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# RIBBLE VALLEY BOROUGH COUNCIL

**Planning Applications decided week ending: 28 June 2013**

**3/2012/0179**

**Decision Date:**
25/06/2013

**Whalley**
Outline

**Development Address:**
Land at Accrington Road Whalley
Lancashire

**Development Description:**
Outline application for a residential development for the elderly, comprising of 37 bungalows and 40 retirement apartments.

| Grid Reference | |
|---|---|
| 373589 | 436016 |

**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 reprofiled land contours, 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 Policy DMG1 of the Regulation 22 Submission Draft Core Strategy 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, Proposed Site Location Plan 1637-LOC C amended 4 September 2012 and Indicative Site Plan Drwg No 1637-40J amended 16 November 2012.

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 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 and Policies DMG1 and DMG3 of the Regulation 22 Submission Draft Core Strategy 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 Accrington Road 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 Policies DMG1 and DMG3 of the Regulation 22 Submission Draft Core Strategy to ensure that satisfactory access is provided to the site before the development hereby permitted becomes operative.

6 Prior to the commencement of development a detailed method statement for the removal or treatment and control of Giant Hogweed (Heracleum Mantegazzianum) and Himalayan Balsam (Impatiens Glandulifer) on site shall be submitted to and approved in writing by the Local Planning Authority. The method statement shall include details of proposed working methods to be adopted to prevent the spread of the species during any operation such as mowing, strimming or soil movement. It shall also contain measures to ensure that any soils brought to the site are free of the seeds/rot/stem of any invasive plant covered under the Wildlife and Countryside Act 1981. Development shall proceed in accordance with the approved method statement.

REASON: To prevent the spread of non-native invasive species Himalayan Balsam in the interests of protecting nature conservation issues in accordance with Policies G1, ENV7, ENV9, ENV10 and ENV13 of the Ribble Valley Districtwide Local Plan and Policies DMG1, EN4 and DME3 of the Regulati

7 No works shall take place on the site until the applicant, or their agent or successors in title, has secured the implementation of a programme of archaeological work. This must be carried out in accordance with a written scheme of investigation, which shall first have been submitted to and agreed in writing by the Local Planning Authority.

REASON: To ensure and safeguard the recording and inspection of matters of archaeological/historical importance associated with the site in accordance with Policy ENV14 of the Ribble Valley Districtwide Local Plan and Policy EN5 of the Regulation 22 Submission Draft Core Strategy i

8 Any application for the submission of reserved matters shall include specific measures for the provision of a suitable noise barrier along the western boundary of the proposed car park. The measures so submitted and approved in writing by the Local Planning Authority shall thereafter be implemented in accordance with the approved measures prior to commencement of use of the car park and retained in perpetuity.

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

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 EM18 of the North West of England Regional Spatial Strategy to 2021 and Policy DME5 of the Regulation 22 Submission Draft Core Strategy.

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 to and approved in writing 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 boxes/roosting sites 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.

The artificial bird/bat boxes shall be incorporated into those dwellings/buildings during the construction of those properties as identified on the submitted and approved plan unless otherwise agreed in writing by the Local Planning Authority.

REASON: In the interests of biodiversity in accordance with Policies G1 and ENV7 of the Districtwide Local Plan and Policies DMG1 and EN4 of the Regulation

11 Prior to commencement of any development works which may affect habitats identified in the baseline ecological survey report a detailed mitigation strategy shall be submitted to and approved in writing by the Local Planning Authority. The mitigation strategy shall include details of the timing of tree works, hedgerow removal in order to avoid the nesting season all works shall proceed in accordance with the approved strategy with any amendments agreed in writing.

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 and Policies DMG1 and EN4 of the Regulation 22 Submission Draft Core Strategy.

12 Prior to commencement of any site works including delivery of building materials and excavations for foundations or services all trees identified on the survey of existing trees (drawing no. c-812-01 all on site trees - T1/2/3 & all off site trees inclusive) shall be protected in accordance with the BS5837 2012 (Trees in Relation to Construction) the details of which shall be agreed in writing and implemented in full under the supervision of a qualified arboriculturalist and in liaison with the Council's Countryside/Tree Officer.

A tree protection - monitoring schedule shall be submitted to and approved in writing by the Local Planning Authority with the tree protection measures so approved being inspected by the Local Planning Authority before any site works are begun.

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

During the building works no excavations or c

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 and Policy DMG1 of the Regulation 22 Submission Draft Core Strategy.

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 and Policy DME5 of the Regulation 22 Submission Draft Core Strategy.

15 The flood compensation scheme outlined in the report dated 24 August 2012 and referenced SMB/557/2383 by Herrington Consulting shall be constructed and completed in full to the satisfaction of the Local Planning Authority prior to the commencement of any other development on site.

REASON: To prevent flooding elsewhere by ensuring that compensatory storage of flood water is provided and that there is no net loss of flood storage as a result of the development in accordance with Policy G1 of the Ribble Valley Districtwide Local Plan and Policy DMG1 of the Regulation 22 Submission Draft Core Strategy.

16 All ground floor levels shall be set at 46.60m Above Ordnance Data (AOD).

REASON: To reduce the danger to indented occupants of the building(s) from potential flooding in accordance with Policy G1 of the Ribble Valley Districtwide Local Plan and Policy DMG1 of the Regulation 22 Submission Draft Core Strategy.

17 No development shall take place until a surface water drainage scheme for the site, based on sustainable drainage principles and an assessment of the hydrological and hydrogeological context of the development, has been submitted to and approved in writing by the Local Planning Authority. The drainage strategy should demonstrate the surface water run-off generated up to and including the 1:100 year return period critical storm will not exceed the run-off from the undeveloped site following the corresponding rainfall event. The scheme shall also include details of how the scheme shall be maintained and managed after completion and the location of the proposed storage tanks or pipes which must not be located within the flood plain.

REASON: To prevent the increased risk of flooding, both on and off site in accordance with Policy G1 of the Ribble Valley Districtwide Local Plan and Policy DMG1 of the Regulation 22 Submission Draft Core Strategy.

18 Notwithstanding the provisions of the Town and County Planning (General Permitted Development) Order 1995 or any Order revoking and re-enacting that Order with or without modification, no structure shall be erected within the flood storage area as delineated within the letter report by Herrington Consulting dated 24 August 2012; reference SMB/557/2383 and the revised illustrative site layout (drawing No 1637-40H).

REASON: To prevent the erection or construction of any features which may detrimentally affect or reduce the flood storage capacity of the site in accordance with Policy G1 of the Ribble Valley Districtwide Local Plan and Policy DMG1 of the Regulation 22 Submission Draft Core Strategy.

19 No development shall take place until the proposed wildlife pond as shown on the revised illustrative site layout (dwg. No. 1637-40J) is constructed in accordance with a scheme which has first been submitted to and approved in writing by the Local Planning Authority.

REASON: To ensure the proposed development contributes to improving the biodiversity value of the site in accordance with Policy ENV7 of the Ribble Valley Districtwide Local Plan and Policy EN4 of the Regulation 22 Submission Draft Core Strategy.

20 No development shall commence until details of a lighting scheme (location, type, light direction and intensity) have been submitted to and approved in writing by the Local Planning Authority. The lighting scheme shall include details to demonstrate how artificial illumination of important wildlife habitats (the River Calder and its banks, trees with bat roost potential, hedgerows used by foraging and commuting bats) is minimised. The approved lighting scheme shall be implemented in accordance with the approved details.

REASON: In order to avoid adversely affecting the natural behaviour of protected species in accordance with Policies ENV7 and ENV10 of the Ribble Valley Districtwide Local Plan and Policy EN4 of the Regulation 22 Submission Draft Core Strategy.

21 The development hereby approved shall not exceed 77 dwelling units consisting of 37 bungalows and 40 apartments in accordance with the submitted Proposed Site Plan reference 1637-040 Amendment J received by the Local Planning Authority on 16th November 2012.'

REASON: In order that there is no ambiguity in the decision notice over what amount of development has been approved.

22 Prior to the commencement of development, a strategy outlining the general system of drainage for foul and surface water flows arising from the entire site shall be submitted to the Local Planning Authority and approved in writing. This strategy shall include details of any necessary infrastructure. Thereafter the detailed schemes for foul and surface water drainage for any phase of the development shall be submitted for approval in accordance with the strategy for the entire site approved under this condition. In the event that site investigations demonstrate that a gravity fed foul water system is not possible, the foul water pumping station shall have a maximum foul pumping rate set at no greater than 5 l/s and shall include sufficient storage to comply with the design criteria outlined in SFA 6th Edition.'

REASON: To ensure sufficient details are submitted detailing the proposed means of drainage of the site in accordance Policy G1 of the Ribble Valley Districtwide Local Plan and Policy DMG1 of

23 Prior to the commencement of any phase of development, details of the foul drainage scheme for that phase including any necessary infrastructure shall be submitted to and approved in writing by the Local Planning Authority. No housing shall be occupied for that phase until the approved foul drainage scheme for that phase has been completed in accordance with the approved details. Unless otherwise agreed in writing, the approved foul drainage scheme shall only connect to the foul sewer network at either manhole reference 5108 or manhole reference 5102 identified in the letter from David Wallbank of PSA Design to Daniel McDermott of United Utilities dated 13th June 2012.'

REASON: To ensure sufficient details are submitted detailing the proposed means of drainage of the site in accordance Policy G1 of the Ribble Valley Districtwide Local Plan and Policy DMG1 of the Regulation 22 Submission Draft Core Strategy.

24 Prior to the commencement of any phase of development, details for how foul and surface water shall be drained on separate systems shall be submitted to the Local Planning Authority and approved in writing for that phase. The development shall be completed, maintained and managed in accordance with the approved details.'

REASON: To secure proper drainage and to reduce the risk of flooding in accordance Policy G1 of the Ribble Valley Districtwide Local Plan and Policy DMG1 of the Regulation 22 Submission Draft Core Strategy.

25 Prior to the commencement of any phase of the development, details for surface water drainage and means of disposal for that phase, based on sustainable drainage principles and evidence of an assessment of site conditions (inclusive of how the scheme shall be maintained and managed after completion and any necessary infrastructure) shall be submitted to and approved in writing by the Local Planning Authority. For the avoidance of doubt, no surface water shall discharge into the public sewerage system, directly or indirectly, in accordance with the submitted application form and flood risk assessment submitted by Graham Sanderson of PSA Design Dated 14th February 2012 reference T1528-D-01. The development shall be completed, maintained and managed in accordance with the approved details.'

REASON: To secure proper drainage and to reduce the risk of flooding in accordance Policy G1 of the Ribble Valley Districtwide Local Plan and Policy DMG1 of the Regulation 22 Submission Draft Core Strategy.

26 Prior to commencement of development a landscape management plan including long term design objectives, timing of the works, management responsibilities and maintenance schedules for all landscaped areas (other than within curtilages of buildings) shall be submitted to and approved in writing by the Local Planning Authority. The landscape management plan shall be carried out in accordance with the details so approved.

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

27 Prior to commencement of development details of the proposed car park including timing of the works, management responsibilities and maintenance shall be submitted to and approved in writing by the Local Planning Authority. The car park shall thereafter be provided in accordance with the details so approved.

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

**3/2013/0145**

**Longridge**

Applications for full consent

**Development Address:**

Towneley Road Auction Rooms
Towneley Road Longridge Lancs

**Development Description:**

Demolish existing auction room and builders yard buildings on the site. Replace with 9no. light industrial/starter business units with parking.

| Grid Reference | |
|---|---|
| 360232 | 437463 |

**Decision Date:**
25/06/2013

**Officer:** Graeme Thorpe
**Decision Type:** APPROVED WITH CONDITIONS

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

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

2 The permission shall relate to the development as shown on Plan Drawing No's 4097-01, 4097-1-1A and 4097-03A.

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 25 April 2013.

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

4 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 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 Policies G1 and ENV16 of the Ribble Valley Districtwide Local Plan, Policies DMG1 and DME4 of the Regulation 22 Submission Draft Ribble Valley Core Strategy and guidance within the NPPF.

5 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) shall be submitted to and approved by the Local Planning Authority before development commences.

REASON: To comply with Policy G1 of the Ribble Valley Districtwide Local Plan, Policy DMG1 of the Regulation 22 Submission Draft Ribble Valley Core Strategy and guidance within the NPPF. In the interests of the Local Planning Authority being satisfied as to the details of the proposal.

6 The internal source of illumination shall be reduced in intensity if necessary and be maintained at an approved level.

REASON: To comply with Policy G1 of the Ribble Valley Districtwide Local Plan and to avoid glare, dazzle or distraction to passing motorists In accordance with Policy G1 of the Ribble Valley Districtwide Local Plan, Policy DMG1 of the Regulation 22 Submission Draft Ribble Valley Core Strategy and guidance within the NPPF. In the interests of the general amenity of the area and to safeguard, where appropriate, neighbouring residential amenity.

7 No raw materials, finished or unfinished products or parts, crates, materials, waste, refuse or any other item shall be stacked or stored outside any building on the site without the prior approval in writing of the Local Planning Authority.

REASON: To comply with Policy G1 of the Ribble Valley Districtwide Local Plan in the interests of the visual amenity of the area and to safeguard, where appropriate, neighbouring residential amenity in accordance with Policy G1 of the Ribble Valley Districtwide Local Plan, Policy DMG1 of the Regulation 22 Submission Draft Ribble Valley Core Strategy and guidance within the NPPF. In the interests of the general amenity of the area and to safeguard, where appropriate, neighbouring residential amenity.

8 No work, display or storage activities shall take place outside the buildings on the site.

REASON: To comply with Policy G1 of the Ribble Valley Districtwide Local Plan in the interests of the visual amenity of the area and to safeguard, where appropriate, neighbouring residential amenity in accordance with Policy G1 of the Ribble Valley Districtwide Local Plan, Policy DMG1 of the Regulation 22 Submission Draft Ribble Valley Core Strategy and guidance within the NPPF. In the interests of the general amenity of the area and to safeguard, where appropriate, neighbouring residential amenity.

9 Before the use commences or the premises are occupied, the building(s) shall be insulated in accordance with a scheme to be submitted to and approved by the Local Planning Authority.

REASON: In accordance with Policy G1 of the Ribble Valley Districtwide Local Plan and in the interests of the general amenity of the area and to safeguard, where appropriate, neighbouring residential amenity in accordance with Policy G1 of the Ribble Valley Districtwide Local Plan, Policy DMG1 of the Regulation 22 Submission Draft Ribble Valley Core Strategy and guidance within the NPPF. In the interests of the general amenity of the area and to safeguard, where appropriate, neighbouring residential amenity.

10 Any fixed plant and/or machinery installed and used in connection with the proposed units shall be installed and acoustically insulated so as to comply with BS4142.

REASON: In accordance with Policy G1 of the Ribble Valley Districtwide Local Plan, Policy DMG1 of the Regulation 22 Submission Draft Ribble Valley Core Strategy and guidance within the NPPF. In the interests of the general amenity of the area and to safeguard, where appropriate, neighbouring residential amenity.

11 The use of the proposed units in accordance with this permission shall be restricted to the hours between 0830 to 1800 Monday to Friday and 0830 to 1230 on Saturdays, and there shall be no operation on Sundays or bank holidays.

REASON: In accordance with Policy G1 of the Ribble Valley Districtwide Local Plan, Policy DMG1 of the Regulation 22 Submission Draft Ribble Valley Core Strategy and guidance within the NPPF. The use of the proposed units outside these hours could prove injurious to the character of the area and in order to safeguard residential amenities.

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

The approved landscaping scheme shall be implemented in the first planting season following occupation or use of the development, whether in whole or part and shall be maintained thereafter for a period of not less than 5 years to the satisfaction of the Local Planning Authority. This maintenance shall include the replacement 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 plan

13 No part of the development hereby approved shall commence until a scheme for the construction of the site access and highway improvement has been submitted to and approved by the Planning Authority in consultation with the Highway Authority. For the avoidance of doubt the details shall include the formation of the site access, positioning of any gates if required and the creation of the widened footway to the south of the proposed entrance.

REASON: In order to satisfy the Planning and Highway authorities that the final details of the scheme are acceptable before work commences on site. In accordance with Policy G1 of the Ribble Valley Districtwide Local Plan, Policy DMG1 of the Regulation 22 Submission Draft Ribble Valley Core Strategy and guidance within the NPPF.

14 No part of the development shall be commenced until all the highway works referred to in Condition 13 above have been constructed in accordance with the approved scheme

REASON: To enable all construction traffic to enter and leave the premises in a safe manner without causing a hazard to other road users. In accordance with Policy G1 of the Ribble Valley Districtwide Local Plan, Policy DMG1 of the Regulation 22 Submission Draft Ribble Valley Core Strategy and guidance within the NPPF.

15 The car park shall be surfaced or paved in accordance with a scheme to be approved by the local planning authority and the car parking spaces and manoeuvring areas marked out in accordance with the approved plan, before the use of the premises herby approved become operative.

REASON: To ensure the effective use of the parking areas. In accordance with Policy G1 of the Ribble Valley Districtwide Local Plan, Policy DMG1 of the Regulation 22 Submission Draft Ribble Valley Core Strategy and guidance within the NPPF.

16 Prior to being discharged into any watercourse, surface water sewer or soakaway system, all surface water drainage from parking areas shall be passed through an oil interceptor designed and constructed to have a capacity and details compatible with the site being drained. Roof water shall not pass through the interceptor.

REASON: To prevent pollution of the water environment in accordance with Policy G1 of the Ribble Valley Districtwide Local Plan, Policy DMG1 of the Regulation 22 Submission Draft Ribble Valley Core Strategy and guidance within the NPPF.

17 No development approved by this permission shall be commenced until a scheme for the disposal of foul and surface waters has been approved by the Local Planning Authority. Such a scheme shall be constructed and completed in accordance with the approved plans.

REASON: To ensure a satisfactory means of drainage in accordance with Policy G1 of the Ribble Valley Districtwide Local Plan, Policy DMG1 of the Regulation 22 Submission Draft Ribble Valley Core Strategy and guidance within the NPPF.

18 No development shall take place until a Demolition and 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 demolition and construction period. The Statement shall provide for:

a. Specific details relating to the demolition and removal of the existing building and materials from the site;
b. the parking of vehicles of site operatives and visitors;
c. loading and unloading of plant and materials;
d. storage of plant and materials used in constructing the development;
e. wheel washing facilities (if required);
f. measures to control the emission of dust and dirt during construction;
g. a scheme for recycling/disposing of waste resulting from construction works; and
h. commencement and finishing hours of the construction activity.

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

**3/2013/0278**

**Decision Date:**
25/06/2013

**Wiswell**
Applications for full consent

**Development Address:**
Springfield Whiteacre Lane Barrow Lancashire

**Development Description:**
Proposed erection of a two-storey dwelling with new access.

| Grid Reference | |
|---|---|
| 374170 | 441987 |

**Officer:** Graeme Thorpe
**Decision Type:** APPROVED WITH CONDITIONS

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

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

2 The permission shall relate to the development as shown on Plan Reference no's 4291-03, 4291-04, 4291-05A and 4291-06B.

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 and Policy DMG1 of the Core Strategy 2008/2028 Regulation 22 Submission Draft.

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

Reason: In the interests of the amenity of the area in accordance with Policy G1 of the Ribble Valley Districtwide Local Plan and Policy DMG1 of the Core Strategy 2008/2028 Regulation 22 Submission Draft.

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 dwelling/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 Policy G1 of the Ribble Valley Districtwide Local Plan and Policy DMG1 of the Core Strategy 2008/2028 Regulation 22 Submission Draft.

6 All windows on the west facing elevation of the main dwelling shall be obscurely 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 Policy G1 of the Ribble Valley Districtwide Local Plan and Policy DMG1 of the Core Strategy 2008/2028 Regulation 22 Submission Draft.

7 Any removal of vegetation including trees and hedges shall be undertaken outside the nesting bird season [March - August inclusive]

Any removal of vegetation out with the nesting bird season shall be preceded by a pre-clearance check by a licensed ecologist on the day of removal

Reason: To ensure that there are no adverse effects on the favourable conservation status of birds, and to protect the bird population from damaging activities and reduce or remove the impact of development. In accordance with the Wildlife & Countryside Act 1981 as amended and the Conservation [Natural Habitats & c.] Regulations 1994.

8 Before the access is used for vehicular purposes, any gateposts erected at the access shall be positioned 5m behind the nearside edge of the carriageway and visibility splay fences or walls shall be erected from the gateposts to the existing highway boundary, such splays to be not less than 45o to the centre line of the access. The gates shall open away from the highway. Should the access remain ungated 45o splays shall be provided between the highway boundary and points on either side of the drive measured 5m back from the nearside edge of the carriageway.

Reason: To comply with Policy G1 of the Ribble Valley Districtwide Local Plan and Policy DMG1 of the Core Strategy 2008/2028 Regulation 22 Submission Draft. To permit vehicles to pull clear of the carriageway when entering the site and to assist visibility.

9 Occupation of the dwelling hereby approved shall not occur until works are carried out in the highway to ensure satisfactory visibility to the left of the new egress. Details of the works shall be submitted to and approved in writing with the Local Planning Authority, and subsequently carried out in accordance with the approved plans. These details shall include the carriageway in the locality, the new access and the bridge parapet in order to agree the extent of the new carriageway lining.

Reason: To comply with Policy G1 of the Ribble Valley Districtwide Local Plan and Policy DMG1 of the Core Strategy 2008/2028 Regulation 22 Submission Draft. To ensure adequate visibility for the drivers of vehicles entering and leaving the site.

**3/2013/0324**

**Decision Date:**
26/06/2013

**Officer:** Claire Booth
**Decision Type:** APPROVED WITH CONDITIONS

**Gisburn**
Applications for full consent
**Development Address:**
Sycamore Bungalows Gisburn
Lancashire BB7 4HU

**Development Description:**
Installation of access ramp to sheltered bungalows, including taking down section of existing random rubble stone wall, installation of new random rubble retaining wall to match existing, new tarmacadam surfacing and tactile paviors to landings, new powder coated handrail black in colour.

| Grid Reference | |
|---|---|
| 383102 | 448890 |

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:

2 Rev. A - Proposed Plan,
3 - Proposed Elevation, and,
4 - Existing Plan.

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

**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).

**3/2013/0406**

**Decision Date:** 25/06/2013

**Longridge**

Applications for full consent

**Development Address:**
100 Mersey Street Longridge PR3 3RL

**Development Description:**
Single storey rear extension

| Grid Reference | |
|---|---|
| 360676 | 437616 |

**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:

Existing and Proposed Single Storey Extension.

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

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

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

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

**3/2013/0407**

**Whalley**

S.106 Relaxation

**Development Address:**

Land off Pendle Drive Whalley

**Development Description:**

Deed of Variation required for existing Section106 in respect of planning application 3/2011/0837

| Grid Reference | |
|---|---|
| 372541 | 437499 |

**Decision Date:**
26/06/2013

**Officer:** Sarah Westwood
**Decision Type:** APPROVED WITH CONDITIONS

1 Permisson as been granted for a deed of variation in relation to the S106 agreement and the relevant deed of variation is dated 26th June 2013.

**3/2013/0414**

**Longridge**

Applications for full consent

**Development Address:**

Michael Rayner Associates 46 Berry Lane Longridge Lancashire

**Development Description:**

Proposed change of use of ground floor from class A2 to class A3 Cafe.

| Grid Reference | |
|---|---|
| 360418 | 437434 |

**Decision Date:**
26/06/2013

**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 This permission shall be implemented in accordance with the proposal as amended by letter and plan received on the 3rd June 2013 carrying drawing number 108/11.

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

3 The use of the premises hereby approved shall be restricted to the hours of 0800-1800 on Monday to Friday, 0800-1800 on Saturdays and 1000-1500 on Sundays and Bank Holidays.

Reason: To safeguard the residential amenity of the area in accordance with Policy G1 of the Ribble Valley Districtwide Local Plan and Policy DMG1 of the Ribble Valley Core Strategy 2008-2028 (Regulation 22 Submission Draft).

4 No flues or extraction equipment shall be attached or installed to the exterior of the building or erected or placed within its curtilage without planning permission being obtained from the Local Planning Authority.

Reason: In the interests of visual and residential amenities in accordance with Policies G1 and ENV16 of the Ribble Valley Districtwide Local Plan and Policies DMG1 and DME4 of the Ribble Valley Core Strategy 2008-2028 (Regulation 22 Submission Draft).

**Planning Applications decided week ending: 28 June 2013**

**3/2013/0417**

**Decision Date:** 24/06/2013

**Downham**

Discharge of Conditions

**Development Address:**
Cosy Cottage Brookside Downham Clitheroe Lancashire BB7 4BP

**Development Description:**
Application for the discharge of condition no. 2 (roughcast render) of planning permission 3/2012/0705P.

**Grid Reference**
378655 444062

**Officer:** Claire Booth
**Decision Type:** APPROVED WITH CONDITIONS

1 Condition 2 (rough cast render) is discharged.

**3/2013/0418**

**Decision Date:** 26/06/2013

**Bolton-by-Bowland, Gisburn Forest and Sawley**

Applications for full consent

**Development Address:**
Holden Clough Holden Bolton-by-Bowland Lancashire BB7 4PE

**Development Description:**
Proposed installation of solar photovoltaic panels on the banking to the rear of the property.

**Grid Reference**
377050 449923

**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 following paperwork and drawing numbers:

Application Form - received on the 25 June 2013, and,
5090/PV/10 Rev.A - Proposed solar PV site plan and sections.
5090/PV/11 Rev.A - Proposed PV solar panels. Elevations and section.

Reason: For the avoidance of doubt and to ensure that the development is carried out in accordance with the submitted plans and to clarify that the land in which the panels will be sited is not part of the residential curtilage for Holden Clough for the avoidance of doubt.

**3/2013/0420**

**Decision Date:** 24/06/2013

**Billington and Langho**

Applications for full consent

**Development Address:**
Chew Mill Farm Elker Lane Billington Lancashire BB7 9HZ

**Development Description:**
Partially retrospective application for an agricultural access track and parking area.

**Grid Reference**
371758 436291

**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: LF/MV/2818B.

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

**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.

**3/2013/0432** | **Clitheroe** | Applications for full consent

**Grid Reference** 374190 441769

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

**Decision Date:** 21/06/2013

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

**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).

**3/2013/0433** | **Slaidburn & Easington** | Discharge of Conditions

**Grid Reference** 375056 454066

**Development Description:** Application to discharge condition no. 5 (materials), condition no. 7 (Velux rooflight specification), condition no. 8 (building recording), condition no. 14 (landscaping details), condition no. 16 (PV panel specification) of planning permission 3/2012/1110P.

**Decision Date:** 26/06/2013

**Development Address:** Quarry House Tosside Skipton Yorkshire BD23 4SY

**Officer:** Graeme Thorpe

**Decision Type:** APPROVED WITH CONDITIONS

1. Condition no. 5 (materials),
   Condition no. 7 (Velux rooflight specification),
   Condition no. 8 (building recording),
   Condition no. 14 (landscaping details), and
   Condition no. 16 (PV panel specification).

**3/2013/0446** | **Whalley** | Applications for full consent

**Grid Reference** 373248 436499

**Development Description:** Single Storey Side Extension Resubmission Application No 3/2010/0099

**Decision Date:** 28/06/2013

**Development Address:** 5 Limefield Avenue Whalley Clitheroe

**Officer:** Graeme Thorpe

**Decision Type:** APPROVED WITH CONDITIONS

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

   Reason: Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990.
2. The permission shall relate to the development as shown on Plan Reference numbers 7007 and 7008.

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

3 Prior to the commencement of development, the following information shall be submitted to the Local Planning Authority (LPA) for approval in writing:
(a) A Desk Study which assesses the risk of the potential for on-site contamination and ground gases and migration of both on and off-site contamination and ground gases.
(b) If the Desk Study identifies potential contamination and ground gases, a detailed Site Investigation shall be carried out to address the nature, degree and distribution of contamination and ground gases and shall include an identification and assessment of the risk to receptors as defined under the Environmental Protection Act 1990, Part IIA, focusing primarily on risks to human health and controlled waters. The investigation shall also address the implications of the health and safety of site workers, of nearby occupied building structures, on services and landscaping schemes and on wider environmental receptors including ecological systems and property.
The sampling and analy

**3/2013/0463**

**Grindleton**

Non-Material amendment

**Development Address:**
Orchard House Back Lane
Grindelton Lancashire BB7 4RZ

**Grid Reference**
375895 445718

**Development Description:**
Application for a non-material amendment to planning permission 3/2009/0073P to allow the addition of a false chimney breast single storey on the North side and minor alteration to the design of the porch on the front of the house on the East side.

**Decision Date:**
25/06/2013

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

1 The submitted non-material amendment in relation to previsouly approved permission 3/2009/0073 has been approved with the following condition.

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

007/14/2/2013 - North, South, West, Plan & Porch Detail

**3/2013/0479**

**Clitheroe**

Discharge of Conditions

**Development Address:**
150 Whalley Road Clitheroe
Lancashire BB7 1HW

**Grid Reference**
374099 441017

**Development Description:**
Application for the discharge of condition no. 3 (materials) of planning permission 3/2013/0250P.

**Decision Date:**
25/06/2013

**Officer:** Mark Baldry
**Decision Type:** APPROVED NO CONDITIONS

1 Condition No.3 (Materials) is discharged.

**3/2013/0518**

**Longridge**

Non-Material amendment

**Development Address:**
Dilworth Coach House Dilworth
Lane Longridge Lancashire

**Grid Reference**
361190 437239

**Development Description:**
Application for a non-material amendment to planning permission 3/2012/0052P, to build gable ends in stone as opposed to render at top part of pike as indicated on application. Render rear elevation which is not visible to roadside/house on rear due to new development fencing.

**Decision Date:**
25/06/2013

**Officer:** Graeme Thorpe
**Decision Type:** APPROVED NO CONDITIONS

**3/2013/0519**

**Longridge**

Non-Material amendment

**Development Address:**
Dilworth Coach House 41 Dilworth
Lane Longridge Lancashire

**Grid Reference**
361159 437239

**Development Description:**
Application for a non-material amendment to planning permission 3/2013/0051/P to change roof to part glass and part Marley roof tiles as adjacent development invades privacy, as the roof line and first floor windows are visible and persons will be able to see inside the kitchen and extension. The intention is to fit a glazing channel as opposed to full glass.

**Decision Date:**
25/06/2013

**Officer:** Graeme Thorpe
**Decision Type:** APPROVED NO CONDITIONS