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

Officer:

Directors Stewart Bailey John Heap Jane Pearson Chief Executive - Marshal Scott

DX Clitheroe 15157



**Grid Reference** 

**Grid Reference** 

432592

368786

# RIBBLE VALLEY BOROUGH COUNCIL

Planning Applications decided week ending: 9 August 2013

**Development Description:** 

Proposed first floor side extension.

3/2013/0011 Wilpshire

Applications for full consent

**Development Address: Decision Date:** 

35 Whalley Road Wilpshire 09/08/2013 Lancashire BB1 9LQ

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

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

Fax: 01200 414487

2 The permission shall relate to the development as shown on Plan Reference Dwg. DH/12/02.

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 and Policy DMG1 of the Ribble Valley Core Strategy (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 18th December 2012.

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

3/2013/0308 **Bowland with Leagram** 

Alter or Extend a Listed Building

**Development Address:** 

**Decision Date:** Cruck Cottage Little Bowland Road

09/08/2013 Whitewell Clitheroe Lancs **Development Description:** 

446935 363990

Proposed alteration to a single storey addition to the originally listed building. Proposal to remove the corrugated

tin roof and replace with slate.

Officer: Adrian Dowd

APPROVED WITH CONDITIONS **Decision Type:** 

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

Reason: Required to be imposed pursuant to Section 18 of the Planning (Listed Building and Conservation Areas) Act 1990.

2 Precise specifications of re-roofing and samples of roofing materials shall have been submitted to and approved by the Local Planning Authority before their use in the proposed works.

Reason: In order to safeguard the character (including setting) and significance of the listed building. Adjoining buildings have slates laid to diminishing courses.

3 Precise specifications of any works to the roof structure shall have been submitted to and approved by the Local Planning Authority before their use in the proposed works.

Reason: In order to safeguard the character (including setting) and significance of the listed building.

4 No part of the development or demolition of buildings shall take place until a survey for the presence of bats has been carried out. The details of which shall be submitted in writing to the local planning authority and include any mitigation measures required.

Reason: To ensure that there are no adverse affects 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

3/2013/0365 Bashall Eaves and Mitton

Alter or Extend a Listed Building

**Development Address:** 

Decision Date:
09/08/2013

Edisford Hall Farm Edisford Bridge

Clitheroe Lancashire BB7 3LJ

Officer: Adrian Dowd
Decision Type: REFUSED

### **Development Description:**

Internal alterations to reinstate key historical aspects of the existing house, including subdivision of the existing Living Room and the re-siting of the staircase and main entrance hallway to the existing 'out shut' on the West elevation and the recreation of the pre-existing tripartite first floor layout. Reinstate the traditional roof pitch over the bathroom and repair the poor quality modern window frames on the SW side. It is proposed to lime render the South gable and West elevation walls of the original house to match the East elevation. The proposed small extension on the SE side of the 1984 kitchen extension is intended to assist in reinstatement of the historic layout internally, improve the kitchen extension layout and the form and appearance of the mono pitch. Practical issues addressed in the extension include retaining the existing necessary floor area in the

kitchen and breakfast area. There is also the need to provide access to boot cleaning at the 'garden' entrance to

**Grid Reference** 

Grid Reference

441368

372433

441368

372433

1 The proposal is unduly harmful to the character (including setting) and significance of the listed building because of the loss of important historic fabric (proposed new openings in walling) and the size, siting, materials and design of the proposed extension which would dominate the west elevation and disrupt the historic plan form (particularly the significance of the historic outshut) and harmonic relationship between historic farmhouse and steading outbuildings (views from east).

3/2013/0366 Bashall Eaves and Mitton

Applications for full consent

**Development Address:** 

Decision Date: 09/08/2013 Edisford Hall Farm Edisford Bridge

Clitheroe Lancashire BB7 3LJ

Officer: Adrian Dowd
Decision Type: REFUSED

## **Development Description:**

the kitchen which als

Internal alterations to reinstate key historical aspects of the existing house, including subdivision of the existing Living Room and the re-siting of the staircase and main entrance hallway to the existing 'out shut' on the West elevation and the recreation of the pre-existing tripartite first floor layout. Reinstate the traditional roof pitch over the bathroom and repair the poor quality modern window frames on the SW side. It is proposed to lime render the South gable and West elevation walls of the original house to match the East elevation. The proposed small extension on the SE side of the 1984 kitchen extension is intended to assist in reinstatement of the historic layout internally, improve the kitchen extension layout and the form and appearance of the mono pitch. Practical issues addressed in the extension include retaining the existing necessary floor area in the kitchen and breakfast area. The is also the need to provide access to boot cleaning at the 'garden' entrance to the kitchen which also

1 The proposal is unduly harmful to the character (including setting) and significance of the listed building because of the loss of important historic fabric (proposed new openings in walling) and the size, siting, materials and design of the proposed extension which would dominate the west elevation and disrupt the historic plan form (particularly the significance of the historic outshut) and harmonic relationship between historic farmhouse and steading outbuildings (views from east). This is contrary to Policies ENV20, ENV19, G1 and H10 of the Ribble Valley Districtwide Local Plan, National Planning Policy Framework paragraph 131 (the desirability of sustaining and enhancing significance and of new development making a positive contribution to local character and distinctiveness) and paragraph 132 (great weight to the conservation of a designated heritage asset), adopted Supplementary Planning Guidance 'Extensions and Alterations to Dwellings' and Ribble Valley Core Strategy Regulation 22 Submission Draft

3/2013/0430 Bolton-by-Bowland, Gisburn Forest and Sawley

**Development Description:** 

**Grid Reference** 377414 449551

**Decision Date:** 

**Development Address:** 

Applications for full consent

Erection of existing stone gate posts, new gates and construction of new stone wall and railings to form new

entrance

05/08/2013

Holden Clough Holden Bolton by Bowland Clitheroe BB7 4PE

Officer: Claire Booth

APPROVED WITH CONDITIONS **Decision Type:** 

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:

5091/d/e/5.5 Rev.C - Proposed Driveway Entrance - Gates and Walls.

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

3 Prior to commencement of any part of the works for the construction of the proposed driveways entrance gateway and wall all trees identified as being retained in the tree report submitted with the application, dated the 9th of April 2013, shall be protected in accordance with the details included with the report [section 5 - Tree Constraints - Development pages 5/6/7].

A tree protection - monitoring schedule [attached to this condition] shall be agreed and tree protection measures inspected by the local planning authority before any site works are begun.

The protection measures identified within section 5 (pages 5 and 6) of the Tree Report shall be implemented in full under the supervision of a qualified arboriculturalist who shall at every stage liase with the Countryside/Tree Officer.

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

No tree pruning shal

4 The passing areas shall be constructed above existing ground level, therefore there shall be no excavations, soil stripping or site grading within the root protection area. Construction shall be undertaken in dry weather between May and October, unless otherwise agreed in writing, using a load bearing geo-grid system in accordance with the GEOCELL Specification and Installation Guidance attached to the Tree Report dated the 9th April 2013, under the supervision of the tree consultant and in liaison with the Council's Countryside/Tree Officer.

Reason: In order to prevent root damage and ground compaction near to trees over which passing places will be constructed and to ensure long term survivability of trees in accordance with Policies G1, ENV1 and ENV13 of the Ribble Valley Districtwide Local Plan and Policies DMG1, DME2 and EN2 of the Ribble Valley Core Strategy (Regulation 22 Submission Draft).

3/2013/0484 **Balderstone** 

Applications for full consent

**Development Address: Decision Date:** 

Samlesbury Aerodrome Myerscough 09/08/2013

Road Balderstone Lancs

Officer: John Macholc

**Decision Type:** APPROVED WITH CONDITIONS **Development Description:** 

**Grid Reference** 

Proposed erection of a Ventilation Discharge Stack to be located externally between the West wall of 1 shed and existing tarmac road. The footprint will cover 7.8 sq.m. with a barrier suround. The nom. 600mm dia. stack will rise to an elevation 17m A.F.L. (nom. 1.1m above the building apex). The assembly will be supported on a cencrete foundation and laterally tied to the building structural steelwork.

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 References TC00104-1250079-104, 15113-01 rev A and 15113-04-CL Rev A.

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

3/2013/0495 Billington and Langho

Applications for full consent

**Development Description:** 

Grid Reference

370429

436244

**Decision Date:** 09/08/2013

**Development Address:** 

28 Larkhill Cottages Old Langho Blackburn Lancashire BB6 8AR Proposed ground floor extension to the rear elevation.

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: 3/2013/0495/DP

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

3 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2008 (or any Order revoking, amending or re-enacting that Order) the building(s) shall not be altered by the insertion of any window or doorway without the formal written permission of the Local Planning Authority.

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

3/2013/0496 Whalley

Applications for full consent

**Development Address:** 

**Decision Date:** 09/08/2013

Forge Corner Station Road Whalley

Lancashire BB7 9RH

**Development Description:** 

design locking mechanisms.

Grid Reference

373349 436460

Proposed replacement of existing timber double glazed windows and hardwood doors at Forge Corner with Rosewood Veka Matrix uPVC double glazed window to match existing. Installation of rosewood IG doors to match existing door pattern. Brass lever handles with secured by

Officer: Claire Booth

Decision Type: APPROVED WITH CONDITIONS

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

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

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

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

1 The proposal is considered contrary to Policies G1, ENV16, ENV19, and H10 of the Ribble Valley Districtwide Local Plan, the SPG "Extensions and Alterations to Dwellings", Whalley Conservation Area Appraisal, Policies DMG1, DME4, EN5 of the Ribble Valley Core Strategy (Regulation 22 Submission Draft) and Section 12 of the National Planning Policy Framework. The proposals would be harmful to the character, appearance and setting of Whalley Conservation Area and nearby heritage assets because of their modern, shiny, sterile appearance resulting in visually prominent additions undermining the special architectural and historical interest of the conservation area.

3/2013/0504 Chipping

Applications for full consent

**Development Description:** 

**Grid Reference** 

362269 442380

**Decision Date:** 07/08/2013

Development Address:

26 Goose Lane Cottages Goose

Lane Chipping Lancashire

Proposed conservatory to the rear elevation of the house.

Officer: Claire Booth
Decision Type: REFUSED

- 1 The design of the proposed extension, incorporating a flat roof with glass roof lantern, would result in a visually discordant feature to the detriment of the character and appearance of the traditional converted rural building and the Area of Outstanding Natural Beauty in which it is set, contrary to Policies G1, ENV1, and H17 of the Ribble Valley Districtwide Local Plan, the Council's adopted Supplementary Planning Guidance: Extensions and Alterations to Dwellings, Policies DMG1, DME2, EN2, DME4 of the Ribble Valley Core Strategy (Regulation 22 Submission Draft) and Sections 7, 11 and 12 of the National Planning Policy Framework.
- 2 The proposal by virtue of its scale, massing and proximity to the neighbouring dwelling is considered contrary to Policies G1 and H10 of the Ribble Valley Districtwide Local Plan, the Council's adopted Supplementary Planning Guidance on alterations and extensions to dwellings, and Policies DMG1 and DMH5 of the Ribble Valley Core Strategy (Regulation 22 Submission Draft). It would overshadow neighbouring windows resulting in a significant loss of light to habitable rooms thus adversely affecting the residential amenities of the adjacent dwelling.

3/2013/0510 Chipping

Variation of Condition

Development Description:

**Grid Reference** 374170 441987

**Decision Date:** 09/08/2013

**Development Address:** 

Land at Church Raike Chipping

Lancashire PR3 2QL

Application to vary condition no. 2 (approved drawings) and no.9 (Tree Protection Measures) of planning permission

3/2012/1011P and substitute new drawings.

Officer: Mark Baldry

Decision Type: APPROVED WITH CONDITIONS

1 The permission shall relate to the development as shown on Plan Drawing number's 09-1441-P01, 09-1441-P02, 09-1441-P05 Rev. A, 09-1441-P06 Rev. A, 09-1441-P07 Rev. A, 09-1441-P09, 09-1441-L01, 09-1441-S04 Rev. A, 26192-5K02-P1 and 09-1441-W07 Rev. A.

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

2 Prior to commencement of any site works including delivery of building materials and excavations for foundations or services, all trees identified in the arboricultural/tree survey [T1, T3, T4 & G1 - G8 inclusive] shall be protected in accordance with the BS5837 2012 [Trees in Relation to Design, demolition & Construction]. These details shall be agreed in writing and implemented in full under the supervision of a qualified arboriculturalist and in liaison with the Countryside/Tree Officer. A tree protection - monitoring schedule shall be agreed and tree protection measures inspected by the local planning authority before any site works are begun.

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

During the building works no excavations or changes in ground levels shall take place and no building materials/spoil/soil/rubble shall be stored or redistributed within th

3/2013/0527 Simonstone

Development Description:

**Grid Reference** 378006 434184

Decision Date:

09/08/2013

Applications for full consent **Development Address**:

Proposed first floor side extension above existing garage.

The Farmhouse Dean Top Whalley

Re-submission of refused application 3/2013/0227P.

Road Simonstone Lancashire

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: JSA-13-1183B/2.

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

3 No development shall take place until 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. The development shall be carried out in accordance with the approved details.

Reason: In order that the Local Planning Authority may ensure that the materials to be used are appropriate to the locality given the location of the property in an area of open countryside, in accordance with Policies G1 and ENV3 of the Ribble Valley Districtwide Local Plan and the adopted Supplementary Planning Guidance - "Extensions and Alterations to Dwellings" and Policies DMG1 and DME2 of the Ribble Valley Core Strategy (Regulation 22 Submission Draft).

4 The samples required by the above condition (no. 3) shall be provided by the erection on site of a 1 metre square sample panel of stonework, including proposed mortar mix and joint detail, for the written approval of the Local Planning Authority.

Reason: To ensure the external appearance of the property can be properly considered and that it accords with Policies G1, ENV3, H10 of the Ribble Valley Districtwide Local Plan and Policies DMG1, DME2 and DMH5 of the Ribble Valley Core Strategy (Regulation 22 Submission Draft).

5 Site contractors & site project mananagers shall be made aware of the legal protection afforded all species of bats in the UK.

The building contractors shall take additional care when removing fascia boards, verge tiles & ridge tiles.

Timing of works

Avoid removing roofing materials between May & August, remove lower roof tiles, battens & under felt carefully by hand.

Maternity roosts - 1st of October to 1st of May

Summer roosts - 1st of September to 1st of May

Hibernation roosts - 1st of May to 1st of October

Mating/swarming roosts - 1st of November to 1st of August

In the event that any bats are found or disturbed during any part of the development/roofing work, all work shall cease until further advice has been sought from a licensed ecologist.

Reason: To ensure that 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 (Regulatio

3/2013/0534 Grindleton

**Decision Date:** 

Applications for full consent

**Development Address:**Rose Cottage Main Street

09/08/2013 Grindleton Lancashire BB7 4QT

**Development Description:** 

Proposed first floor extension, demolition of garage and provision of parking and turning area. Re-submission of

**Grid Reference** 

445593

375894

3/2013/0055P

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

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

101/4/3 Rev.A - Proposed Site Layout, and,

101/4/4 Rev.C - Scheme Drawing.

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

3 Before the access is used for vehicular purposes, that part of the access extending from the highway boundary for a minimum distance of 5m into the site shall be appropriately paved in tarmacadam, concrete, block paviors, or other approved materials.

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

3/2013/0541 Balderstone

Applications for full consent

Development Address:

Decision Date:
09/08/2013

Development Address:
Oaklands Higher Commons Lane

Baldertone Lancashire BB2 7LR

### **Development Description:**

Grid Reference

374170 441987

Remove existing conservatory and build new extension to rear. Extend existing garage. Remove the concrete roof tiles and re-slate the whole roof with grey slate, replace white uPVC windows with brown uPVC windows.

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: 003 & 004

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

3 The external materials shall match in colour, form and texture those of the existing building and there shall be no variation without the prior consent in writing of the Local Planning Authority.

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

4 The window(s) on the North East elevation of the building adjacent to the neighbouring dwelling of Ingleside shall be obscure glazed and remain in that manner in perpetuity.

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

5 Site contractors & site project managers shall be made aware of the legal protection afforded all species of bats in the UK. The building contractors shall take additional care when removing fascia boards, verge tiles & ridge tiles.

Timing of works

Avoid removing roofing materials between May & August, remove lower roof tiles, battens & under felt carefully by hand these should be lifted and not dragged.

Maternity roosts - 1st of October to 1st of May Summer roosts - 1st of September to 1st of May Hibernation roosts - 1st of May to 1st of October Mating/swarming roosts - 1st of November to 1st of August

In the event that any bats are found or disturbed during any part of the development/roofing work, all work shall cease until further advice has been sought from a licensed ecologist.

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

3/2013/0543 Clitheroe

Conservation Area Consent (demoli

**Development Address:** 

**Decision Date:** Central Garage Back York Street 05/08/2013 Clitheroe Lancashire BB7 2DW

**Development Description:** 

**Grid Reference** 

374514 441936

Proposed demolition of the existing redundant garage and

provision of car parking for The Grand.

Officer: **Graeme Thorpe** 

APPROVED WITH CONDITIONS **Decision Type:** 

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 12.48/PL01, 12.48/ExO, 12.48/ExO1, 12.48/Ex02 and 12.48/SK01.

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

3 No demolition and/or construction works shall take place outside 08:00 hour to 18:00 Mondays to Fridays and 08:00 hours to 14:00 hours on Saturdays nor at any time on Sundays or Bank Holidays.

Reason: To comply with Local Plan Policy G1 and Policy DMG1 of the Core Strategy (Regulation 22 Submission Draft). To ensure that the amenities, which local residents can reasonably expect to enjoy, are adequately protected.

- 4 No development shall commence, until a demolition and construction method statement has been submitted to and approved in writing by, the local planning authority. The approves 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,
  - storage of plant and materials used during the development, C.
  - wheel washing facilities, d.
  - measures to control the emission of dust, dirt, noise, vibration and light during the development, e.
  - f. a scheme for recycling/disposing of waste resulting from demolition and construction works,
  - details of the level of excavation required, and g.
  - mitigation measures for the protection of trees on adjacent sites. h.

Reason: To comply with Local Plan Policy G1 and Policy DMG1 of the Core Strategy (Regulation 22 Submission Draft). To ensure that the amenities, which local residents can reasonably expect to enjoy

5 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 June 2013.

Reason: To ensure that no species/habitat protected by the Wildlife and Countryside Act 1981 are destroyed, and to protect the bat population from damaging activities and reduce or remove the impact of development.

3/2013/0544 **Billington and Langho** 

Applications for full consent

**Development Description:** 

**Grid Reference** 370489 433849

**Development Address: Decision Date:** 

Sherwood York Lane Langho 09/08/2013 Lancashire BB6 8DW

Proposed rear single storey extension and side second

storey extension plus re-roofing front roof slope.

Officer: Mark Baldry

APPROVED WITH CONDITIONS **Decision Type:** 

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: 20:13:1027:2

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

3 Site contractors & site project managers shall be made aware of the legal protection afforded all species of bats in the UK. The building contractors shall take additional care when removing fascia boards, verge tiles & ridge tiles.

Timing of works:

Avoid removing roofing materials between May & August, remove lower roof tiles, battens & under felt carefully by hand.

Maternity roosts - 1st of October to 1st of May Summer roosts - 1st of September to 1st of May Hibernation roosts - 1st of May to 1st of October

Mating/swarming roosts - 1st of November to 1st of August

In the event that any bats are found or disturbed during any part of the development/roofing work, all work shall cease until further advice has been sought from a licensed ecologist.

Reason: To ensure that 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 (Regulatio

3/2013/0545 Longridge

Applications for full consent

**Development Description:** 

**Grid Reference** 360626 437164

Development Address:

09/08/2013 3 Fleming Square Longridge

Lancashire PR3 3RT

Proposed single storey rear extension and internal

alterations.

Officer: Graeme Thorpe

Decision Type: APPROVED WITH CONDITIONS

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

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

2 The permission shall relate to the development as shown on Plan Reference Number's 0426/93 Drawing no. 10 (Proposed and Existing Plans) and 0426/93 Drawing No. 11A.

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 and ENV16 of the Ribble Valley Districtwide Local Plan, the adopted Supplementary Planning Guidance - "Extensions and Alterations to Dwellings" and Core Strategy 2008-2028 Regulation 22 Submission Draft Policies DMG1, DME4 and DMH5.

3/2013/0549 Clitheroe

05/08/2013

Applications for full consent

**Development Description:** 

Grid Reference

441936

374514

Decision Date:

Development Address:

Central Garage Back York Street

Clitheroe Lancashire BB7 2DW

Proposed demolition of the existing redundant garage and

provision of car parking for The Grand.

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 12.48/PL01, 12.48/ExO, 12.48/ExO1, 12.48/ExO2 and 12.48/SKO1.

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

3 No demolition and/or construction works shall take place outside 08:00 hour to 18:00 Mondays to Fridays and 08:00 hours to 14:00 hours on Saturdays nor at any time on Sundays or Bank Holidays.

Reason: To comply with Local Plan Policy G1 and Policy DMG1 of the Core Strategy (Regulation 22 Submission Draft). To ensure that the amenities, which local residents can reasonably expect to enjoy, are adequately protected.

- 4 No development shall commence, until a demolition and construction method statement has been submitted to and approved in writing by, the local planning authority. The approves 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 during the development,
  - d. wheel washing facilities,
  - e. measures to control the emission of dust, dirt, noise, vibration and light during the development,
  - f. a scheme for recycling/disposing of waste resulting from demolition and construction works,
  - g. details of the level of excavation required, and
  - h. mitigation measures for the protection of trees on adjacent sites.

Reason: To comply with Local Plan Policy G1 and Policy DMG1 of the Core Strategy (Regulation 22 Submission Draft). To ensure that the amenities, which local residents can reasonably expect to enjoy

5 The car parking spaces and manoeuvring areas shall be marked out in accordance with the approved plan before the use of the extended site hereby permitted becomes operative.

Reason: To comply with Policies G1 and ENV16 of the Ribble Valley Districtwide Local Plan, and Policies DMG1and DME4 of the Core Strategy (Regulation 22 Submission Draft), in order to prevent an unecessary visual impact upon this location within the Conservation Area.

6 The development hereby permitted shall not be commenced until details of the landscaping of the southeastern and northeastern boundaries of the site have been submitted to, and approved in writing by, the Local Planning Authority.

Reason: To comply with Policies G1 and ENV16 of the Ribble Valley Districtwide Local Plan, and Policies DMG1and DME4 of the Core Strategy (Regulation 22 Submission Draft), in order to prevent an unecessary visual impact upon this location within the Conservation Area.

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

Reason: To ensure that no species/habitat protected by the Wildlife and Countryside Act 1981 are destroyed, and to protect the bat population from damaging activities and reduce or remove the impact of development.

8 Prior to the commencement of the use of the extended car parking area, the applicant shall provide details of a signage scheme to be implemented on site that will seek to encourage patrons of The Grand to leave the site in a courteous manner and have regard to neighbouring residents.

Reason: To comply with Local Plan Policy G1 and Policy DMG1 of the Core Strategy (Regulation 22 Submission Draft). To ensure that the amenities, which local residents can reasonably expect to enjoy, are adequately protected.

3/2013/0557 Chipping

09/08/2013

Grid Reference

Applications for full consent

Development Description: 374170 441987
Proposed change of use from holiday let to residential unit.

Decision Date: Development Address:

Cragg House Out Lane Chipping

Lancashire PR3 2NQ

Officer: Mark Baldry
Decision Type: REFUSED

1 The proposed change of use would not be in accordance with the National Planning Policy Framework (NPPF) presumption in favour of sustainable development and it would be contrary to guidance within the 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 a new dwelling. There are no exceptional circumstances that override this concern.

3/2013/0563 **Bowland Forest (Higher)** 

Applications for Temporary consent

**Development Address:** 

Land adjacent to Foot Holme 08/08/2013

Pumping Station Dunsop Bridge

Lancashire

**Development Description:** 

**Grid Reference** 365256

453013

Retain temporary use of an area to the South of Foot Holme pumping station as an area for site cabins, car parking and material store to enable works to restore flow

to areas of the Ribble catchment.

Officer: John Macholc

Decision Date:

**Decision Type:** APPROVED WITH CONDITIONS

1 The permission shall relate to the development as shown on Plan References 0578/80025030/04/21/2003, 0578/80025030/04/21/2004 and 0578/80025030/04/21/2005.

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

2 The building hereby permitted, and any ancillary works and structures shall be removed on or before 31st December 2014 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 ..... and retention of the development on a permanent basis would be contrary to the provisions of Policies G1, ENV1 and of the Ribble Valley Districtwide Local Plan and DMG1 and DMG2 of the Core Strategy Regulation 22 Submission Draft.

3/2013/0570 Osbaldeston

**Decision Date:** 

Applications for full consent

**Development Address:** 

Chamonix Osbaldeston Lane 09/08/2013

Osbaldeston Lancashire BB2 7LT

**Grid Reference** 

432047

**Development Description:** 364681 Proposed remodelling of first floor bedroom, additional

bedroom over garage, new roof pitch and replacement

windows throughout.

Officer: Mark Baldry

APPROVED WITH CONDITIONS **Decision Type:** 

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 16th July 2013 carrying drawing No: PL-01 Rev A.

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".

3/2013/0576 Newton

> Applications for full consent **Development Description:**

**Grid Reference** 369756 450501

**Development Address:** Proposed Oak Framed Orangery extension. **Decision Date:** 

Bowland House Newton-in-Bowland 09/08/2013 Lancashire BB7 3DY

Officer: Stephen Kilmartin

**Decision Type:** APPROVED WITH CONDITIONS

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

Reason: Required to be imposed pursuant to Section 18 of the Planning (Listed Building and Conservation Areas) Act 1990.

2 The building shall be faced in natural stone and roofed in a natural slate to match those on the existing building unless alternative materials have first been agreed in writing with the Local Planning Authority.

Reason: In accordance with Policies G1 and ENV1r of the Ribble Valley Districtwide Local Plan, policies DMG1, EN2, DME2, EN5 and DME4 of the Ribble Valley Core Strategy (Regulation 22 Submission Draft) and the adopted Supplementary Planning Guidance - "Extensions and Alterations to Dwellings" ensuring a satisfactory standard of external appearance given the location of the property in the Newton Conservation Area

3 The permission shall relate to the development as shown on Plans Reference: 17506/03 and 17506/04.

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

3/2013/0577 Chipping

Officer:

Alter or Extend a Listed Building

**Development Address:** Decision Date:

Brabins Almshouses 29-33 Windy 09/08/2013

2GD

Street Chipping Lancashire PR3

Claire Booth

**Decision Type:** APPROVED WITH CONDITIONS **Development Description:** 

Proposed erection of a heritage plaque to the front of the property. To be fixed to the wall using stainless steel rawlbolts that would be fixed into the mortar course so as

not to damage the stonework.

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

Reason: Required to be imposed pursuant to Section 18 of the Planning (Listed Building and Conservation Areas) Act 1990.

2 The exact siting of the plague shall be submitted to and approved in writing before the implementation of the works.

Reason: In order to safeguard the character and appearance of the listed building and conservation area in accordance with Policies ENV16, ENV19 and ENV20 of the Ribble Valley Districtwide Local Plan and Policy DME4 of the Ribble Valley Core Strategy (Regulation 22 Submission Draft).

3 The plaque shall be fixed to wall mortar only and not wall stonework.

Reason: In order to safeguard the historic fabric of the listed building in accordance with Policies ENV19 and ENV20 of the Ribble Valley Districtwide Local Plan and Policy DME4 of the Ribble Valley Core Strategy (Regulation 22 Submission Draft.

3/2013/0578 Chipping

Alter or Extend a Listed Building

**Development Address: Decision Date:** 

09/08/2013

Wolfen Hall Chipping Preston Lancashire

**Development Description:** 

**Development Description:** 

New porch to front elevation.

New porch to front elevation.

**Grid Reference** 360662 444765

**Grid Reference** 

443214

362328

Officer: Adrian Dowd **Decision Type: REFUSED** 

1 The proposal has an unduly harmful impact upon the character (including setting) and significance of the listed building because of the porch's incongruity and dominance in the formal and symmetric front elevation, the prominence given to a secondary element of the facade and the obscuring of important historic features.

3/2013/0579 Chipping

**Decision Date:** 

Applications for full consent

**Development Address:** 

Wolfen Mill Chipping Preston 09/08/2013

Lancashire PR3 2NZ

Officer: Adrian Dowd **Decision Type: REFUSED** 

**Grid Reference** 

360662 444765

1 The proposal has an unduly harmful impact upon the character (including setting) and significance of the listed building because of the porch's incongruity and dominance in the formal and symmetric front elevation, the prominence given to a secondary element of the facade and the obscuring of important historic features. This is contrary to Policies ENV19, G1 and H10 of the Ribble Valley Districtwide Local Plan, National Planning Policy Framework paragraph 131 (the desirability of sustaining and enhancing significance and of new development making a positive contribution to local character and distinctiveness) and paragraph 132 (great weight to the conservation of a designated heritage asset), adopted Supplementary Planning Guidance 'Extensions and Alterations to Dwellings' and Ribble Valley Core Strategy Regulation 22 Submission Draft Policies DME4 and DMG1.

3/2013/0611 **West Bradford** 

Non-Material amendment

**Development Address: Decision Date:** 

29 Eastfield Drive West Bradford 05/08/2013

Lancashire BB7 4TQ

**Development Description:** 

**Grid Reference** 374500 444819

Application for a non-material amendment to planning permission 3/2013/0102P to extend the dormer windows to

the East and West elevations.

Officer: Mark Baldry

APPROVED WITH CONDITIONS **Decision Type:** 

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

Proposed Drawings Proposed Elevations: Drawing No: 2914/200a Proposed Drawings Proposed Plans: Drawing No: 2914/200a

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

plans.

3/2013/0644 **Bolton-by-Bowland, Gisburn Forest and Sawley** 

Application for tree works

**Development Description:** 

**Grid Reference** 374170 441987

**Development Address:** Minor reshaping to crown of ash tree.

**Decision Date:** 

5 Cowper Place Sawley 08/08/2013

Officer: **David Hewitt** 

**Decision Type:** APPROVED WITH CONDITIONS

- 1 All tree work hereby granted consent shall be in accordance with BS3998 for tree work
- 2 There shall be no deviation from the tree work hereby granted consent
- 3 Consent is hereby granted for Crown Reduction to balance the crown in accordance with the details of the application as submitted.
- 4 Consent is hereby granted for dead wood pruning

3/2013/0678 **Billington and Langho** 

Application for tree works

**Development Description:** 

**Grid Reference** 

441987

374170

**Development Address: Decision Date:** 

4 The Woodlands Brockhall Village 08/08/2013

**BB6 8BH** 

Raise canopy of horse chestnut tree and sycamore tree in

front garden.

Officer: **David Hewitt** 

APPROVED WITH CONDITIONS **Decision Type:** 

1 Consent is hereby granted for Crown Lifting to give adequate clearance for domestic vehicles and pedestrians in accordance with the details included in the application as submitted.