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RIBBLE VALLEY BOROUGH COUNCIL

Planning Applications decided week ending: 5 July 2013

3/2012/0136

Decision Date: 01/07/2013

Clitheroe

Alter or Extend a Listed Building

Development Address:
Thistle Manor Edisford Road
Clitheroe Lancashire BB7 3LA

Grid Reference
372722 441449

Development Description:
Removal of cement based render to West gable of property and re-pointing of existing stonework.

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 Buildings and Conservation Areas) Act 1990.

2 The proposed removal of the render shall only be undertaken following the local planning authority conservation officer's witnessing of the method of creation and removal of small units of the render and the local planning authority's subsequent approval to the progression with works.

Notwithstanding that proposed in the submitted 'Method Statement' for areas of render strongly bonded to the stone, work shall cease to these areas pending further advice from the local planning authority's conservation officer.

Reason : In order to ensure that render removal will not result in further significant damage to historic fabric and to safeguard the character and significance of the listed building.

3 Notwithstanding the lime pointing mortar specification submitted, precise specifications and samples of lime pointing mortar which reflects existing historic mortar strength and site factors shall have been submitted to and approved by the local planning authority before its use in the proposed works.

Reason: In order for the local planning authority to be assured that mortars are only as strong as is necessary and to safeguard the character and significance of the listed building.

4 A justification for, and precise specifications and samples of any proposed re-rendering or cosmetic wall application shall have been submitted to and approved by the local planning authority before use in the proposed works.

Reason: In order for the local planning authority to consider the aesthetics of such a proposal and to safeguard the character and significance of the listed building.

3/2013/0168

Decision Date: 02/07/2013

Rimington and Middop

Discharge of Conditions

Development Address:
Salem Congregational Chapel
Martin Top Rimington Lancashire

Grid Reference
382098 445734

Development Description:
Application for the discharge of condition no. 2 (hedge protection measures), condition no. 3 (specification of gate amd ramp design), condition no. 4 (visual impact of ramp) and condition no. 5 (finish of gate and handrails) of planning permissin 3/2012/0728P.

Officer: Adrian Dowd
Decision Type: APPROVED NO CONDITIONS

1 5

Planning Applications decided week ending: 5 July 2013

3/2013/0410	**Billington and Langho**		**Grid Reference**
	Applications for full consent	**Development Description:**	373020 436214
Decision Date:	**Development Address:**	Proposed side and rear extension to dwellling	
03/07/2013	31 Abbots Croft Whalley Clitheroe BB7 9RR		
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 4380-04

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 The window(s) on the East elevation(s) of the building shall be obscure glazed to the satisfaction of the Local Planning Authority and remain in that manner in perpetuity.

Reason: In order to protect nearby residential amenity as required by with Policies G1 and H10 of the Ribble Valley Districtwide Local Plan, Policies DMG1 and DMH5 of the Ribble Valley Core Strategy 2008-2028 (Regulation 22 Submission Draft) and the adopted Supplementary Planning Guidance - "Extensions and Alterations to Dwellings".

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 Draft) and the adopted Supplementary Planning Guidance - "Extensions and Alterations to Dwellings".

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

Reason

To protect the 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-

7 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

3/2013/0437

Balderstone

Applications for full consent

Development Address:

Rho Har Higher Common Lane
Blackburn Lancashire BB2 7LR

Development Description:

Side and Rear Single Storey Extensions.

Grid Reference	
364391	431775

Decision Date:

01/07/2013

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 entitled 'PLANNING APPLICATION Rev. 0-1'.

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 13th of June 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 by the Local Planning Authority before their use in the proposed works.

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

5 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 anal

6 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 1st of May 2013.

Reason: To ensuring that no species/habitat protected by the Wildlife and Countryside Act 1981 are destroyed. To ensure that are 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.

7 No development shall take place until details of the provisions to be made for building dependent species of conservation concern, specifically 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 bat species development site plan and include details of the location of the artificial roost and its type. The details shall also identify the actual wall and roof elevations into which the above provisions shall be incorporated (elevations with a minimum of 5 hours morning sun for bats).

The artificial bat boxes shall be incoporated into those extension during the actual construction of those individual identified on the submitted plan before the development is first brought into use, unless otherwise agreed in writing by the local planning authority.

Reason: To protect the bat population from damaging activities and reduce or remove the impact of development. To ensure that there are no

3/2013/0444

Chipping

Discharge of Conditions

Development Address:
6 Church Raike Chipping
Lancashire PR3 2QL

Grid Reference
362179 443352

Development Description:
Application to discharge condition no. 3 (materials) of planning permission 3/2013/0097P.

Decision Date:
05/07/2013

Officer: Mark Baldry
Decision Type: APPROVED NO CONDITIONS

1 Condition No.3 (Materials) is discharged.

3/2013/0453

Whalley

Applications for full consent

Development Address:
CJ's Sandwich Bar 75 King Street
Whalley Lancashire BB7 9SW

Grid Reference
373310 436278

Development Description:
Proposed canopies (x2) 2m x2m x 2.5m high located externally. The canopies are temporary. Re-submission of application 3/2013/ 0218P.

Decision Date:
03/07/2013

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

2 This permission shall be implemented in accordance with the proposals as detailed on drawing: PHD/CJ/100B May 2013 as amended 2nd July 2013.

REASON: For the avoidance of doubt to clarify which plans are relevant.

3 Precise specifications of the canopy umbrella and framing system 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 ensuring a satisfactory standard of appearance given the location of the proposal in a Conservation Area.

3/2013/0454

Longridge

Applications for full consent

Development Address:
2 Halton Place Longridge
Lancashire PR3 3RJ

Grid Reference
360756 437549

Development Description:
Proposed erection of a new three bed. attached house on side of an existing property, in lieu of previously approved two-storey side extension (application 3/2012/0664P). Re-submission of application 3/2013/0136P.

Decision Date:
01/07/2013

Officer: Graeme Thorpe
Decision Type: APPROVED WITH CONDITIONS

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

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

2 The permission shall relate to the development as shown on Plan Reference numbers 0402B/93 - 00, 0402B/93 - 01A, 0402B/93 - 05, 0402B/93 - 07, 0402B/93 - 10A, 0402B/93 - 15A and 0402B/93 - 20A.

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

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 the 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 RV Core Strategy (Regulation 22 Submission Draft) Policy DMG1.

5 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking or re-enacting that Order) the new dwelling hereby approved 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, the adopted Supplementary Planning Guidance - "Extensions and Alterations to Dwellings" and RV Core Strategy (Regulation 22 Submission Draft) Policy DMG1.

6 The first floor window on the side (north east facing) elevation of the new dwelling shall be obscure glazed to the satisfaction of the Local Planning Authority, the details of which shall be submitted to, and agreed in writing, by the Local Planning Authority before development commences; and also fitted with restrictors limiting the degree of opening of each opening light to not more than 45°. Thereafter it shall be maintained in that condition in perpetuity 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, the adopted Supplementary Planning Guidance - "Extensions and Alterations to Dwellings" and RV Core Strategy (Regulation 22 Submission Draft) Policy DMG1.

7 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 19 July 2012.

REASON: To comply with policies G1 and ENV7 of the Ribble Valley Districtwide Local Plan and RV Core Strategy (Regulation 22 Submission Draft) Policies DMG1 and DME3. To ensure that no species/habitat protected by the Wildlife and Countryside Act 1981 are destroyed.

8 The existing boundary fence adjacent to the rear ginnel shall be lowered to a maximum of 1m in height for a distance of 4 metres from the back of the footway, and the existing boundary fence adjacent to Caton Close shall be lowered to a maximum of 1m in height for a distance of 4 metres from the entrance to the new off road parking area. It shall thereafter be retained and maintained at the maximum heights indicated in perpetuity.

REASON: To comply with Policy G1 of the Ribble Valley Districtwide Local Plan and RV Core Strategy (Regulation 22 Submission Draft) Policy DMG1, to ensure adequate visibility at the vehicular site access.

9 The car parking spaces indicated on plan drawing no. 0402B/93 - 20A shall be surfaced/ paved and marked out in accordance with the approved plan, and made available for use prior to the occupation of the dwelling hereby approved.

REASON: To comply with Policy G1 of the Ribble Valley Districtwide Local Plan and RV Core Strategy (Regulation 22 Submission Draft) Policy DMG1, to allow for the effective use of the parking areas.

Planning Applications decided week ending: 5 July 2013

3/2013/0460

Decision Date:
05/07/2013

Whalley
Applications for full consent

Development Address:
6 The Crescent Whalley Lancashire
BB7 9JW

Development Description:
Proposed single storey replacement rear extension.

Grid Reference	
372506	436883

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 17 June 2013 carrying drawing No: 89/12.

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

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) 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 Draft) and the adopted Supplementary Planning Guidance - "Extensions and Alterations to Dwellings".

5 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

3/2013/0467

Decision Date:
01/07/2013

Longridge
Certificate of Lawfulness - Proposed

Development Address:
10 Thornfield Avenue Longridge
Lancashire PR3 3HL

Development Description:
Application for a Lawful Devleopment Certificate for a proposed single storey rear extension across the back of the dwelling, extending the dining, kitchen area and creating a downstairs toilet.

Grid Reference	
360315	437703

Officer: Claire Booth
Decision Type: APPROVED NO CONDITIONS

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

EX/01/A - Ground Floor Layout - Existing,
EX/02/A - Rear Elevation - Existing,
EX/03/A - Side Elevation - Existing,
EX/04/A - Site Layout - Existing,
PR/01/A - Ground Floor Layout - Proposed,
PR/02/A - Rear Elevation - Proposed,
PR/03/A - Side Elevation - Proposed,
PR/04/A - Site Layout - Proposed, and,
the email received on the 28 June 2013 11:15 from Alison [dab235@gmail.com].

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

3/2013/0472

Mellor

Removal of Condition

Development Address:
Lower Warble Hey Barker Lane
Mellor Lancashire BB2 7ED

Grid Reference
367008 430592

Development Description:
Application for the removal of condition no.3 (building recording and analysis) of planning permission 3/2012/0960P.

Decision Date:
01/07/2013

Officer: Mark Baldry
Decision Type: APPROVED NO CONDITIONS

3/2013/0481

Clitheroe

Applications for full consent

Development Address:
27 - 29 Bawdlands Clitheroe
Lancashire BB7 2LA

Grid Reference
373867 441584

Development Description:
Proposed change of use of ground floor of 27 and 29 Bawdlands from commercial to residential use, to form one, two-bed unit of accommodation.

Decision Date:
03/07/2013

Officer: Graeme Thorpe
Decision Type: APPROVED WITH CONDITIONS

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

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

2 The permission shall relate to the development as shown on Plan Reference numbers JCP/0344a and JCP/0345a.

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

3/2013/0483

Worston

Removal of Condition

Development Address:
Angram Green Farm Cottage
Worston Clitheroe Lancashire

Grid Reference
377976 442371

Development Description:
Application to discharge condition no. 6 (occupancy period) of planning permission 3/2006/1008P to allow the holiday cottage to be used as permanent residential accommodation.

Decision Date:
05/07/2013

Officer: Claire Booth
Decision Type: REFUSED

1 The proposal, due to the isolated location of the site outside any of the Borough's defined settlements and distance from services and facilities, including the reliance on the private car, does not represent sustainable development as defined in the National Planning Policy Framework (NPPF) and would therefore form an unjustified dwelling within the open countryside to the detriment of the appearance and character of the Forest of Bowland Area of Outstanding Natural Beauty. It is thus considered contrary to Policies ENV1, G5, H2 and H23 of the Ribble Valley Districtwide Local Plan, Policies DMG1, DMG2 and DMH3 of the Ribble Valley Core Strategy (Regulation 22 Submission Draft) and Section 6 of the National Planning Policy Framework.

Planning Applications decided week ending: 5 July 2013

3/2013/0521

Bolton-by-Bowland, Gisburn Forest and Sawley

Telecommunication prior consent

Grid Reference
377627 446140

Development Description:
Small DSLAM (Digital Subscriber Line Access Multiplexer) Cabinet to be placed in the grass verge with hedges to the rear.

Decision Date:
04/07/2013

Development Address:
Outside no.1 The Paddock Sawley Road Sawley Lancashire

Officer: Mark Baldry
Decision Type: PERMISSION NOT REQUIRED

3/2013/0525

Grindleton

Telecommunication prior consent

Grid Reference
375883 445464

Development Description:
Small DSLAM (Digital Subscriber Line Access Multiplexer) Cabinet to be placed at the back edge of the footpath, 100mm from the wall.

Decision Date:
04/07/2013

Development Address:
Side of Weavers Cottage 1 Buck Street Brow Top Grindleton Lancashire BB7 4QR

Officer: Mark Baldry
Decision Type: PERMISSION NOT REQUIRED