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RIBBLE VALLEY BOROUGH COUNCIL

Planning Applications decided week ending: 13 September 2013

3/2012/1065

Decision Date:
10/09/2013

Ribchester
Applications for full consent

Development Address:
Crow Wood Ward Green Lane
Ribchester Lancashire BB7 3ZA

Development Description:
Proposed multi-purpose agricultural building on land adjacent to Ward Green Lane.

Grid Reference	
362841	437294

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 Location Plan and Drawing Number: TR/JP/3520C both received on the 23 May 2013.

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

3/2013/0307

Decision Date:
11/09/2013

Longridge
Reserved Matters (following outline)

Development Address:
Land off Preston Road Longridge
Lancashire

Development Description:
Application for approval of reserved matters following outline approval for the erection of 58 no. dwellings including details of layout, scale, appearance and landscaping.

Grid Reference	
360094	436116

Officer: Graeme Thorpe
Decision Type: APPROVED WITH CONDITIONS

1 This permission shall be implemented in accordance with the proposals as detailed on drawings:

01: RC/PL/001 Rev A PLanning Layout (As amended 26th July 2013)
02: D3779.001D Site Layout/ Mitigation Plan (As amended 30th August 2013)
03: D3779.001E Planting Plan (As amended 30th August 2013)
04: MH/CRO/001
05: MH/CRO/002
06: MH/BED/001
07: MHDAR/001
08: MH/DAR/002
09: MH/BUT/001
10: MH/BUT/002
11:MH/ORW/001
12: MH/ORW/001
13: MH/ORW/002
14: MH/YAR/001
15: MH/NEV/001
16: MH/STE/001
17: MH/STE/002
18: MH/TRA/001
19: MHTRA/002
20: MH/DAR/001(sp)
21: MH/DAR/002 (sp)
22: MH/TRA/001 (sp)
23: MH/TRA/002 (sp)
24: MH/STE/001 (sp)
25: MH/STE/002 (sp)
26: MH/SG/001
27: MH/TG/001
28: MH/DG/001
29: MH/TPG/001

2 The approved landscaping scheme submitted with this application shall be implemented in the first planting season following occupation or use of the development 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 original planted.

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 Core Strategy 2008 - 2028 Regulation 22 Submission Draft.

3 Notwithstanding the submitted details no development approved by this permission shall be commenced until design details and specifications of the internal streetscape and its associated lighting, street furniture, walls, fencing and boundary treatments has been submitted to and approved in writing by the Local Planning Authority. The works shall then be completed in accordance with approved details.

REASON: In the interests of the visual amenities of the area in accordance with Policies G1 and ENV1 of the Ribble Valley Districtwide local Plan and Policies DMG1 and DMG2 of the Core Strategy 2008 - 2028 Regulation 22 Submission Draft.

4 Precise specifications and samples of walling and roofing materials and details of any window and door surrounds including materials to be used shall have been submitted to and approved in writing by the Local Planning Authority before their use in the proposed works.

REASON: In order that the Local Planning Authority may ensure that the materials to be used are appropriate to the locality in accordance with Policies G1 and ENV16 of the Ribble Valley Districtwide Local Plan and Policies DMG1, DMG2 and DME4 of the Core Strategy 2008 - 2028 Regulation 22 Submission Draft, ensuring a satisfactory standard of appearance and given its location.

3/2013/0461

Clayton-le-Dale

Applications for full consent

Development Address:

Low Farm Ribchester Road Clayton-Le-Dale Lancashire BB1 9EE

Development Description:

Proposed demolition of a redundant building and the erection of detached annex accommodation.

Grid Reference	
367145	433172

Decision Date:

13/09/2013

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 This permission shall be implemented in accordance with the proposals as detailed on drawings:

01: BS.11-179/04 Rev B Proposed Elevations/Floorplans - Amended 12th September 2013.
02: BS.11-179/03 Rev B Proposed Siteplan - Amended 12th September 2013.

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

3 The proposed development shall only be occupied as an extended family unit in conjunction with the property to which it is attached or related to and it shall not be used as a separate unit.

Reasons: In order to comply with Policies G1 and H9 of the Ribble Valley Districtwide Local Plan and Policies DMG1, DMG2 and DMH3 of the Ribble Valley Core Strategy Regulation 22 Submission Draft. The division of the dwelling into separately occupied units could be injurious to the amenities of the neighbouring occupiers and to the character of the area and would require further consideration by the Local Planning Authority.

4 Precise specifications or samples of walling and roofing materials 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 G1of the Ribble Valley Districtwide Local Plan and policies DMG1 and DME2 of the Ribble Valley Core Strategy (Regulation 22 Submission Draft) ensuring a satisfactory standard of appearance given the location of the property.

3/2013/0493

Decision Date: 10/09/2013

Officer: Claire Booth

Decision Type: APPROVED WITH CONDITIONS

Billington and Langho

Non-Material amendment

Development Address:
Woodside Whalley Old Road
Billington Lancashire BB7 9JF

Development Description:
Application for a non-material amendment to planning permission 3/2013/0131P to allow a small change to the new chimney between the existing drawing room and the new Orangery Garden Room extension, effectively reinstating what would have been an original chimney. As this original chimney would have continued up to roof level through the window to the master bedroom in the end gable of the South West elevation, we have reduced the width of the chimney at first floor level to allow a smaller window to be installed on either side of the chimney stack.

Grid Reference	
371879	434461

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

1924.PL.001 Rev. D - Proposed Plans and Elevations.

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

3/2013/0511

Decision Date: 13/09/2013

Officer: Graeme Thorpe

Decision Type: APPROVED WITH CONDITIONS

Whalley

Outline

Development Address:
Land off Clitheroe Road Barrow
Clitheroe Lancashire BB7 9AQ

Development Description:
Outline application for residential development (nine dwellings).

Grid Reference	
373620	437794

1 Application for approval of reserved matters must be made not later than the expiration of three years beginning with the date of this permission and the development must be begun not later than whichever is the later of the following dates.

(a) The expiration of three years from the date of this permission; or
(b) The expiration of two years from the final approval of the reserved matters or, in the case of approval on different dates, the final approval of the last such matter to be approved.

REASON: In order that the Local Planning Authority shall be satisfied as to the details and because the application was made for outline permission and comply with Policy G1 of the Ribble Valley Districtwide Local Plan.

2 The permission shall relate to the development as shown on Plan Drawing number TRI-0953-01, TRI-0953-02 and Tri-0953-03.

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

3 Detailed plans indicating,

(i) the access onto the site including sight lines,
(ii) the layout of the site,
(iii) the external appearance and scale of the dwellings,
(iv) the landscaping and boundary treatments,
(v) parking and manoeuvring arrangements of vehicles, including a contoured site plan showing existing features, and
(vi) the proposed slab floor level and road level,
(called the reserved matters), shall be submitted to and approved by the Local Planning Authority before development commences.

REASON: To comply with Policies G1 and ENV3 of the Ribble Valley Districtwide Local Plan, and Policies DMG1 and DME2 of the Core Strategy (Regulation 22 Submission Draft), and in order that the Local Planning Authority should be satisfied as to the details and because the application was made for outline permission.

4 The development shall not begin until a scheme to secure the affordable housing has been submitted to and approved in writing by the Local Planning Authority. The affordable housing shall be provided in accordance with the approved scheme, unless otherwise agreed in writing with the local planning authority, and shall meet the definition of affordable housing in Annex 2 of the NPPF or any future guidance that replaces it. The scheme shall include:

i) the numbers, type, tenure and location on the site of the affordable housing provision to be made which shall consist of not less than 30% of housing units;
ii) the timing of the construction of the affordable housing and its phasing in relation to the occupancy of the market housing;
iii) the arrangements for the transfer of the affordable housing to an affordable housing provider;
iv) the arrangements to ensure that such provision is affordable for both first and subsequent occupiers of the affordable housing; and
v) the occupancy criteria to be used

5 With reference to any future reserved matters application, the approved dwellings shall be within the scale parameters highlighted within the Design and Access Statement submitted with the application.

REASON: In the interests of visual amenity and the potential impact upon the amenity of the occupiers of the adjacent neighbouring properties, in accordance with Policies G1 and ENV3 of the Ribble Valley Districtwide Local Plan, and Policies DMG1 and DME2 of the Core Strategy (Regulation 22 Submission Draft).

6 The development hereby approved shall not exceed the erection of 9 dwellings in accordance with the submitted planning application forms.

REASON: To ensure that there is no ambiguity in the decision notice over the amount of development hereby approved.

7 The development hereby permitted shall not be commenced until such time as a scheme to dispose of foul drainage has been submitted to, and approved in writing by, the Local Planning Authority. The scheme shall be submitted as approved.

REASON: To ensure that the development does not increase the risk of pollution to controlled waters in accordance with Policy G1 of the Ribble Valley Districtwide Local Plan and Policy DMG1 of the Core Strategy (Regulation 22 Submission Draft).

8 Notwithstanding any indication on the approved plans, no development approved by this permission shall commence until a scheme for the disposal of foul and surface waters has been submitted to and approved in writing by the Local Planning Authority. For the avoidance of doubt, surface water must drain separate from the foul unless otherwise agreed in writing by the Local Planning Authority, no surface water will be permitted to discharge directly or indirectly into existing foul, combined or surface water sewerage systems. The development shall be completed, maintained and managed in accordance with the approved details.

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

9 Unless otherwise agree in writing by the Local Planning Authority, no building shall be erected within 3 metres of any public sewer.

REASON: To protect existing service infrastructure.

10 If any tree felling or hedgerow removal is carried out during the bird -breeding season it shall be preceded by a pre-clearance nesting bird survey by an experienced ecologist/ornithologist. If nesting birds are found an exclusion zone shall be maintained around any occupied nest and these areas shall not be cleared until declared free of nesting birds by an ecologist/ornithologist.

REASON: To ensure that bird species are protected and their habitat enhanced in accordance with the Wildlife & Countryside Act 1981 as amended, the conservation [Natural Habitats & c.] Regulations 1994 and the District Wide Local Plan. To protect species protected in law/of conservation concern against harmful activities of development, as trees and hedgerows are important for bird species as identified on the RSPB register of birds of conservation concern/East Lancashire Ornithological database.

11 If works are required in the proximity of the watercourse, the contractor must provide a method statement to ensure that any silt or other pollutants including hydrocarbons are not released into the water feature, with extra vigilance considered during periods of wet weather or high flows. Any dewatering works must pass through adequate silt removal apparatus prior to returning to the watercourse.

REASON: All works within the vicinity of any watercourse should be in accordance with the EA Pollution Prevention Guidance.

12 No part of the development shall take place until an updated ecological survey has been carried out during the optimum period. The results of the updated survey shall be submitted to the Local Planning Authority and if such a use by a protected species of any part of the land included in the planning permission granted is established, a mitigation scheme including appropriate protected species license details, if required, shall be submitted to the Local Planning Authority before any work commences on the approved development.

The actions, methods & timings included in the mitigation measures identified and the conditions of any Natural England License shall be fully implemented and adhered to.

REASON: The timing of the ecological appraisal dated January 2013 was outside the optimum period for assessing some habitats and species of flora and fauna.

13 Prior to commencement of any site works including delivery of building materials and excavations for foundations or services, all trees identified in the Arboricultural Development Report dated January 2013 shall be protected in accordance with the BS5837 2012 [Trees in Relation to Demolition, Design & Construction] the details of which shall be agreed in writing and implemented in full under the supervision of a qualified arboriculturalist and in liaison with the Council's Countryside/Tree Officer.

A tree protection - monitoring schedule shall be agreed and tree protection measures inspected by the local planning authority before any site works are begun and 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 redistribut

14 With reference to any future reserved matters application, measures to enhance the biodiversity of the site, as referenced at paragraph 4.11 of the Ecological Appraisal Survey Report, shall be submitted as part of the reserved matters for the site.

REASON: In accordance with paragraphs 109 and 118 of the NPPF, and to ensure that species are protected and their habitat enhanced in accordance with the Wildlife & Countryside Act 1981 as amended, and the Conservation [Natural Habitats & c.] Regulations 1994.

3/2013/0535

Aighton, Bailey & Chaigley

Applications for full consent

Development Address:

Land adjacent 10 The Dene Hurst Green Clitheroe BB7 9QF

Development Description:

The erection of a single cottage (alternative scheme to planning permission 3/2011/0618)

Grid Reference	
368342	437933

Decision Date:

06/09/2013

Officer: Graeme Thorpe

Decision Type: APPROVED WITH CONDITIONS

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

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

2 The permission shall relate to the development as shown on Plan Reference number 4378-02C.

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

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

REASON: In order that the Local Planning Authority may ensure that the materials to be used are appropriate to the locality in accordance with Policies G1, ENV1 and ENV16 of the Ribble Valley Districtwide Local Plan and Policies DMG1, DME2 and DME4 of the Core Strategy (Regulation 22 Submission Draft).

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

REASON: To comply with Policies G1, ENV1 and ENV16 of the Ribble Valley Districtwide Local Plan and Policies DMG1, DME2 and DME4 of the Core Strategy (Regulation 22 Submission Draft), to ensure a satisfactory standard of appearance in the interests of visual amenity.

5 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 between the new dwelling and No 10 The Dene.

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 specie

6 The access to the proposed development shall remain ungated in perpetuity.

REASON: To permit vehicles to pull clear of the carriageway when entering the site.

7 The vehicular parking and turning space shall be laid out as detailed on the submitted plans and be available for use before the development is brought into use.

REASON: Vehicles reversing to and from the highway are a hazard to other road users.

8 Before the access is used for vehicular purposes, the parking and turning space detailed on the submitted plans shall be appropriately paved in tarmacadam, concrete, block paviours, or other approved materials.

REASON: To prevent loose surface material from being carried onto the public highway thus causing a potential source of danger to other road users.

9 The highway verge of The Dene between the pumping station access and Dene Bridge shall cleared of the existing shrubs and bushes down to verge level before any development takes place within the site. The Highway Authority or a contractor approved by the Highway Authority shall carry out this work at the applicant's expense. This verge shall remain clear in perpetuity.

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

10 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2008 (or any Order amending, revoking 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, ENV1 and ENV16 of the Ribble Valley Districtwide Local Plan and Policies DMG1, DME2 and DME4 of the Core Strategy (Regulation 22 Submission Draft).

11 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2008 (or any Order amending, revoking or re-enacting that Order) the dwelling 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 (Regulation 22 Submission Draft).

12 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2008 (or any Order amending, revoking or re-enacting that Order) any future additional walls or fences as defined in Schedule 2, 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 Policies G1, ENV1 and ENV16 of the Ribble Valley Districtwide Local Plan and Policies DMG1, DME2 and DME4 of the Core Strategy (Regulation 22 Submission Draft), in the interests of safeguarding any adjacent residential amenity or visual amenity.

3/2013/0623

Decision Date:
10/09/2013

Simonstone
Applications for full consent

Development Address:
Farthings Whins Lane Simonstone
Lancashire BB12 7QT

Development Description:
Reconstruction of fire damaged first floor dormer roof, with extension of existing footprint to rear.

Grid Reference	
377322	435190

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 development hereby approved shall be carried out in complete accordance with drawing references Farthings/13/02 and Farthings 13/04 received on 8th July 2013.

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

3 Once works commence on the site, should site operatives discover any adverse ground conditions and suspect it to be contaminated, they should report this to the Site Manager and the Contaminated Land Officer at Ribble Valley Borough Council. Works in that location should cease and the problem area roped off. A Competent Person shall be employed to undertake sampling and analysis of the suspected contaminated materials and a Report which contains details of sampling methodologies and analysis results, together with remedial methodologies, shall be submitted to the Local Planning Authority for approval in writing. The approved remediation scheme shall be implemented prior to further development works taking place and prior to occupation of the development. On completion of the development/remedial works, a Verification Report shall be submitted to and approved in writing by the Local Planning Authority to demonstrate that all works were completed in accordance with the agreed Remediation Statement.

Reas

4 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, the adopted Supplementary Planning Guidance - 'Extensions and Alterations to Dwellings' and Policies DMG1 and DMH5 of the Ribble Valley Core Strategy (Regulation 22 Submission Draft).

3/2013/0637

Billington and Langho

Applications for full consent

Grid Reference
370624 434874

Development Description:
Proposed design amendments to current planning permission ref: 3/2009/0133P associated with the proposed alterations and extension of the main hotel to create larger private dining room, 4no. new guest bedrooms, improved kitchen and staff welfare facilities, offices, storage and student bedroom space and associated perimeter external works and terrace.

Decision Date:
13/09/2013

Development Address:
Northcote Northcote Road Langho Lancashire BB6 8BE

Officer: Graeme Thorpe

Decision Type: APPROVED WITH CONDITIONS

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

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

2 The permission shall relate to the development as shown on Plan Drawing No's 3874-01, 3874-03, 3874-04, 3874-13B, 3874-1-13F, 3874-1-14G, 3874-1-15C and 3874-16.

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

3 This permission shall be implemented in accordance with the proposal as amended by letter and plan received on the9 August 2013.

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

3/2013/0647

Ribchester

Alter or Extend a Listed Building

Grid Reference
365388 435799

Development Description:
Proposed fabric repairs to external masonry including cleaning, re-pointing, redecoration of external joinery and repairs to well. Replacing modern windows with new timber windows. Removing modern tubular handrail and replacing with handrails either side of stair. Alterations to external hard landscaping finishes.

Decision Date:
10/09/2013

Development Address:
Stydd Almhouses Stydd Lane Ribchester Lancashire PR3 3YQ

Officer: Adrian Dowd

Decision Type: REFUSED

1 The proposal has an unduly harmful impact upon the character and significance of the listed building, the character and appearance of Ribchester Conservation Area and the setting of nearby listed buildings because the new windows would be conspicuous, overtly modern and would undermine the integrity of design of this prominent and dignified building. This is contrary to Policies ENV20, ENV16, ENV19 and G1 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) and Ribble Valley Core Strategy Regulation 22 Submission Draft Policies DME4 and DMG1.

3/2013/0655

Billington and Langho

Applications for full consent

Grid Reference
373242 435890

Development Description:
Proposed new balcony.

Decision Date:
13/09/2013

Development Address:
3 Bridge End Billington Whalley Lancashire BB7 9NU

Officer: Claire Booth

Decision Type: REFUSED

1 The proposal is considered contrary to the provisions of Policies G1 and ENV16 of the Ribble Valley Districtwide Local Plan, Whalley Conservation Area Appraisal, policies DMG1 and DME4 of the Ribble Valley Core Strategy (Regulation 22 Submission Draft), and Section 12 of the National Planning Policy Framework by virtue of its elevated siting and proposed materials being harmful to the character, appearance and significance of the building, a designated heritage asset, and the character, appearance and significance of the conservation area in which the property is set.

2 The proposal is considered contrary to Policies G1 and H10 of the Districtwide Local Plan and 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) as the proposal will have a significant effect on the established residential amenity of the the lower maisonette by its overbearing and oppressive impact on the habitable room directly below resulting in loss of light and its usage causing loss of amenity.

3/2013/0658

Bowland with Leagram

Discharge of Conditions

Development Address:
Park Style Leagram Chipping
Lancashire PR3 2QT

Decision Date:
10/09/2013

Development Description:
Application to discharge condition no. 7 (historic building record) and condition no. 8 (foul drainage) of planning permission 3/2013/0103P.

Grid Reference	
363190	445381

Officer: Graeme Thorpe
Decision Type: APPROVED WITH CONDITIONS

1 Condition no. 7 (historic building record), and Condition no. 8 (foul drainage).

3/2013/0660

Simonstone

Applications for full consent

Development Address:
18 Pollard Row Simonstone Lane
Simonstone Lancashire

Decision Date:
09/09/2013

Development Description:
Proposed two-storey extension to the rear.

Grid Reference	
377438	434145

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 development shall be carried out in complete accordance with drawing reference number 613-2.

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

3 The extension shall be faced in render and roofed in natural blue slate unless alternative materials have first been agreed in writing with the Local Planning Authority.

Reason: To ensure satisfactory external appearance, in accordance with Policy G1 of the Ribble Valley Districtwide Local Plan, the adopted Supplementary Planning Guidance 'Extensions and Alterations to Dwellings' and Policy DMG1 of the Ribble Valley Core Strategy Regulation 22 Submission Draft.

3/2013/0662

Wilpshire

Applications for full consent

Development Address:
5 Berkshire Close Wilpshire
Lancashire BB1 9NG

Decision Date:
09/09/2013

Development Description:
Ground floor extension to provide disabled bathroom facilities.

Grid Reference	
368917	433040

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 development shall be carried out in complete accordance with the submitted plans, received on 17th July 2013.

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

3 The materials used in the construction of the external surfaces of the development hereby permitted shall match those of the original dwelling in type, size, colour and texture unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure satisfactory external appearance, in accordance with Policies G1 and H10 of the Ribble Valley Districtwide Local Plan, the adopted Supplementary Planning Guidance 'Extensions and Alterations to Dwellings' and Policies DMG1 and DMH5 of the Ribble Valley Core Strategy (Regulation 22 Submission Draft).

4 The windows on the north and south elevations of the extension hereby permitted shall be fitted with obscure glazing (which shall have an obscurity rating of not less than 4 on the Pilkington glass obscurity rating or equivalent scale) and shall remain in that manner in perpetuity at all times.

Reason: To protect nearby residential amenity in accordance with Policies G1 and H10 of the Ribble Valley Districtwide Local Plan, the adopted Supplementary Planning Guidance - 'Extensions and Alterations to Dwellings' and Policies DMG1 and DMH5 of the Ribble Valley Core Strategy (Regulation 22 Submission Draft).

3/2013/0669

Whalley

Applications for full consent

Development Address:
22 Moor Field Whalley Lancashire BB7 9SA

Development Description:
Extension to rear of bungalow, extend the existing pitched roof over garage. (Retrospective).

Grid Reference	
372691	436948

Decision Date:
10/09/2013

Officer: Mark Baldry
Decision Type: APPROVED WITH CONDITIONS

1 The permission shall relate to the development as shown on Plan Reference: Dwg No 1 Rev A & Dwg No's 2,3,4,5.

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

2 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 anf DMH5 of the Ribble Valley Core Strategy 2008-2028 (Regulation 22 Submission Draft) and the adopted Supplementary Planning Guidance - "Extensions and Alterations to Dwellings".

3 The extension hereby approved shall be constructed with its East and West elevation windows obscure glazed and shall be maintained in that condition in perpetuity.

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).

3/2013/0674

Billington and Langho

Applications for full consent

Development Address:
88 Hillcrest Road Langho Lancashire BB6 8EN

Development Description:
Proposed dormer to front elevation to provide two additional bedrooms and bathroom and extension to existing rear dormer.

Grid Reference	
370386	433879

Decision Date:
13/09/2013

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: NI0068-P Rev A recieved by the LPA on 23/07/13.

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

3 The development hereby approved shall be finished with the precise exterior materials as stated on the submitted drawing (Plan ref: NI0068P Rev A) 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 Districtwide Local Plan and the adopted Supplementary Planning Guidance - "Extensions and Alterations to Dwellings".

4 No part of the development shall be commenced until a bat emergence survey has been carried out during the active season for bats (April - September) and the findings submitted to and agreed in writing with the Local Planning Authority. The details of which shall inform the progression of works and determine the need for a licence from Natural England.

Reason: To ensure that works progress legally with a licence if found necessary ensuring no bat habitat is lost through lack of information about their presence on site 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 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 & lead flashing.

Timing of works

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

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

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

Reason: To ensure that in the event that any bats are present there will be no adverse effects on the favourable conservation status of a bat population in accordance with Policy ENV7 of the Ribble Valley Districtwide Local Plan an

3/2013/0684 **Wiswell**

Discharge of Conditions

Development Address:
Dene Cottage 3 Back Lane Wiswell
Lancashire BB7 9BU

Development Description:
Application to discharge condition no. 3 (materials) of planning permission 3/2013/0399P

Grid Reference	
374574	437506

Decision Date:
13/09/2013

Officer: Mark Baldry
Decision Type: APPROVED NO CONDITIONS

1 Condition No.3 (Materials).

3/2013/0709 **Longridge**

Applications for full consent

Development Address:
Skretting Shay Lane Longridge
Preston PR3 3BT

Development Description:
Single storey extension to extend existing office

Grid Reference	
359504	436070

Decision Date:
13/09/2013

Officer: Graeme Thorpe
Decision Type: APPROVED WITH CONDITIONS

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

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

2 The permission shall relate to the development as shown on Plan Reference 'Existing Elevations', 'Existing Site plan and Elevations Rev-A', 'Proposed Elevations Rev-A', 'Proposed Site Plan and Elevations Rev-A' and 'Proposed Floor Plan and Elevations Rev-A'.

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

3 This permission shall be implemented in accordance with the proposal as amended by letter and plan received on the 2nd of August 2013.

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

4 One additional parking space is required on site and this shall be marked out and available for use before the use of the office building hereby permitted becomes operative. The details of the location shall be submitted to and approved in writing by the LPA.

REASON: To comply with Policy G1 of the Ribble Valley Districtwide Local Plan, and Policy DMG1 of the Core Strategy (Regulation 22 Submission Draft), and in order that the Local Planning Authority should be satisfied that sufficient parking is made available on site in the interests of highway safety.

3/2013/0803

Decision Date:
13/09/2013

Billington and Langho
Application for tree works

Development Address:
2 Highwoods Park Brockhall Village
Old Langho BB6 8HN

Development Description:
Fell one horse chestnut tree and replace with birch or rowan.

Grid Reference	
374170	441987

Officer: Phil Johnson
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 1x replacement tree of species Oak, or Holm Oak, or Beech, or Copper Beech shall be planted as close as is reasonably practicable to the original tree location within the planting season following the completion of felling works undertaken by permission of this consent. The Ribble Valley Borough Council Countryside Officer shall be notified in writing or by email on completion of replanting.

4 All works granted consent must be completed within 2 year[s] of the date of consent.