Council Offices
Church Walk
Clitheroe BB7 2RA
Tel: 01200 414518

Fax: 01200 414487

Directors Stewart Bailey John Heap Jane Pearsor
Chief Executive - Marshal Scot

DX Clitheroe 15157

RIBBLE VALLEY BOROUGH COUNCIL

Planning Applications decided week ending: 26 July 2013

3/2012/0870

Decision Date:
19/07/2013

West Bradford
Applications for full consent

Development Address:
Dove Syke Nursery Eaves Hall Lane
West Bradford Lancashire

Development Description:
Change of use of an agricultural building with office and staff facilities to mixed use for agricultural, office, staff facilities, and cider making (retrospective).

Grid Reference	
373163	445294

Officer: Colin Sharpe
Decision Type: APPROVED WITH CONDITIONS

1 The development must be begun no later than the expiration of three years beginning with the date of this permission.

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

2 This permission shall relate to the external appearance of the building (ie window and door numbers, sizes and positions) and to the uses of the different parts of the building as shown on submitted drawing number Cre/5731/1508/01 REVA (amended plan received by the Local Planning Authority on 1 July 2013.

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

3 The cider produced at the site shall be for wholesale only with no retail sales from the site other than incidental sales during any authorised temporary events held at the site.

REASON: As the establishment of an A1 retail use would be inappropriate in this rural location to the detriment of the character of the area contrary to Policies G1 and ENV1 of the Ribble Valley Districtwide Local Plan and Policies DMG1 and DME2 of the Core Strategy 2008 to 2028 A Local Plan for Ribble Valley Regulation 22 Submission Draft

4 With regards to the cider making business, any deliveries of raw materials to the site or despatch of the finished product from the site shall only take place between the hours of 9am and 6pm Monday to Saturday with no deliveries or despatch on Sundays or Bank Holidays.

REASON: In the interests of the amenities of nearby residents and to comply with Policy G1 of the Ribble Valley Districtwide Local Plan and Policy DMG1 of the Core Strategy 2008 to 2028 A Local Plan for Ribble Valley Regulation 22 Submission Draft.

5 The number of festivals/events held at the site shall be restricted to a maximum of 3 in any one calendar year. Each event shall be restricted to 1 day and the opening times of those days shall be restricted to 9am to 11.30pm with all persons attending the events to be off the site by midnight.

REASON: In the interests of the amenities and character of the locality and the amenities of nearby residents in order to comply with Policy G1 of the Ribble Valley Districtwide Local Plan and Policy DMG1 of the Core Strategy 2008 - 2028 - a Local Plan for Ribble Valley Regulation 22 Submission Draft.

6 Prior to the first occupation of the unit of holiday accommodation hereby permitted, a plan showing the location of designated parking spaces for the unit and indicating a pedestrian route between those spaces and the unit (that is distinct from and not in any way impeded by the operation of the other commercial uses of the building) shall be submitted to and approved in writing by the Local Planning Authority. The approved parking spaces and pedestrian access route shall be available for use at all times when the unit of holiday accommodation is in use.

REASON: In the interests of highway/pedestrian safety and to comply with Policy G1 of the Ribble Valley Districtwide Local Plan and Policy DMG1 of the Core Strategy 2008 to 2028 A Local Plan for Ribble Valley Regulation 22 Submission Draft.

7 The number of festivals/events held at the site shall be restricted to a maximum of 3 in any one calendar year. Each event shall be restricted to a maximum of days and the opening times of those days shall be restricted to 9am to 11.30pm with all persons attending the events to be off the site by midnight.

REASON: In the interests of the amenities and character of the locality and the amenities of nearby residents in order to comply with Policy G1 of the Ribble Valley Districtwide Local Plan and Policy DMG1 of the Core Strategy 2008 - 2028 - a Local Plan for Ribble Valley Regulation 22 Submission Draft.

8 Except for days upon which a festival/event is being held (see condition 7 above) the use of the premises by customers (excluding persons occupying the unit of holiday accommodation) shall be restricted to hours between 9am and 6pm Monday to Saturday and 10am to 4pm on Sundays.

REASON: In order to comply with Policy G1 of the Ribble Valley Districtwide Local Plan and Policy DMG1 of the Core Strategy 2008 - 2028 - a Local Plan for Ribble Valley Regulation 22 Submission Draft; as the use of the premises outside these hours could prove injurious to the character of the area and to the amenities of nearby residents.

3/2012/0880

Bolton-by-Bowland, Gisburn Forest and Sawley

Certificate of Lawfulness - Proposed

Grid Reference
378120 453662

Development Description:
Application for a Lawful Development Certificate for the proposed change of use from a holiday cottage to permanent residential accommodation.

Decision Date:
24/07/2013

Development Address:
Primrose Cottage Lower Gill Tosside Skipton Yorkshire BD23 4SJ

Officer: Colin Sharpe
Decision Type: APPROVED NO CONDITIONS

1 From the information submitted with the application, it is considered that the use of this holiday cottage as permanent residential accommodation would not constitute a change of use of the building, and nor would it be in breach of any conditions imposed on any previous planning permission.

3/2012/1102

Gisburn

Applications for full consent

Grid Reference
381079 448144

Development Description:
Proposed demolition of agricultural building and formation of garden area from agricultural land and change of use of out-buildings to form a residential dwelling.

Decision Date:
24/07/2013

Development Address:
Groom's Farm Stirk House Gisburn Lancashire

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 Numbers 5007,5008,5009 & 5010

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 relate to the proposed conversion in accordance with the Structural Appraisal Report dated 1 November 2012 that was submitted as part of the application. Any deviation from the Report may need to be the subject of a further planning application.

Reason: To comply with Policies G1 and H16 of the Ribble Valley Districtwide Local Plan and Policies DMG1, DMH3 and DMH4 of the Core Strategy 2008-2028- A Local Plan for Ribble Valley Regulation 22 Submission Draft as the permission relates to the conversion of the building only.

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 Policies G1 and H16 of the Ribble Valley Districtwide Local Plan and Policies DMG1, DMH3 and DMH4 of the Core Strategy 2008-2028- A Local Plan for Ribble Valley 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 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 the interests of the amenity of the area in accordance with Policies G1 and H16 of the Ribble Valley Districtwide Local Plan and Policies DMG1, DMH3 and DMH4 of the Core Strategy 2008-2028- A Local Plan for Ribble Valley Regulation 22 Submission Draft.

6 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, F and G, and Part II Class A, 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 Policies G1 and H16 of the Ribble Valley Districtwide Local Plan and Policies DMG1, DMH3 and DMH4 of the Core Strategy 2008-2028- A Local Plan for Ribble Valley Regulation 22 Submission Draft.

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

Reason: In the interests of the amenity of the area in accordance with Policies G1 and H16 of the Ribble Valley Districtwide Local Plan and Policies DMG1, DMH3 and DMH4 of the Core Strategy 2008-2028- A Local Plan for Ribble Valley Regulation 22 Submission Draft.

8 The development shall be carried out in accordance with the recommendations of the Protected Species Survey Report (job ref B.1129) submitted with the application. In particular, at least one emergence and one dawn survey shall be carried out during the main activity period (1 May to 30 September) to determine which species are active at the site, the number of bats that are likely to be present within the buildings and the roosting status of any bats that are present. A detailed method statement outlining appropriate mitigation and compensatory measures to remove or reduce the potential impact of the development on the protected species shall be submitted for the written approval of the Local Planning Authority. The development shall then be carried out in accordance with the approved mitigation and compensatory measures.

In order to ensure that no harm is caused to a protected species or its habitat in order to comply with Policies G1 and ENV7 of the Ribble Valley Districtwide Local Plan and Polici

9 Prior to the first occupation of the dwelling hereby permitted, two parking spaces with associated access and turning area shall have been provided in accordance with submitted Drawing Number 5010. Thereafter, these facilities shall be retained permanently clear of any obstruction to their designated purpose.

REASON: In the interests of highway safety and to comply with Policy G1 of the Ribble Valley Districtwide Local Plan and Policy DMG1 of the Core Strategy 2008-2028- A Local Plan for Ribble Valley Regulation 22 Submission Draft.

3/2013/0007

Decision Date:
22/07/2013

Aighton, Bailey & Chaigley
Discharge of Conditions

Development Address:
Bayley Arms Hotel Avenue Road
Hurst Green BB7 9QB

Development Description:
Discharge of conditions 1 - Development start date, 2 - Specification of floor treatment, 3 - Signage, 4 - Specification of dummy ceiling joists in respect of planning application 3/2012/0828/P

Grid Reference	
368458	438148

Officer: Adrian Dowd
Decision Type: APPROVED NO CONDITIONS

1 2

2 4

3/2013/0013

Bolton-by-Bowland, Gisburn Forest and Sawley

Applications for full consent

Development Address:

Lower Cote Barn Higher Greenhead
Farm Gisburn Road Sawley
Lancashire BB7 4LQ

Development Description:

Proposed conversion of barn to live/work unit.

Grid Reference	
378896	446408

Decision Date:

23/07/2013

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 All the external works of the development hereby permitted shall be completed before the expiration of three years from the date of this permission.

Reasons: In order that the Local Planning Authority retains effective control over the development and to ensure that there is no significant deterioration in the condition of the building contrary to Policies G1 and H16 of the Ribble Valley Districtwide Local Plan, Core Strategy 2008/2028 Regulation 22 Submission Draft Policies DMG1, DMH3 and DMH4, and guidance within the NPPF.

3 The permission shall relate to the development as shown on Plan Reference no's 4320-01A, 4320-02A, 4320-03B and the 1:2500 Location Plan.

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

4 The development hereby permitted shall be used as a Joiner's Workshop only and for no other purpose, including any use falling within Class B1 of the Town and Country Planning (Use Classes) Order 1987 (As Amended).

Reason: Planning permission has been granted for a specific use at this site, and under specific circumstances, and that other uses would require further consideration by the Local Planning Authority to ensure that there would be no adverse effects on the locality, contrary to the provisions of Policy G1 of the Ribble Valley Districtwide Local Plan, Core Strategy 2008/2028 Regulation 22 Submission Draft Policy DMG1, and guidance within the NPPF.

5 This permission shall relate to the proposed conversion in accordance with the structural survey submitted as part of the application and dated 21st of November 2012. Any deviation from the survey may need to be the subject of a further planning application.

Reason: To comply with Policies G1 and H16 of the Ribble Valley Districtwide Local Plan, Core Strategy 2008/2028 Regulation 22 Submission Draft Policies DMG1, DMH3 and DMH4, and guidance within the NPPF, since the application is for the conversion of the building only.

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

Reason: To comply with Policies G1, H16 and H17 of the Ribble Valley Districtwide Local Plan, Core Strategy 2008/2028 Regulation 22 Submission Draft Policies DMG1, DMH3 and DMH4, and guidance within the NPPF, to ensure a satisfactory standard of appearance in the interests of visual amenity.

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

Reason: To comply with Policies G1, H16 and H17 of the Ribble Valley Districtwide Local Plan, Core Strategy 2008/2028 Regulation 22 Submission Draft Policies DMG1, DMH3 and DMH4, and guidance within the NPPF, to ensure a satisfactory standard of appearance in the interests of visual amenity.

8 Notwithstanding the details shown upon the approved plans, the proposed Velux roof lights shall be of the Conservation Type, recessed with a flush fitting, details of which shall be further submitted to and approved by the Local Planning Authority before development commences upon the site.

REASON: To comply with Policies G1, H16 and H17 of the Ribble Valley Districtwide Local Plan, Core Strategy 2008/2028 Regulation 22 Submission Draft Policies DMG1, DMH3 and DMH4, and guidance within the NPPF, to ensure a satisfactory standard of appearance in the interests of visual amenity.

9 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 or additions to the building, curtilage structures, hard standing or fences (other than those hereby approved) as defined in Schedule 2 Part I Classes A, B, C, D, E, F, G and H, and Part II Class A, shall not be carried out without the formal consent of the Local Planning Authority.

Reason: In the interests of visual amenity and in order to safeguard the character of the building in accordance with Local Plan Policies G1, H17 and ENV3, Core Strategy 2008/2028 Regulation 22 Submission Draft Policies DMG1, DMG2, DMH3 and DMH4, and guidance within the NPPF.

10 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 shall not be altered by the insertion of any additional windows or doorways (other than those hereby approved) without the formal written permission of the Local Planning Authority.

Reason: In the interests of visual amenity and in order to safeguard the character of the building in accordance with Local Plan Policies G1, H17 and ENV3, Core Strategy 2008/2028 Regulation 22 Submission Draft Policies DMG1, DMG2, DMH3 and DMH4, and guidance within the NPPF.

11 The business floorspace of the live/work unit shall be finished ready for occupation before the residential floorspace is occupied. The residential use shall not precede commencement of the building for the business use.

Reason: Account has been taken of the special circumstances put forward with the application. It is considered that the key justification behind the use of this building is as a live/work unit, and if the unit was used soley for permanent residential accommodation it would be contrary to Local Plan Policies G1, G5, H2, H15, H17, EMP9 and ENV3, Core Strategy 2008/2028 Regulation 22 Submission Draft Policies DMG1, DMG2, DMB1, DMH3, DMH4 and DME2, and Key Statements EC1 and EN2, and guidance within the NPPF.

12 The residential floorspace of the live/work unit shall not be occupied other than by a person solely or mainly employed in the business occupying the business floorspace of that unit, a widow or widower of such a person, or any resident dependants. A register of the business (preferably financial) shall be kept and made available to the Local Planning Authority to inspect on an annual basis.

Reason: Account has been taken of the special circumstances put forward with the application. It is considered that the key justification behind the use of this building is as a live/work unit for the applicant. If the unit was used soley for permanent residential accommodation it would be contrary to Local Plan Policies G1, G5, H2, H15, H17, EMP9 and ENV3, Core Strategy 2008/2028 Regulation 22 Submission Draft Policies DMG1, DMG2, DMB1, DMH3, DMH4 and DME2, and Key Statements EC1 and EN2, and guidance within the NPPF. The site is within an area where residential development is not normally permitted.

13 The proposed live-work unit shall be occupied as a single planning unit converted in accordance with the drawing No. 4320-02A and a minimum of 65% of the floor space shall remain in use for employment purposes thereafter.

REASON: Account has been taken of the special circumstances put forward with the application. It is considered that the key justification behind the use of this building is as a live/work unit for the applicant, and if the unit was used soley for permanent residential accommodation, or as a separate business and residential uses, it would be contrary to Local Plan Policies G1, G5, H2, H15, H17, EMP9 and ENV3, Core Strategy 2008/2028 Regulation 22 Submission Draft Policies DMG1, DMG2, DMB1, DMH3, DMH4 and DME2, and Key Statements EC1 and EN2, and guidance within the NPPF.

14 The vehicular parking and turning area and the access track to the site shall be surfaced in accordance with a scheme to be approved by the local planning authority before the use of the building hereby permitted becomes operative.

Reason: In the interests of visual amenity and in order to safeguard the character of the building in accordance with Local Plan Policies G1, H17 and ENV3, Core Strategy 2008/2028 Regulation 22 Submission Draft Policies DMG1, DMG2, DMH3 and DMH4, and guidance within the NPPF.

15 No raw materials, finished or unfinished products or parts, crates, materials, waste, refuse or any other item shall be stacked or stored on the site outside the building except for waste materials contained within bins for periodic removal unless otherwise agreed in writing.

Reason: In the interests of the visual amenity of the area in accordance with Local Plan Policy G1, Core Strategy 2008/2028 Regulation 22 Submission Draft Policy DMG1, and guidance within the NPPF.

16 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 23rd of May 2012.

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.

17 Prior to the commencment of the conversion, details of the provisions to be made for building dependent species of conservation concern, namely artificial bird nesting boxes and/or artificial bat roosting sites, have been submitted, and approved by the local planning authority.

The details shall identify the wall elevations into which the above provisions shall be incorporated -north/north east elevations for birds & elevations with a minimum of 5 hours morning sun for bats. The artificial bird/bat boxes shall be incoporated into the building during the actual conversion phase of this development, unless otherwise agreed in writing by the local planning authority.

Reason: In order to provide on-site environmental off-setting in order to help protect the bird/bat population from damaging activities and reduce or remove the impact of development, and to ensure that there are no adverse effects on the favourable conservation status of a bird/bat population before and during the proposed devellopment.

18 No development approved by this permission shall be commenced until a scheme for the conveyance of foul drainage to a private treatment plant has been submitted to and approved by the Local Planning Authority. No part of the development shall be brought into use until such treatment plant has been constructed and completed in accordance with the approved plans.

Reason: To prevent pollution of the water environment in accordance with Policy G1 of the Ribble Valley Districtwide Local Plan, Core Strategy 2008/2028 Regulation 22 Submission Draft Policy DMG1, and guidance within the NPPF.

19 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 building recording and analysis. 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 building, in accordance with Policy G1 of the Ribble Valley Districtwide Local Plan, Policy DMG1 of the Core Strategy (Regulation 22 Submission Draft) and guidance within the NPPF.

3/2013/0032

Twiston

Discharge of Conditions

Development Address:

Red Syke Farm Twiston BB7 4BY

Development Description:

Dishcarge of condition 6 of planning application 3/2012/0366

Grid Reference	
381590	442935

Decision Date:
19/07/2013

Officer: Adrian Dowd

Decision Type: APPROVED NO CONDITIONS

1 6

3/2013/0066

Clitheroe

Advertisements

Development Address:

Moor Lane Garage Moor Lane Clitheroe BB7 1AJ

Development Description:

Proposed 2 x Externally Illuminated Fascia Board, 2 x Ferodo Brake Fasica, 1 x Double Sided Hoarding, 1 x Banner Hoarding

Grid Reference	
374217	441430

Decision Date:
24/07/2013

Officer: Colin Sharpe

Decision Type: APPROVED WITH CONDITIONS

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

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

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

Reason: Required by the Town and Country Planning (Control of Advertisements) Regulations 2007.

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

Reason: Required by the Town and Country Planning (Control of Advertisements) Regulations 2007.

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

Reason: Required by the Town and Country Planning (Control of Advertisements) Regulations 2007.

3/2013/0072

Clitheroe

Discharge of Conditions

Development Address:

4 Castle Street Clitheroe BB7 2BX

Development Description:

Discharge of conditions 4, 5, 6, 7, 8, 9 and 10 of planning application 3/2012/0974

Grid Reference	
374331	441767

Decision Date:
19/07/2013

Officer: Adrian Dowd

Decision Type: APPROVED NO CONDITIONS

1 4

3/2013/0113

Billington and Langho

Applications for full consent

Development Address:

Petre Wood Crescent Langho
Blackburn Lancashire BB6 8FD

Development Description:

Proposal for 25no. Affordable Homes to land off Petre Wood Close including associated landscaping and public footpath diversion.

Grid Reference	
370946	434979

Decision Date:
19/07/2013

Officer: Colin Sharpe

Decision Type: APPROVED WITH CONDITIONS

1 The development must be begun no later than the expiration of three years beginning with the date of this permission.

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

2 This permission shall relate to the proposal as shown on drawing Nos 11-1767-P01A, P03B, P04A, P05A, P06A, P07A and P08.

REASON: For the avoidance of doubt and to ensure compliance 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 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 and Policy DMG1 of the Core Strategy 2028 to 2018 A Local Plan for Ribble Valley Regulation 22 Submission Draft.

4 No dwellings shall be occupied until all recommendations and mitigation measures contained in Section 7 of the Geo-environmental Investigation and Risk Assessment report dated 15 March 2013 by LK Consult Ltd (Ref LKC 12 1001) have been fully implemented to the satisfaction of the Local Planning Authority in consultation with the Environment Agency; and the Local Planning Authority has confirmed in writing to the developer that these requirements have been fully satisfied.

REASON: To prevent pollution of the water environment and to comply with Policy G1 of the Ribble Valley Districtwide Local Plan and Policy DMG1 of the Core Strategy 2028 to 2018 A Local Plan for Ribble Valley Regulation 22 Submission Draft.

5 The dwellings hereby permitted shall be constructed to the Code for Sustainable Homes Level 3 and the development shall follow the government's preferred hierarchy (first set out in the 2008 Zero Carbon Homes Definition) following an energy efficiency 'fabric first' approach, as detailed in the report by LK Accreditation Ltd (Ref LKACC12 1177) that was submitted with the application.

REASON: In order to encourage renewable energy and to comply with Policies G1 of the Ribble Valley Districtwide Local Plan and Policy EM18 of the North West of England Regional Spatial Strategy to 2021 and Policies EN3, DME5 and DMG1 of the Core Strategy 2008 to 2012 Regulation 22 Submission Draft.

6 The development shall be carried out in compliance with all the mitigation and tree protection measures detailed in section 4 of the submitted Ecological Report by SEP Ltd dated 23 May 2012; section 5 of the Reptile Population Survey by SEP Ltd dated September 2012; and section 5 of the Tree Survey and Implications Assessment Report by SEP Ltd dated September 2012.

REASON: In order to reduce the impact of the development on biodiversity, and protect those trees that are to be retained from the potential adverse effects of development, and to 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 EN2 of the Core Strategy 2008 to 2012 Regulation 22 Submission Draft.

7 Prior to the commencement of any construction works on the two storey houses on plots 1 to 5 inclusive, their precise siting and proposed finished floor slab levels shall be marked out/indicated on site to be viewed and agreed in writing by the Local Planning Authority.

REASON: To ensure compliance with the submitted plans and in the interests of visual amenity and the amenities/privacy of nearby residents and to comply with Policy G1 of the Ribble Valley Districtwide Local Plan and Policy DMG1 of the Core Strategy 2008 to 2012 Regulation 22 Submission Draft.

8 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 scheme shall, in particular, include précised details of the treatment of the rear boundary of plots 13 to 15 inclusive.

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 rem

9 The residential units hereby permitted shall only be used for the purposes of providing affordable housing accommodation as defined in the Housing and Regeneration act 2008 to be occupied by households or individual in housing need. This condition shall not be binding upon any of the following:

a. A charge or mortgagee of the Registered Provider or any receiver appointed by them in the event of default of the Registered Provider under the terms of the charge or mortgage;
b. A tenant of a residential unit who exercise any statutory right to buy or right to acquire such residential unit or any person deriving title through that tenant or any mortgagee or charge;
c. A lessee of a residential unity held under a shared ownership lease who acquire 100% of the interest under that lease or any successor or any successor mortgagee or charge of that lessee.

REASON: For the avoidance of doubt as the application is for a development of 100% affordable housing units and to comply with Policy H2 of the R

3/2013/0120

Decision Date:
19/07/2013

Billington and Langho
Applications for full consent

Development Address:
Hacking Caraven Park Potterford Farm Elker Lane Billington Lancashire BB7 9HZ

Development Description:
Demolition of existing carport/store and erection of a dwelling to provide managers accommodation for caravan park/farm and associated office and reception facilities in connection with the Caravan Park. Re-submission.

Grid Reference	
371305	436819

Officer: Colin Sharpe
Decision Type: REFUSED

1 In the opinion of the Local Planning Authority, this caravan site does not necessitate the construction of a manager's dwelling within its boundaries. The proposed development therefore represents the erection of a dwelling (that does not satisfy an identified local need, and is not for the purposes of agriculture or forestry) in an isolated open countryside location. As such, the proposal would be contrary to the requirements of saved Policies H2 and G5 of the Ribble Valley Districtwide Local Plan and Policies DMG2 and DMH3 of the Core Strategy 2008-2028 A Local Plan for Ribble Valley Regulation 22 Submission Draft; and would also be contrary to the presumption in favour of sustainable development that is the overriding requirement of the National Planning Policy Framework.

2 The proposed dwelling due to its size, design and siting would form a dominant and incongruous structure that would unduly harm the setting of the adjoining Grade II listed farmhouse contrary to the requirements of saved Policy ENV19 of the Ribble Valley Districtwide Local Plan, Policy DME4 of the Core Strategy 2008 - 2028 - A Local Plan for Ribble Valley Regulation 22 Submission Draft, and the advice within Section 12: Conserving and Enhancing the Historic Environment, of the National Planning Policy Framework.

3/2013/0306

Mellor

Renewal of Planning Permission

Grid Reference
364160 431150

Decision Date:
24/07/2013

Development Address:
Pack Horse Garage Mellor Brow
Mellor Brook Blackburn Lancs

Development Description:
Application for the renewal of planning permission 3/2010/0180P, for the demolition of existing commercial premises/site clearance and erection of 9no. apartments plus access improvement and re-aligned stream to open culvert. (Amendment of permission 3/2002/0627P).

Officer: Colin Sharpe

Decision Type: APPROVED WITH CONDITIONS

1 The development must be begun no later than the expiration of three years beginning with the date of this permission.

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

2 Precise specifications or samples of walling and roofing materials and details of any surface materials to be used including their colour and texture shall have been submitted to and approved in writing by the Local Planning Authority before their use in the proposed works.

REASON: In order that the Local Planning Authority may ensure that the materials to be used are appropriate to the locality in accordance with Policy G1 of the Ribble Valley Districtwide Local Plan.and Policy DMG1 of the Core Strategy 2008-2028- A Local Plan for Ribble Valley Regulation 22 Submission Draft.

3 Prior to commencement of the development precise details of the proposed slab floor level(s) and any appropriate road level shall be submitted to and approved in writing by the Local Planning Authority.REASON: In the interests of visual amenity and safeguarding any adjacent residential amenity in accordance with Policy G1 of the Ribble Valley Districtwide Local Plan and Policy DMG1 of the Core Strategy 2008-2028- A Local Plan for Ribble Valley Regulation 22 Submission Draft.

4 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 planted.

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 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- A Local Plan for Ribble Valley Regulation 22 Submission Draft.

6 Before any building works commence, the site access and footways shall be constructed to full adoption standards as defined in the Lancashire County Council Specification for Construction of Estate Roads and shall be used as the sole means of vehicular access for construction traffic and, thereafter, for development traffic.

REASON: In the interests of highway safety and to comply with Policy G1 of the Ribble Valley Districtwide Local Plan and Policy DMG1 of the Core Strategy 2008-2028- A Local Plan for Ribble Valley Regulation 22 Submission Draft.

7 All construction traffic and construction vehicles shall be parked clear of the adopted highway, Mellor Brow, at all times.

REASON: In the interests of highway safety and to comply with Policy G1 of the Ribble Valley Districtwide Local Plan and Policy DMG1 of the Core Strategy 2008-2028- A Local Plan for Ribble Valley Regulation 22 Submission Draft.

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8 The area of the forecourt between the buildings and Mellor Brow shall be kept clear of any obstructions above road level and be available for pedestrian usage at all times.

REASON: In the interests of highway safety and to comply with Policy G1 of the Ribble Valley Districtwide Local Plan and Policy DMG1 of the Core Strategy 2008-2028- A Local Plan for Ribble Valley Regulation 22 Submission Draft.

9 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 and Policy DMG1 of the Core Strategy 2008-2028- A Local Plan for Ribble Valley Regulation 22 Submission Draft.

10 No development approved by this permission shall be commenced until a desk study has been undertaken and agreed by the Local Planning Authority to investigate and produce an assessment of the risk of the potential for on-site contamination. If the desk study identifies potential contamination a detailed site investigation should be carried out to establish the degree and nature of the contamination and its potential to pollute the environment or cause harm to human health. If remediation measures are necessary they will be implemented in accordance with the assessment and to the satisfaction of the Local Planning Authority.

REASON: To ensure a safe form of development that poses no unacceptable risk of pollution to water resources or to human health in accordance with Policy G1 of the Ribble Valley Districtwide Local Plan and Policy DMG1 of the Core Strategy 2008-2028- A Local Plan for Ribble Valley Regulation 22 Submission Draft.

11 No lighting shall be installed in the car parking area unless a further planning permission has first been granted in respect thereof.

REASON: In the interests of general amenities of the locality and the amenities of nearby residents and to comply with Policy G1 of the Ribble Valley Districtwide Local Plan and Policy DMG1 of the Core Strategy 2008-2028- A Local Plan for Ribble Valley Regulation 22 Submission Draft.

12 Prior to the first occupation of Unit 9, a wall or fence shall be erected on or adjoining the western edge of the footbridge over Mellor Brook which serves that plot, in accordance with details which have first been submitted to and approved in writing by the Local Planning Authority.

REASON: In the interests of the privacy of an adjoining dwelling and to comply with Policy G1 of the Ribble Valley Districtwide Local Plan and Policy DMG1 of the Core Strategy 2008-2028- A Local Plan for Ribble Valley Regulation 22 Submission Draft.

13 No site works, including any demolition works of buildings or boundary walls, shall be commenced until a further protected species/ecological survey has been carried out during the optimum time of May to September. The updated survey shall be submitted to the Local Planning Authority for approval in writing prior to any works commencing on site. If roosting bats are detected or suspected a further survey and mitigation measures will be required for submission to and approval in writing by the Local Planning Authority prior to the demolition of any buildings or boundary walls on site, with the works to be carried out in strict accordance with any mitigation measures identified.

REASON: To comply with Policies G1 and ENV7 of the Ribble Valley Districtwide Local Plan and Policies DMG1 and DME3 of the Core Strategy 2008-2028- A Local Plan for Ribble Valley Regulation 22 Submission Draft
ensuring that no species/habitat protected by the Wildlife and Countryside Act 1981 are destroyed; and due to the passa

14 Prior to commencement of development, a scheme identifying how a minimum of 10% of the energy requirements generated by the development will be achieved by renewable energy production methods shall be 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 shall be retained thereafter.

REASON: In order to encourage renewable energy and to comply with Policy G1 of the Ribble Valley Districtwide Local Plan and Policy DMG1 of the Core Strategy 2008-2028- A Local Plan for Ribble Valley Regulation 22 Submission Draft.

15 This renewal permission shall relate to the drawings originally approved for application 3/2007/0136/P (ie WRW/10a, 11, 12, 13, 14a and 15b).

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

3/2013/0378

Grindleton

Applications for full consent

Development Address:
1 2 & 3 Greendale View Grindleton Lancashire

Grid Reference
375916 445574

Development Description:
Proposed alteration of existing vehicular access, removal of existing concrete steps and formation of 5 'off-street' car-parking spaces. Re-submission of application 3/2012/0788P.

Decision Date:
24/07/2013

Officer: Graeme Thorpe
Decision Type: REFUSED

1 The proposed scheme would be harmful to the character and appearance of Grindleton Conservation Area and the setting of the Grade II Listed Swindlehurst Farmhouse due to the significant excavation beyond the existing stone wall and the subsequent loss of the prominant terraced garden area, that is considered to help maintain the rural quality of this prominent part of the Conservation Area. As such it is considered contrary to Local Plan Policies G1, ENV16 and ENV19, Policies DMG1 and DME4 and Key Statement EN5 of the Core Strategy (Regulation 22 Submission Draft), guidance contained within the NPPF and the Planning (Listed Buildings and Conservation Areas) Act 1990.

3/2013/0398

Chipping

Applications for full consent

Development Address:
Waller Clough Mill Lane Chipping Lancashire PR3 2PB

Grid Reference
360595 441580

Development Description:
Proposed demolition of existing agricultural building to be replaced with a sheep building and a covered manure store.

Decision Date:
24/07/2013

Officer: Claire Booth
Decision Type: APPROVED WITH CONDITIONS

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

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

2 The permission shall relate to the development as shown on Drawing Number: WC/JP/35614 and the submitted Location Plan.

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

3/2013/0419

Chipping

Removal of Condition

Development Address:
Wolfen Mill Chipping Lancashire PR3 2GR

Grid Reference
361110 444198

Development Description:
Application to remove condition no. 4 (occupancy period) of planning permission 3/2001/0781P to allow the holiday lets to be used as permanent residential dwellings.

Decision Date:
24/07/2013

Officer: Graeme Thorpe
Decision Type: REFUSED

1 Approval of the removal of this condition would not be in accordance with the NPPF presumption in favour of sustainable development, and it would also be contrary to guidance within Local Plan Policies G1, ENV1, H2, H15 and H23, Core Strategy (Regulation 22 Submission Draft) Policies DMG1, DME2, DMH1, DMH3 and DMH4 and guidance within the NPPF. The site is in a predominantly rural location and by virtue of its isolation in relation to the village of Chipping, it is considered to be an unsustainable location for the creation of new dwellings. There are no exceptional or special circumstances that overide this concern.

Planning Applications decided week ending: 26 July 2013

3/2013/0429

Clitheroe

Applications for full consent

Development Address:

Bellman Farm Chatburn Road
Clitheroe Lancashire BB7 4JX

Decision Date:
24/07/2013

Development Description:
Retrospective application for a temporary consent for a 3 year period for the siting of a jack leg cabin.

Grid Reference	
376042	443291

Officer: Colin Sharpe
Decision Type: APPROVED WITH CONDITIONS

1 This retrospective permission shall relate to the retention of the existing portable building as shown on Drawing Number BAIL/01 Dwg 03.

Reason: For the avoidance of doubt and to define the building for which retrospective permission has been granted.

2 The building hereby permitted, and any ancillary works and structures shall be removed on or before 31 July 2016 and the site restored to its former condition to the full satisfaction of the Local Planning Authority unless a renewal of this planning permission has been granted by the Authority.

Reason:This temporary consent has been granted in consideration of specific circumstances, namely the applicant's temporary lease of the site. and retention of the development on a permanent basis would be contrary to the provisions of Policies G1 and ENV 19 of the Ribble Valley Districtwide Local Plan and Policies DMG1 and DME4 of the Core Strategy 2008-2028- A Local Plan for Ribble Valley Regulation 22 Submission Draft.

3/2013/0447

Aighton, Bailey & Chaigley

Applications for full consent

Development Address:

Bleak House Stonyhurst Clitheroe
Lancashire BB7 9QY

Decision Date:
19/07/2013

Development Description:
Proposed conversion and extension of house to create two dwellings. Re-submission of application 3/2012/1066P.

Grid Reference	
368929	440434

Officer: Colin Sharpe
Decision Type: REFUSED

1 The proposal would result in the formation of an additional dwelling in an open countryside location outside any settlement boundary and isolated from any services or facilities. As such the development would be contrary to saved Policies G5 and H2 of the Ribble Valley Districtwide Local Plan and Policies DMG2 and DMH3 of the Core Strategy 2008 to 2082 - A Local Plan for Ribble Valley Regulation 22 Submission Draft: and would represent unsustainable development contrary to the requirements of National Planning Policy Framework.

3/2013/0458

Longridge

Applications for full consent

Development Address:

27 Inglewhite Road Longridge
Lancashire PR3 3JS

Decision Date:
22/07/2013

Development Description:
Proposed change of use from Class B8 to Class B2 use.

Grid Reference	
360148	437701

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 Referenced "Proposed development at 27 inglewhite Road, Longridge Storage shed 'A' 04".

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

3 The use of the premises in accordance with this permission shall be restricted to the hours between,
- 08:00 to 18:00 Monday to Friday, and
- 08:00 to 16:00 on a Saturday.

There shall be no operation on Sundays or public/bank holidays.

Reason: The use of the premises outside these hours could prove injurious to the character of the area and in order to safeguard residential amenities. In accordance with Policy G1 of the Local Plan and Policy DMG1 of the Core Strategy (Regulation 22 Submission Draft).

4 Before the use of the buildings approved by this permission commences, and before the premises are occupied, the unit walls should be acoustically insulated to a standard at least compatible with the specifications detailed in section 7 of the noise report prepared by Miller Goodall (REF 100686), dated 27th of March 2013. The final details shall be submitted to and approved in writing by the Local Planning Authority prior to works taking place.

Reason: To ensure that the residential amenities that occupiers can reasonably expect to enjoy are adequately protected. In accordance with Policy G1 of the Local Plan and Policy DMG1 of the Core Strategy (Regulation 22 Submission Draft).

5 The following shall be adhered to during opening hours,
- All shutter doors to be closed when noise creating activities are being undertaken,
- No working and no power tools to be permitted/used outside the units,
- No additional plant to be sited externally, and
- All compressors and heat exchange units to be installed internally.

Reason: To ensure that the residential amenities that occupiers can reasonably expect to enjoy are adequately protected. In accordance with Policy G1 of the Local Plan and Policy DMG1 of the Core Strategy (Regulation 22 Submission Draft).

6 Prior to the use hereby approved commencing, a scheme for the installation of equipment to control the emission of fumes and odour from the premises, and a scheme to control any noise arising from the use of such equipment, shall be submitted to and approved in writing by the local authority. The approved scheme shall be implemented in full. All equipment installed as part of the schemes shall thereafter be operated and maintained in accordance with the manufacturer's instructions.

Reason: 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 Local Plan and Policy DMG1 of the Core Strategy (Regulation 22 Submission Draft).

3/2013/0459

Decision Date:
24/07/2013

Billington and Langho
Applications for full consent

Development Address:
2 Whalley Road Langho Blackburn
Lancashire BB6 8EJ

Development Description:
Proposed single storey side extension, detached garage and alteration.

Grid Reference	
370107	433628

Officer: Mark Baldry
Decision Type: APPROVED WITH CONDITIONS

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

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

2 The permission shall relate to the development as shown on Plan Reference: DWG No's AH/13/01, 02, 03.

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

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

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

4 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 8th May 2013 carrying reference No: B1310.

Reason: To ensure that are no adverse effects on the favourable conservation status of a bat population in accordance with Policy ENV7 of the Ribble Valley Districtwide Local Plan and Policy DME3 of the Ribble Valley Core Strategy 2008-2028 (Regulation 22 Submission Draft).

5 The proposed garage 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 alley Core Strategy 2008-2028 (Regulation 22 Submission Draft) and the adopted Supplementary Planning Guidance "Extensions and Alterations to Dwellings".

6 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".

3/2013/0476

Slaidburn & Easington

Applications for full consent

Development Address:
Higher Highfield Farm Tinklers Lane
Slaidburn Lancashire

Development Description:
Proposed erection of an agricultural livestock building to house dairy cows on cubicles. Phase 1.

Grid Reference	
372695	452620

Decision Date:
24/07/2013

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 91 of the Town and Country Planning Act 1990

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

DWG No: Mas/104/1605/01 Dated 08.05.13

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

3/2013/0477

Slaidburn & Easington

Applications for full consent

Development Address:
Higher Highfield Farm Tinklers Lane
Slaidburn Lancashire

Development Description:
Proposed erection of an agricultural livestock building to house dairy cows on cubicles. Phase 2.

Grid Reference	
372695	452620

Decision Date:
24/07/2013

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 91 of the Town and Country Planning Act 1990

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

DWG No: Mas/104/1605/05 Dated 08.05.13

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

3/2013/0486

Pendleton

Applications for full consent

Development Address:
Land at Stalwart Lodge Primrose Road Clitheroe Lancashire

Development Description:
House type substitution to plot 8.

Grid Reference
374008 440708

Decision Date:
24/07/2013

Officer: Claire Booth
Decision Type: APPROVED WITH CONDITIONS

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

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

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

BD/SL/102 Rev.A - Front and Side Elevations
BD/SL/103 Rev.A - Rear and Side Elevations.
BD/SL/101 Rev.A - Floor Plans and,
BD/SL/001 Rev.D - Planning Layout (not including the Primrose Road/ Whalley Road junction improvements).

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

3 No trees shall be removed or pruned without the formal written approval of the Local Planning Authority. Only those trees that are proven to propose a danger to life and property will be considered for removal or pruning.

REASON: In order to ensure that the collective biodiversity and visual amenity value/integrity of the tree cover identified A2/T1 - T35 inclusive in the survey details for trees at Stalwart Lodge is maintained in the interests of the visual amenities of the area in accordance with Policy G1 of the Ribble Valley Districtwide Local Plan and Policy DMG1 of the Ribble Valley Core Strategy (Regulation 22 Submission Draft).

4 Prior to completion of the development on this plot details of the rear fencing/screening/boundary treatment to the garden area shall be submitted to and approved in writing by the Local Planning Authority. The boundary treatment shall thereafter be provided in accordance with the details so approved.

REASON: In the interests of the amenity of the area and 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).

5 The approved scheme identifying how a minimum of 10% of the energy requirements generated by the development will be achieved by renewable energy production methods scheme shall be provided in accordance with the approved details prior to occupation of development and thereafter retained.
REASON: In order to encourage renewable energy and comply with Policy G1 of the Ribble Valley Districtwide Local Plan and Policy DMG1 of the Ribble Valley Core Strategy (Regulation 22 Submission Draft).

3/2013/0492

Clitheroe

Applications for full consent

Development Address:
Afterglow Baldwin Road Clitheroe Lancashire BB7 2ED

Development Description:
Demolition of existing lean-to-utility room extension (formerly the original coal store / tool shed - with dry-lined, half-brick thick solid walls), to allow new lean-to extension, to the full width of the rear extension to be constructed with cavity masonry walls and a standing seam insulated metal roof, to provide a more practical utility room and a dining area extension to the kitchen. The proposal also include some internal alterations to the layout of the first floor bathroom.

Grid Reference
373878 441839

Decision Date:
24/07/2013

Officer: Claire Booth
Decision Type: APPROVED WITH CONDITIONS

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

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

2 The permission shall relate to the development as shown on the drawing number: 1933.SK.005 Rev. A, received on the 03 July 2013.

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

3/2013/0503

Decision Date:
19/07/2013

Grindleton
Applications for full consent

Development Address:
Old School House Lane Ends
Grindleton Lancashire BB7 4PH

Development Description:
Proposed change of use of redundant community centre (Old School House) to three bedroomed single storey dwelling at Lane Ends.

Grid Reference	
375097	450274

Officer: Graeme Thorpe
Decision Type: APPROVED WITH CONDITIONS

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

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

2 The permission shall relate to the development as shown on Plan Drawing numbers 210/3/1, 210/3/2 and 210/3/3 - Scheme III.

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 Policies G1, H17 and ENV1 of the Ribble Valley Districtwide Local Plan and Core Strategy 2008/2028 Regulation 22 Submission Draft Policies DMG1, DME2, DMH3 and DMH4, and Key Statement EN2.

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

Reason: To ensure a satisfactory standard of appearance in the interests of visual amenity, and to comply with Policies G1, H17 and ENV1 of the Ribble Valley Districtwide Local Plan and Core Strategy 2008/2028 Regulation 22 Submission Draft Policies DMG1, DME2, DMH3 and DMH4, and Key Statement EN2.

5 All new and replacement gutters shall be cast iron or aluminium supported on 'drive in' galvanised gutter brackets.

Reason: To ensure a satisfactory standard of appearance in the interests of visual amenity, and to comply with Policies G1, H17 and ENV1 of the Ribble Valley Districtwide Local Plan and Core Strategy 2008/2028 Regulation 22 Submission Draft Policies DMG1, DME2, DMH3 and DMH4, and Key Statement EN2.

6 Notwithstanding the details shown upon the approved plans, the proposed Velux roof lights shall be of the Conservation Type, recessed with a flush fitting, details of which shall be further submitted to and approved by the Local Planning Authority before development commences upon the site.

REASON: In the interests of visual amenity in order to retain the character of the barn and to comply with Policies G1, H16, H17 and ENV1 of the Ribble Valley Districtwide Local Plan and Core Strategy 2008/2028 Regulation 22 Submission Draft Policies DMG1, DME2, DMH3 and DMH4, and Key Statement EN2.

7 No works can begin until an updated survey has been conducted to investigate whether the building is utilised by bats or any other protected species, and the survey results passed to English Nature and the Local Planning Authority.

If such use is established, a scheme for the protection of the species/habitat shall be submitted to and agreed in writing by English Nature and the Local Planning Authority before any work commences on site.

Reason: On the basis of the age of the submitted survey, and in order to comply with Policies G1, ENV7 and H16 of the Ribble Valley Districtwide Local Plan and Core Strategy 2008/2028 Regulation 22 Submission Draft Policies DMG1, DME3, DMH3 and DMH4, to ensure that no species/habitat protected by the Wildlife and Countryside Act 1981 are destroyed.

8 No development shall take place until details of the provisions to be made for building dependent species of conservation concern (artificial bird nesting boxes and artificial bat roosting sites) have been submitted, and approved 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 the actual wall and roof elevations into which the above provisions shall be incorporated (north/north east elevations for birds & elevations with a minimum of 5 hours morning sun for bats).

The artificial bird/bat boxes shall be incoporated into the building during the actual conversion phase of the development, and before the new dwelling is first brought into use, unless otherwise agreed in writing by the local planning authority.

Reason: To ensure that bird and bat species are protected and their habitat enhanced, in accordance with the Wildlife & Countryside Act 1981 as amended, the Conservation [Natural Habi

9 Before the use of the building hereby permitted becomes operative, the creation of the vehicular entrance to the site, the new driveway and the proposed parking area shall be completed in accordance with a scheme to be submitted to and approved in writing by the local planning authority. The scheme shall be submitted to the local planning authority prior to the highways works being commenced and shall include details relating to the rebuilding of the walls, the final position of gates and materials to be used.

Reason: To comply with Policies G1, H16 and H17 of the Ribble Valley Districtwide Local Plan, Core Strategy 2008/2028 Regulation 22 Submission Draft Policies DMG1, DME3 and DMH4, and guidance within the NPPF.

10 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, additions 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 Policies G1, H16 and H17 of the Ribble Valley Districtwide Local Plan, Core Strategy 2008/2028 Regulation 22 Submission Draft Policies DMG1, DME3 and DMH4, and guidance within the NPPF.

11 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 shall not be altered by the insertion of any window or doorway, other than those hereby approved, without the formal written permission of the Local Planning Authority.

Reason: In order to safeguard nearby residential amenity and protect the character and appearance of the building, in accordance with Policies G1, H16 and H17 of the Ribble Valley Districtwide Local Plan, Core Strategy 2008/2028 Regulation 22 Submission Draft Policies DMG1, DME3 and DMH4, and guidance within the NPPF.

12 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 building recording and analysis. 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. The agent, applicant or successors in title shall then submit the final detailed record of the building to the Local Planning Authority.

Reason: To ensure and safeguard the recording and inspection of matters of archaeological/historical importance associated with the building in accordance with Policies G1, ENV14 and ENV15 of the Ribble Valley Districtwide Local Plan.

13 No development approved by this permission shall be commenced until a scheme for the conveyance of foul drainage to a private treatment plant has been submitted to and approved by the Local Planning Authority. No part of the development shall be brought into use until such treatment plant has been constructed and completed in accordance with the approved plans.

Reason: To prevent pollution of the water environment in accordance with Policy G1 of the Ribble Valley Districtwide Local Plan and Core Strategy 2008/2028 Regulation 22 Submission Draft Policy DMG1.

3/2013/0512

Decision Date:
19/07/2013

Clayton-le-Dale
Applications for full consent

Development Address:
Sunnyside Longsight Road
Clayton-Le-Dale Lancashire BB1 9EX

Development Description:
Proposed new holiday accommodation dwelling within the curtilage of Sunnyside.

Grid Reference	
366369	433152

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: PH/PA/1000 and PH/PA/2000.

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

3 The unit(s) of accommodation shall not be let to or occupied by any one person or group of persons for a continuous period of longer than 3 months in any one year and in any event shall not be used as a permanent accommodation. A register of such lettings shall be kept and made available to the Local Planning Authority to inspect on an annual basis.

Reason: In order to comply with Policies G1, G5, ENV3 and RT1, of the Ribble Valley Districtwide Local Plan and Policies DMG1, DMG2, DME2 and DMB3 of the Ribble Valley Core Strategy 2008-2028 (Regulation 22 Submission Draft) . The building is located in an area where the Local Planning Authority would not normally be minded to grant the use of building for a permanent residential accommodation.

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 Policies G1, H2, H16, H17 and H18 (delete where appropriate) of the Ribble Valley Districtwide Local Plan.

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) any future additional structures, hard standing or fences as defined in Schedule 2 Part I Classes E, F and G, 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 in accordance with Policy G1 of the Ribble Valley Districtwide Local Plan and in the interests of safeguarding any adjacent residential amenity or visual amenity.

6 Precise specifications or samples of; walling and roofing materials, windows and methods of boundary enclosure 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 and Policy DMG1 of the Ribble Valley Core Strategy 2008-2028 (Regulation 22 Submission Draft)

7 Notwithstanding the details shown upon the approved plans, the proposed roof lights shall be of Conservation Type, recessed with a flush fitting, details of which shall be further submitted to and approved by the Local Planning Authority before development commences upon the site.

Reason: In the interests of visual amenity and reduce the overall visual impact of development in accordance with Policy G1 of the Ribble Valley Districtwide Local Plan and Policy DMG1 of the Ribble Valley Core Strategy 2008-2028 (Regulation 22 Submission Draft).

3/2013/0514

Decision Date:
22/07/2013

Whalley
Applications for full consent

Development Address:
11 Beech Drive Whalley Lancashire
BB7 9RA

Development Description:
Proposed rear single storey family room extension.

Grid Reference	
372186	437442

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: 4373 - 02B.

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

3/2013/0516

Clayton-le-Dale

Applications for full consent

Development Address:
11 Beech Close Clayton-le-Dale
Lancashire BB1 9JF

Grid Reference
368415 432590

Development Description:
Proposed concrete ramp to front of property for disabled access.

Decision Date:
19/07/2013

Officer: John Macholc

Decision Type: APPROVED WITH CONDITIONS

1 The development must be begun no later than the expiration of three years beginning with the date of this permission.

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

2 This permission shall relate to the development as shown on plan reference BHC/1111/001/B.

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

3/2013/0528

Clitheroe

Applications for full consent

Development Address:
Mitchell Street Clitheroe Lancashire
BB7 1DF

Grid Reference
373865 441300

Development Description:
Proposed demolition of existing prefabricated domestic garage and construction of 2no. dwellings (1no. pair of semi-detached), incorporating associated external works including provision of off-street car parking spaces and alterations to pedestrian footpath to form vehicle crossings.

Decision Date:
24/07/2013

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 4325-08

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 approved development.

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 Ribble Valley Core Strategy 2008-2028 (Regulation 22 Submission Draft)

4 The development hereby approved shall be constructed with its first floor windows on the South East (rear) elevation obscure glazed, 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.

Reason: In order to protect nearby residential amenity 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).

5 Notwithstanding the details shown on the approved plans the existing boundary treatment along the South East boundary between the development hereby approved and the neighbouring property of No.54 West View shall be increased to a height of 2m above ground level, details of which shall be submitted to and approved in writing by the Local Planning Authority; and once implemented retained as such in perpetuity.

Reason: In order 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).

6 No development shall commence, including any works of demolition, 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 and shall provide for:

a) The parking of vehicles of site operatives and visitors.
b) Loading and unloading of plant and materials.
c) Storage of plant and materials used in constructing the development.
d) Wheel washing facilities.
e) Measures to control the emission of dust, dirt, noise, vibration and light during construction.
f) A scheme for recycling/disposing of waste resulting from demolition and construction works.
g) Details of any piling.

Reason: To ensure that the construction of the proposed development does not give rise to conditions which would be prejudicial to 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

7 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 and Policy DMG1 of the Ribble Valley Core Strategy 2008-2028 (Regulation 22 Submission Draft).

8 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 Policies G1 of the Ribble Valley Districtwide Local Plan and Policy DMG1 of the Ribble Valley Core Strategy 2008-2028 (Regulation 22 Submission Draft).

3/2013/0529

Read

Advertisements

Development Address:

Unit 5 Friendship Mill Whalley Road Read Lancashire BB12 7PN

Grid Reference

376549 434463

Development Description:

Proposed erection of 2 x 8m high fibreglass flagpoles to hang flags displaying the company logo. These are to be positioned to the front of the building within the curtilage.

Decision Date:

24/07/2013

Officer: Mark Baldry

Decision Type: REFUSED

1 The proposed flagpoles and associated signage by virtue of their design, height and relationship to the existing building would appear as an over intensive, unsympathetic and incongruous scheme of advertisements that would be detrimental to the visual amenities of the surrounding area. 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).

2 The proposed flagpoles and associated signage would by virtue of their proximity to the highway 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).

3/2013/0546

Horton

Applications for full consent

Development Address:

Hoober Farm Horton Skipton Yorks BD23 3JT

Grid Reference

385077 450978

Development Description:

Proposed new agricultural livestock building.

Decision Date:

22/07/2013

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 number ML/MB/5224.

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

Planning Applications decided week ending: 26 July 2013

3/2013/0547

Wilpshire

Applications for full consent

Development Address:

7 Vicarage Lane Wilpshire
Lancashire BB1 9HX

Grid Reference

368484 432814

Development Description:

Proposed dormer window to front roof of existing house (to replace existing flat roof dormer with tiled pitched roof dormer in same position).

Decision Date:

22/07/2013

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: 13/2069/1

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".

3/2013/0575

Bolton-by-Bowland, Gisburn Forest and Sawley

Agricultural determination

Development Address:

Chadwicks Farm Bolton-by-Bowland
Lancashire BB7 4NT

Grid Reference

378003 449928

Development Description:

Proposed new steel portal framed building for machinery storage and sheep lambing accommodation.

Decision Date:

22/07/2013

Officer: Claire Booth

Decision Type: PERMISSION REQUIRED

3/2013/0619

Wiswell

Discharge of Conditions

Development Address:

Sheepcote Farm Moor Lane Wiswell
Lancashire BB7 9DG

Grid Reference

374731 437161

Development Description:

Application to discharge condition no. 3 (materials) of planning permission 3/2010/0456P.

Decision Date:

24/07/2013

Officer: Colin Sharpe

Decision Type: APPROVED WITH CONDITIONS

1 Condition number 3 is partially discharged insofar as the submitted external materials for the approved stables building are approved by the Local Planning Authority.