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RIBBLE VALLEY BOROUGH COUNCIL

Planning Applications decided week ending: 12 July 2013

3/2011/0152

Decision Date: 12/07/2013

Clitheroe
Discharge of Conditions
Development Address:
Stalwart Lodge Primrose Road
Clitheroe Lancashire

Grid Reference 373945 440682

Development Description:
Application for the discharge of condition no.3 (materials), condition no.8 (tree protection) and condition no.9 (implementation of the ecology report), of planning consent 3/2010/0288P.

Officer: Sarah Westwood
Decision Type: APPROVED WITH CONDITIONS

1 Condition 3 is discharged insofar as it relates to the details of materials submitted. There remains the need however to ensure that the approved materials are used in the works detailed under consent 3/2010/0288/P.

2 Condition 8 is discharged insofar as it relates to the details of tree protection measures submitted. There remains the need however to retain those measures until all building work has been completed and all excess material removed from site.

3 Condition 9 is discharged insofar as it relates to the details submitted but there remains the need to carry out the works in accordance with the details so approved.

3/2012/0851

Decision Date: 09/07/2013

Clitheroe
Discharge of Conditions
Development Address:
Stalwart Lodge Primrose Road
Clitheroe Lancashire BB7 1DR

Grid Reference 373945 440682

Development Description:
Application to discharge condition no. 5 (surface water regulation) and condition no. 6 (surface water drainage) of planning permission 3/2010/0288P.

Officer: Sarah Westwood
Decision Type: APPROVED WITH CONDITIONS

1 Conditions 5 & 6 are discharged insofar as they relate to the details submitted in respect of surface water regulation and surface water drainage. There remains the need however to complete the schemes in accordance with the details so approved.

3/2012/0952

Decision Date: 12/07/2013

Rimington and Middop
Applications for full consent
Development Address:
The Bungalow Stocks Lane Middop
Gisburn BB7 4JN

Grid Reference 384184 445332

Development Description:
Retrospective application for the re-siting of a mobile home.

Officer: Graeme Thorpe
Decision Type: APPROVED WITH CONDITIONS

1 The permission shall relate to the development as shown on Plan Reference Number's RF/RMH/01 - Rev. A and RF/RMH/02 - Rev. A.

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

2 This permission shall be implemented in accordance with the proposal as amended by letter and plan received on the 11th of April 2013. The mobile home sited on this site shall be no larger than that indicated on the approved plans.

Reason: For the avoidance of doubt since the proposal was the subject of agreed amendments, and in the interests of the protection of the visual amenity of the area in accordance with Policies G1, ENV3 and ENV13 of the Ribble Valley Districtwide Local Plan, and Core Strategy 2008/2028 Regulation 22 Submission Draft Policies DMG1 and DME2 and Key Statement EN2.

3 The permission hereby granted is for the siting of one mobile home within the red edge indicated on the submitted plan reference number RF/RMH/01 Rev. A ONLY, and shall not be implemented in addition to or in combination with the development permitted by the notice of permission number 3/1992/0333/P issued by Ribble Valley Borough Council on the 27th of November 1992.

REASON: For the avoidance of doubt as consent was sought to re-site the originally approved mobile home due to subsidence and health and safety fears, and in order to prevent an inappropriate development of the site by the implementation of both this permission and the original mobile home granted as a lawful development.

4 The approved landscaping scheme shall be implemented in the first planting season following the approval date 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 comply with Policies G1, ENV3 and ENV13 of the Ribble Valley Districtwide Local Plan, and Core Strategy 2008/2028 Regulation 22 Submission Draft Policies DMG1 and DME2 and Key Statement EN2.

5 Any gateposts erected at the access shall be positioned 5m behind the nearside edge of the carriageway, Stocks Lane, 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.

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

6 The existing access to the area of hardstanding and concrete relevant to planning application 3/1992/0333/P, shall be physically and permanently closed and the existing verge and kerbing of the vehicular crossing shall be reinstated in accordance with the Lancashire County Council Specification for Construction of Estate Roads within 6 months of this approval.

Reason: To comply with Policy G1 of the Ribble Valley Districtwide Local Plan and Core Strategy 2008/2028 Regulation 22 Submission Draft Policy DMG1. To limit the number of access points to the site and to maintain the proper construction of the highway.

7 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2008 (or any Order revoking, amending or re-enacting that Order) any future additional structures, hard standing or fences as defined in Schedule 2 Part I Classes E and F, and Part II Class A, shall not be carried out without the formal written consent of the Local Planning Authority.

Reason: In order that the Local Planning Authority shall retain effective control over the development and in the interests of safeguarding any adjacent residential amenity or visual amenity. In accordance with Policies G1, ENV3 and ENV13 of the Ribble Valley Districtwide Local Plan, and Core Strategy 2008/2028 Regulation 22 Submission Draft Policies DMG1 and DME2 and Key Statement EN2.

3/2013/0441

Osbaldeston

Discharge of Conditions

Development Address:

Osbaldeston Riding Centre
Osbaldeston Lane Osbaldeston
Lancashire BB2 7LZ

Grid Reference

364673 433259

Development Description:

Application to discharge condition no. 4 (landscaping), condition no. 5 (lighting) and condition no. 7 (tannoy system) of planning permission 3/2012/1034P.

Decision Date:

09/07/2013

Officer: Mark Baldry

Decision Type: APPROVED NO CONDITIONS

1 Condition No.4 (Landscaping).
Condition No.5 (Lighting).
Condition No.7 (Tannoy System).

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.

3/2013/0455 **West Bradford**

Discharge of Conditions

Development Address:
Methodist Church Chapel Lane
West Bradford Lancashire

Grid Reference
374170 441987

Development Description:
Application to discharge condition no. 4 (Velux rooflights), condition no. 6 (access gates/visibility splay), condition no. 7 (access/driveway/parking), condition no. 8 (access surface materials), condition no.9 (landscaping), condition no. 13 (solar panel specification) and condition no. 15 (Bat Survey) of planning pemisiion 3/2013/0050P.

Decision Date:
12/07/2013

Officer: Graeme Thorpe
Decision Type: APPROVED WITH CONDITIONS

1 Condition no. 4 (Velux rooflights),
Condition no. 6 (access gates/visibility splay),
Condition no. 7 (access/driveway/parking),
Condition no. 8 (access surface materials),
Condition no.9 (landscaping),
Condition no. 13 (solar panel specification), and
Condition no. 15 (Bat Survey).

3/2013/0460 **Whalley**

Applications for full consent

Development Address:
6 The Crescent Whalley Lancashire
BB7 9JW

Grid Reference
372506 436883

Development Description:
Proposed single storey replacement rear extension.

Decision Date:
05/07/2013

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 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

3/2013/0462

Wilpshire

Applications for full consent

Development Address:
The Homestead Whalley Road
Wilpshire Lancashire BB1 9LL

Development Description:
Proposed widening of existing access to improve vehicular safety when entering and existing the site and associated lighting.

Grid Reference
369108 432960

Decision Date:
12/07/2013

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:

4275-03A
4275-05
4275-07B (Amended on 13th May 2013)

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

3 The precise specification of the 3.no lighting bollards and 1.no lampost as shown on drawing no 4275-07B shall precisely match the specifications provided in the document entitled 'Lighting Proposal/Calculation Summary' dated 17th April 2013.

Reason: To comply 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). To ensure that the lighting used in the development would not be prejudicial to the residential amenity of the area by virtue of intensity, luminance and spillage.

4 The external lighting hereby approved shall only be illuminated between the hours of 0700 to 2200 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 2008-2028 (Regulation 22 Submission Draft) and ensure that the external lighting would not be prejudicial to the residential amenity of the area.

3/2013/0465

Bolton-by-Bowland, Gisburn Forest and Sawley

Applications for full consent

Development Address:
Green End Croft Sawley Road
Grindleton Lancashire BB7 4RS

Development Description:
Proposed detached double garage.

Grid Reference
377310 446751

Decision Date:
12/07/2013

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 13/2070/1

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 The proposed garage/car port shall be for private and domestic purposes only and no trade or business whatsoever shall be carried out from within the building.

Reason: In order to safeguard nearby residential amenities as provided for within 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 The proposed garage shall not be used for any purpose (including any purpose ordinarily incidental to the enjoyment of the dwelling house as such) which would preclude its use for the parking of a private motor vehicle.

Reason:In the interests of visual amenity and to facilitate adequate vehicle parking and/or turning facilities to serve the dwelling in accordance with Policy G1 of the Ribble Valley Districtwide Local Plan, 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".

6 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

3/2013/0483

Decision Date:
05/07/2013

Worston
Removal of Condition

Development Address:
Angram Green Farm Cottage
Worston Clitheroe Lancashire

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.

Grid Reference	
377976	442371

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: 12 July 2013

3/2013/0487

Decision Date: 12/07/2013

Whalley

Applications for full consent

Development Address:
The Nook Chapel Close Whalley
Lancashire BB7 9UA

Grid Reference
373403 4336312

Development Description:
Proposed amendment to canopy porch - the addition of two, sill height stone walls and supporting posts. Stone to match house and finished off with stone coping. Supporting posts to be oak.

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 3887-Porch.

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

3/2013/0491

Decision Date: 11/07/2013

Wilpshire

Prior notification of proposed larger h

Development Address:
6 Vicarage Lane Wilpshire BB1 9HX

Grid Reference
368498 432757

Development Description:
Single storey rear extension with flat roof incorporating pitched rooflight.

Officer: Mark Baldry
Decision Type: APPROVED NO CONDITIONS

3/2013/0551

Decision Date: 12/07/2013

Billington and Langho

Discharge of Conditions

Development Address:
BRFC Academy Brockhall Village
Old Langho Blackburn Lancs

Grid Reference
369826 436808

Development Description:
Application to discharge condition no. 3 (materials) of planning permission 3/2012/0844P.

Officer: Graeme Thorpe
Decision Type: APPROVED NO CONDITIONS

1 Condition No.3 (Materials) is discharged.

3/2013/0588

Decision Date: 12/07/2013

Bolton-by-Bowland, Gisburn Forest and Sawley

Non-Material amendment

Development Address:
Green End Croft Sawley Road
Grindleton Lancashire BB7 4RS

Grid Reference
377308 446739

Development Description:
Application for a non-material amendment to planning permission 3/2013/0149P, to allow the addition of a Bay Window and alterations to window positions in the proposed extension

Officer: Mark Baldry
Decision Type: APPROVED WITH CONDITIONS

1 The submitted non-material amendment in relation to previously approved permission 3/2013/0149P has been approved subject to the following condition.

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

Proposed Extension and Alterations - Carrying Drawing No: 12/2052/1(A)*

3/2013/0590

Clayton-le-Dale

Discharge of Conditions

Development Address:

Acorn Barn Ribchester Road
Clayton-le-Dale Lancashire

Grid Reference

366271 434340

Development Description:

Application to discharge condition no. 3 (new walling materials) of planning permission 3/2013/0359P

Decision Date:

12/07/2013

Officer: Graeme Thorpe

Decision Type: APPROVED NO CONDITIONS

1 Condition no. 3 (new walling materials).