference	
375414	453829

Decision Date:
17/06/2013

Officer: Mark Baldry
Decision Type: PERMISSION NOT REQUIRED

3/2013/0126

Horton

Applications for full consent

Development Address:

3 Horton Lodge Horton-in-Craven
Skipton Nth Yorks BD23 3JX

Development Description:

Retrospective application for the installation of Solar PV Panels to South facing roof.

Grid Reference	
385874	449616

Decision Date:
20/06/2013

Officer: Claire Booth
Decision Type: REFUSED

1 The retrospective proposal is considered contrary to Policies G1, ENV3 and H17 of the Ribble Valley Districtwide Local Plan, Policies DMG1, DME2, DME4 and DMH4 of the Ribble Valley Core Strategy (Regulation 22 Submission Draft) and policies within the National Planning Policy Framework. The solar panels by virtue of their siting, number, and location to the southern roofslope of the building are viewed as an incongruous and prominent feature resulting in harm to the visual appearance, character, and significance of this traditional rural building, and the visual amenities of the countryside.

2 The retropective proposal if approved would set a dangerous precedent for the acceptance of other similar proposals which would cause visual harm to the building, a non designated heritage asset and the landscape in which the building is set, and render more difficult the implementation of the established planning principles of the Local Planning Authority.

3/2013/0148

Wiswell

Discharge of Conditions

Development Address:

Site 2 Barrow Business Village
Ribble Valley Enterprise Park
Barrow Clitheroe Lancashire

Development Description:

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

Grid Reference	
373979	438035

Decision Date:
12/06/2013

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.

Planning Applications decided week ending: 21 June 2013

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

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

Grid Reference	
371686	438516

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.

3/2013/0184

Decision Date:
17/06/2013

Ribchester
Alter or Extend a Listed Building

Development Address:
28 Church Street Ribchester
Lancashire PR3 3YE

Development Description:
Proposal to replace uPVC window eith painted timber double hung sliding sash , replace uPVC sliding doors with painted timber French doors and replace uPVC rain water hopper with cast iron.

Grid Reference	
364979	435279

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 This permission shall be implemented in accordance with the proposal as amended by letter and plan received on the 27 March 2013.

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

3 The window and door frames shall be painted within one month of their installation and retained as such in perpetuity.

Reason: In order to safeguard the character and significance of the listed building and the character, appearance and significance of Ribchester Conservation Area.

4 Precise specifications of window and door design and form and historic rainwater hopper repair 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 and the character, appearance and significance of Ribchester Conservation Area.

3/2013/0224

Clitheroe

Advertisements

Development Address:

Tesco Stores Ltd Duck Street
Clithroe BB7 1LP

Grid Reference

374563 441917

Development Description:

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

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)

3/2013/0225

Aighton, Bailey & Chaigley

Applications for full consent

Development Address:

Former Bobbin Mill Longridge Road
Hurst Green BB7 9QW

Grid Reference

368265 437749

Development Description:

Proposed small hydro installation including turbine store in grounds of dwelling

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 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

Grid Reference
373961 441403

Development Description:

Propsed change of use from former carpet shop to dwelling

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 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

Grid Reference
367322 433665

Development Description:

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

Decision Date:
13/06/2013

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

Grid Reference
363869 429559

Development Description:

Extension to existing dwelling

Decision Date:
11/06/2013

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.

Planning Applications decided week ending: 21 June 2013

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

3/2013/0259

Bowland with Leagram

Applications for full consent

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

Development Description:
Proposed erection of front extension and relocation of drive.

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 165/10.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.

Planning Applications decided week ending: 21 June 2013

3/2013/0294

Newsholme and Paythorne

Alter or Extend a Listed Building

Development Address:

Park House Farm
Bolton-by-Bowland Lancashire BB7 4LA

Grid Reference

381001 449699

Development Description:

Proposed refurbishment of defective materials and structure.

Decision Date:

20/06/2013

Officer: Adrian Dowd

Decision Type: REFUSED

1 The proposal has an unduly harmful impact upon the character and significance of the listed building because of the removal and alteration of important historic fabric (timber, stone and plasterwork) and the introduction of impervious materials and methods to 'breathing' traditional construction. This is contrary to Policy ENV20 of the Ribble Valley Districtwide Local Plan, National Planning Policy Framework paragraph 131 (the desirability of sustaining and enhancing the significance of heritage assets) and 132 (great weight to the conservation of the significance of a designated heritage asset) and Policy DME4 of the Ribble Valley Core Strategy Regulation 22 Submission Draft.

3/2013/0315

Thornley-with-Wheatley

Applications for full consent

Development Address:

Anam Cara Birks Brow Thornley
Lancashire PR3 2TX

Grid Reference

361654 439153

Development Description:

Proposed ground floor extension and alteration.

Decision Date:

14/06/2013

Officer: Mark Baldry

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 AC01 and AC03.

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

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, 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 analyt

5 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order amending, revoking or re-enacting that Order) the building(s) shall not be altered by the insertion of any window or doorway without the formal written permission of the Local Planning Authority.

REASON: In order to safeguard nearby residential amenity in accordance with Policies G1 and H10 of the Ribble Valley Districtwide Local Plan and Policy DMH5 of the Ribble Valley Core Strategy Regulation 22 submission Draft the adopted Supplementary Planning Guidance - "Extensions and Alterations to Dwellings".

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

Chipping

Applications for full consent

Development Address:
1Swinglehurst Cottages Garstang Road Chipping Lancashire

Grid Reference
374170 441987

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

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 JP/TLG/3415

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

3/2013/0336

Osbaldeston

Outline

Development Address:
4 The Green Osbaldeston Lane Osbaldeston Lancashire

Grid Reference
374165 441802

Development Description:
Proposed new dwelling on land within the curtilage of 4 The Green. Re-submission.

Decision Date:
14/06/2013

Officer: Graeme Thorpe
Decision Type: REFUSED

1 The site is in a relatively isolated, predominantly rural and open location, and the development of the site in principle would therefore not be in accordance with the NPPF presumption in favour of sustainable development, and is also considered by definition to be inappropriate development contrary to Local Plan Policies G1, G5 and H2, and Core Strategy 2008/2028 Regulation 22 Submission Draft Policies DMG1, DMG2, DMH1 and DMH3. Approval of this application would lead to the creation of a new dwelling in the open countryside without sufficient justification to the detriment of the visual amenities of the area.

Planning Applications decided week ending: 21 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

Planning Applications decided week ending: 21 June 2013

3/2013/0353

Decision Date: 20/06/2013

Clitheroe

Alter or Extend a Listed Building

Development Address:
28 -30 Parson Lane Clitheroe
Lancashire BB7 2JP

Development Description:
Decoration and render. Listed Building Consent.

Grid Reference	
374241	442409

Officer: Adrian Dowd
Decision Type: REFUSED

1 The proposed signage has an unduly harmful impact upon the character (including setting) and significance of the listed building, the setting of adjoining listed buildings and the character, appearance and significance of Clitheroe Conservation Area because of the number, size, siting and illumination of advertisements and their resulting visual intrusion, conspicuousness and incongruity.

3/2013/0354

Decision Date: 18/06/2013

Clitheroe

Applications for full consent

Development Address:
28-30 Parson Lane Clitheroe
Lancashire BB7 2JP

Development Description:
Proposed re-decoration to external facade, doors, windows and rainwater goods and render stone panels to ground floor to match existing.

Grid Reference	
374237	442473

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 proposed wall rendering form and mix and details of any prior works to the existing cement based ribbon pointing of stonework 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 'breathability' of the fabric) and significance of the listed building.

3 This permission does not include any advertisement.

Reason: For the avoidance of doubt.

3/2013/0355

Decision Date: 20/06/2013

Clitheroe

Advertisements

Development Address:
28 - 30 Parson Lane Clitheroe
Lancashire BB7 2JN

Development Description:
Application to display a statically illulminated fascia sign and a non-illuminated flag sign.

Grid Reference	
374202	441801

Officer: Adrian Dowd
Decision Type: REFUSED

1 The proposed signage has an unduly harmful impact upon the character (including setting) and significance of the listed building, the setting of adjoining listed buildings and the character, appearance and significance of Clitheroe Conservation Area because of the number, size, siting and illumination of advertisements and their resulting visual intrusion, conspicuousness and incongruity. This is contrary to Policies G1(a), ENV20, ENV19 and ENV16 of the Ribble Valley Districtwide Local Plan, Policies DMG1 and DME4 of the Ribble Valley Core Strategy Regulation 22 Submission Draft and National Planning Policy Framework paragraph 131 (the desirability of sustaining and enhancing the significance of heritage assets and new development making a positive contribution to local character and distinctiveness) and 132 (conservation of the significance of a designated heritage asset).

3/2013/0359

Decision Date: 10/06/2013

Clayton-le-Dale

Applications for full consent

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

Development Description:
Proposed new gated vehicle and pedestrian access to Acorn Barn.

Grid Reference	
366264	434321

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

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

Development Address:
87 Higher Road Longridge
Lancashire PR3 3SY

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.

3/2013/0381

Decision Date:
19/06/2013

Waddington
Applications for full consent

Development Address:
Woods Eaves Barn Page Fold Cross Lane Waddington Lancs

Development Description:
Proposed two-storey side extension forming a Granny Flat annex.

Grid Reference	
371310	443864

Officer: Claire Booth
Decision Type: REFUSED

1 The proposal is considered contrary to the provisions of Policies G1, ENV1, and H17 of the Districtwide Local Plan, policies DMG1, DME2, DME4 and DMH4 of the Ribble Valley Core Strategy (Regulation 22 Submission Draft) and policies within the National Planning Policy Framework. The proposal by virtue of its scale, design, massing, and siting which is unsympathetic to the original form and character of the building in terms of the domestic appearance of the extension and the elongation of the barns original form. Approval would thus be detrimental to the building's setting, historic fabric, and the visual amenities of the Area of Outstanding Natural Beauty.

Planning Applications decided week ending: 21 June 2013

3/2013/0382

Chipping

Applications for full consent

Development Address:

Meadow Top Farm Back Lane
Chipping Lancashire PR3 2QA

Grid Reference

362148 441512

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.

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 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

Decision Date:
12/06/2013

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.

Grid Reference
360914 437523

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

Decision Date:
13/06/2013

Development Description:
External window alterations and new store.

Grid Reference
379355 451782

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

Grid Reference

365191 430940

Development Description:

Proposed Single Storey Kitchen Extension to Rear Elevation.

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

Grid Reference

374013 441221

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.

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

3/2013/0399

Wiswell

Applications for full consent

Development Address:
Dene Cottage Back Lane Wiswell
Lancashire BB7 9BU

Development Description:
Proposed single storey Sun Room extension.

Grid Reference	
374574	437506

Decision Date:
20/06/2013

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: 5006

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 Policies G1 and ENV16 of the Ribble Valley Districtwide Local Plan, Policies DMG1 and DME4 of the Ribble Valley Core Strategy 2008-2028 (Regulation 22 Submission Draft) 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

3/2013/0400

Billington and Langho

Applications for full consent

Development Address:
33 Larkhill Cottages Old Langho
Blackburn Lancashire

Development Description:
Proposed Single Storey Rear Extension and extension to existing front porch

Grid Reference	
370420	436298

Decision Date:
14/06/2013

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: 13/2065/1

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

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 nearby residential amenity in accordance with Policies G1 and H10 of the Ribble Valley Districtwide Local Plan, Policies DMG1 and DMH5 of the Ribble Valley Core Strategy 2008-2028 (Regulation 22 Submission) and the adopted Supplementary Planning Guidance - "Extensions and Alterations to Dwellings".

3/2013/0401

Decision Date:
21/06/2013

Chipping
Applications for full consent

Development Address:
Maycroft House Hesketh Lane
Chipping Lancashire PR3 2TH

Development Description:
Proposed materials amendment to approved application 3/2012/0803/P for single storey rear extension and double garage to front.

Grid Reference	
361706	441365

Officer: Claire Booth
Decision Type: APPROVED WITH CONDITIONS

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

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

2 The permission shall relate to the development as shown on Drawing Numbers:
04A - Proposed Plan, and,
05A - Site Plan.

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

3 The driveway and turning area at the front of the property up to the edge of the carriageway of Hesketh Lane shall be appropriately paved in tarmacadam, concrete, block paviors, or other approved materials.

Reason: To comply with Policy G1 of the Ribble Valley Districtwide Local Plan and Policy DMG1 of the Ribble Valley Core Strategy (Regulation 22 Submission Draft) and to prevent loose surface material from being carried on to the public highway thus causing a potential source of danger to other road users.

4 The garage shall be timber framed and clad with timber to the elevations and shall have a slate roof as stated within the email dated the 05 November 2012 from James Holden.

Reason: In the interests of visual amenity and for the avoidance of doubt since the approved drawing and materials stated on the application form do not concur, in accordance with policies G1 and ENV1 of the Districtwide Local Plan and Policies DMG1 and DME2 of the Ribble Valley Core Strategy (Regulation 22 Submission Draft).

3/2013/0402

Whalley

Applications for full consent

Development Address:
10 The Sands Whalley BB7 9TL

Decision Date:
14/06/2013

Development Description:
Proposed alterations including extension at first floor level and provision of new slated roof area to existing rear flat roof extensions.

Grid Reference	
373111	436167

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): 13/2064/1.

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

3 The first floor windows on the rear and side elevations of the building serving the bathroom and ensuite as shown on drawing number 13/2064/1 shall be obscure glazed to the satisfaction of the Local Planning Authority and remain in that manner in perpetuity.

Reason: In order to protect nearby residential amenity as required by with Policies G1 and H10 of the Ribble Valley Districtwide Local Plan and the adopted Supplementary Planning Guidance - "Extensions and Alterations to Dwellings" and Policies DMG1 and DMH5 of the Ribble Valley Core Strategy (Regulation 22 Submission Draft..

4 Unless otherwise agreed in writing with the Local Planning Authority the development shall be carried out in strict accordance with the recommendations of the bat survey and report submitted with the application dated the 18 April 2013.

Reason: To ensuring that no species/habitat protected by the Wildlife and Countryside Act 1981 are destroyed and to ensure that are no adverse effects on the favourable conservation status of a bat population in accordance with Policy ENV7 of the Ribble Valley Districtwide Local Plan and Policy DME3 of the Ribble Valley Core Strategy (Regulation 22 Submission Draft).

3/2013/0403

Newton

Applications for full consent

Development Address:
Gamble Hole Farm Back Lane
Newton in Bowland BB7 3EE

Decision Date:
18/06/2013

Development Description:
Erection of covered silage clamp

Grid Reference	
368757	450952

Officer: Claire Booth
Decision Type: APPROVED WITH CONDITIONS

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

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

2 The permission shall relate to the development as shown on Drawing Numbers:
LF/MT/2818 received 18 June 2013 and LF/MT/2819 received 18 June 2013.

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

3 No works or development shall take place until full details of all proposed planting, and the proposed times of planting, have been approved in writing by the Local Planning Authority, and all planting shall be carried out in accordance with those details at those times,

Reason: To ensure the provision of amenity afforded by appropriate landscaping, in accordance with Policies G1 and ENV1 of the Ribble Valley Districtwide Local Plan and Policies DMG1 and DME2 of the Ribble Valley Core Strategy (Regulation 22 Submission Draft Core Strategy).

1 The proposal is considered contrary to Policies G1, G5 and ENV1 of the Ribble Valley Districtwide Local Plan and Policies DMG1, DMG2, DME2 and EN2 of the Ribble Valley Core Strategy (Regulation 22 Submission Draft) and Section 11 of the National Planning Policy Framework. By virtue of its scale and siting, the building would have a significant detrimental visual impact on the landscape and thus fails to protect, conserve and enhance the Forest of Bowland Area of Outstanding Natural Beauty.

3/2013/0404

Ribchester
Applications for full consent

Development Address:
21 Asturian Gate Ribchester
Preston PR3 3XQ

Development Description:
Utility extension to rear of garage including rooms in new roof over garage

Grid Reference	
362681	436557

Decision Date:
17/06/2013

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: 2640 02, 2640 03

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. 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/roofing work, all work shall cease until further advice has been sought from a licensed ecologist.

Reason: To ensure that no adverse effects on the favourable conservation status of a bat population and to protect the bat population from damaging activities and reduce or remove the impact of development in accordance with Policy ENV7 of the Ribble

5 Once works commence on 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 whilst sampling and analysis of the suspected contaminated materials is undertaken. A report that 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 conditions were found.

Reason: To ensure th

Planning Applications decided week ending: 21 June 2013

3/2013/0405

Decision Date:
19/06/2013

Longridge
Applications for full consent

Development Address:
Grimbaldeston Farmhouse Preston Road Longridge Preston PR3 3BD

Development Description:
Proposed two storey rear extension

Grid Reference
360137 436069

Officer: Claire Booth
Decision Type: APPROVED WITH CONDITIONS

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

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

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

001 - Plans as Existing,
002 - Elevations as Existing,
003 A - Proposed Ground Floor, received 17 June 2013,
004 A - Proposed First Floor, received 17 June 2013,
005 A - Proposed Elevations, received 17 June 2013.
006 A - Proposed Section, received 17 June 2013, and,
007 A - Location Plan and Roof Plan, received 17 June 2013.

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

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

Reason: To comply with Policies G1 and H10 of the Ribble Valley Districtwide Local Plan and Policies DMG1 and DMH5 of the Ribble Valley Core Strategy (Regulation 22 Submission Draft) to ensure a satisfactory standard of appearance in the interests of good design and 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 and H10 of the Ribble Valley Districtwide Local Plan and Policies DMG1 and DMH5 of the Ribble Valley Core Strategy (Regulation 22 Submission Draft) to ensure a satisfactory standard of appearance in the interests of good design and visual amenity.

3/2013/0409

Decision Date:
13/06/2013

Slaidburn & Easington
Observations to Another Local Auth

Development Address:
Brennands Endowed Primary School Slaidburn Lancashire

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

Grid Reference
371070 452303

Officer: Mark Baldry
Decision Type: NO OBJECTIONS

3/2013/0411

Decision Date:
14/06/2013

Read
Advertisements

Development Address:
The Tile Co Friendship Mill Whalley Road Read Lancashire

Development Description:
Proposed Show room signage above windows on the front elevation (Resubmission 3/2013/0075)

Grid Reference
376551 434450

Officer: Mark Baldry
Decision Type: APPROVED WITH CONDITIONS

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

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

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

REASON: Required by the Town and Country Planning (Control of Advertisements) Regulations 1992.

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

REASON: Required by the Town and Country Planning (Control of Advertisements) Regulations 1992.

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

REASON: Required by the Town and Country Planning (Control of Advertisements) Regulations 1992.

5 This permission shall be implemented in accordance with the proposal as amended by letter and plan received on the 16 May 2013 carrying drawing No 4308 - Signs RevA.

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

6 The signage hereby approved shall only be illuminated between the hours of 0800 to 1900 Monday to Sunday.

REASON: To comply with Policy G1 of the Ribble Valley Districtwide Local Plan and Policy DMG1 of the Ribble Valley Core Strategy (Regulation 22 Submission Draft). The use of the illuminated signs outside these hours could prove injurious to the residential amenity of the area.

3/2013/0412

Decision Date: 17/06/2013

Billington and Langho

Certificate of Lawfulness - Proposed

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

Development Description:
Application for a Lawful Development Certificate for a proposed single storey rear extension extending out by 3.35m.

Grid Reference	
370589	434030

Officer: Mark Baldry
Decision Type: REFUSED

1 The proposed works do NOT constitute permitted development under Schedule 2, Part 1, Class A-H of the GPDO, Class A, A1, (e) (ii) as the development exceeds 4m in height.

3/2013/0422

Decision Date: 21/06/2013

Wilpshire

Discharge of Conditions

Development Address:
The Sanctuary of Healing Dewhurst Road Langho Blackburn
Lancashire BB6 8AF

Development Description:
Application to discharge condition no. 3 (method statement - Rhizospere), condition no. 4 (method statement - extended access road) and condition no. 5 (tree protection measures) of planning permission 3/2013/0009P.

Grid Reference	
368988	434149

Officer: Claire Booth
Decision Type: APPROVED WITH CONDITIONS

1 Condition 3 is discharged in so far as it relates to the details submitted in the Arboricultural Method Statement shown on drawing number 02 Revision D. There remains the need however to adhere to the contents of that statement throughout the construction process.

2 Condition 4 is discharged in so far as it relates to the details submitted in the Arboricultural Method Statement shown on drawing number 02 Revision D. There remains the need however to adhere to the contents of that statement throughout the construction process.

3 Condition 5 is discharged in so far as it relates to the details submitted on drawing number 02 Revision D and within the Tree Protection Monitoring Schedule dated the 31 May 2013. There remains the need however to adhere to the contents of that plan throughout the construction process.

Planning Applications decided week ending: 21 June 2013

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

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.

Grid Reference
370386 436404

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

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

Grid Reference
373891 441634

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".

3/2013/0432

Decision Date:
21/06/2013

Clitheroe
Applications for full consent

Development Address:
Dil-Raj Restaurant 7 - 9 Parson Lane Clitheroe Lancashire

Development Description:
Proposed renovation of the existing shop front to include replacement canopy.

Grid Reference
374190 441769

Officer: Mark Baldry
Decision Type: REFUSED

1 The proposed canopy and alterations to the shop front, by virtue of their design, scale and siting, appears as an incongruous addition on the building, which significantly detracts from the visual amenities of the streetscene, the character and setting of the host building, a building of Townscape Merit, and the character, appearance and significance of the Clitheroe Conservation Area. For this reason the proposed development is considered contrary to Policies G1 and ENV16 of the Ribble Valley Districtwide Local Plan, the Clitheroe Conservation Area Appraisal, policies DMG1 and DME4 of the Ribble Valley Core Strategy 2008-2028 (Regulation 22 Submission Draft) and Sections 7 and 12 of the National Planning Policy Framework.

2 The proposed canopy by virtue of its design and siting in relation to the public highway would be prejudicial to highway safety. This would be contrary to Policy G1 of the Ribble Valley Districtwide Local Plan and Policy DMG1 of the Ribble Valley Core Strategy 2008-2028 (Regulation 22 Submission Draft).

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

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.

Grid Reference
384777 449486

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