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RIBBLE VALLEY BOROUGH COUNCIL

Planning Applications decided week ending: 20 September 2013

3/2013/0110

Decision Date:
17/09/2013

West Bradford
Alter or Extend a Listed Building

Development Address:
Eaves Hall Moor Lane West
Bradford Lancashire BB7 3JG

Grid Reference
373820 444823

Development Description:
Proposed conversion of outbuildings to provide residential accommodation (stables conversion to three units and motor house conversion to two units), with associated provision of car parking and hard and soft landscaping to courtyard areas.

Officer: Adrian Dowd
Decision Type: APPROVED WITH CONDITIONS

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

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

2 This permission shall be implemented in accordance with the proposal as amended by letter and plan received on the 24/07/13 as it relates to Motor House proposal and plan references 12.501b12b,12.50pl.10b,12.511b10a and 12.511b12a.

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

3 Prior to commencement of any site works including delivery of building materials and excavations for foundations or services all existing trees identified on the plan drawing no 12.51 1b 10 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 measures inspected by the local planning authority before any site works are begun.

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 the protection/exclusion zone, in addition no impermeable surfacing shall be constructed within the protection zone.

No tree surgery or pruning shall be implemented with out prior written consent, which will only be granted when the local authority is satisfied that it is necessary is in accordance with BS3998 for tree work and

4 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

All roof works shall avoid the critical months of May, June, July, and August & September.

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

Roosting bats have been recorded in the Old Stable Block and it is likely that they are still present into the autumn months. Therefore to ensure that in the event that any bats are still present there will be no adverse effects on the favourable conservation status of a bat population and to comply with Policy ENV7 of the District wide Local Plan and DME3 of Core Strategy Regulation 22 Submission Draft.

5 No part of the development shall be commenced until all the highway works have been constructed in accordance with a scheme to include the resurfacing of the access and reinstatement of the dropped kerbs.The scheme shall be submitted to and approved by the Local Planning Authority in consultation with the Highway Authority.

Reason: To comply with Policy G1 of the Ribble Valley Districtwide Local Plan and to enable all construction traffic to enter and leave the premises in a safe manner without causing a hazard to other road users.

6 The car park shall be surfaced or paved in accordance with a scheme to be approved by the local planning authority and the car parking spaces and manoeuvring areas marked out in accordance with the approved plan, before the use of the premises hereby permitted becomes operative and thereafter retained in perpetuity.

Reason: To comply with Policies G1, T1, T7 and T8 of the Ribble Valley Districtwide Local Plan and to allow for the effective use of the parking areas.

7 Before the use of the site hereby permitted is brought into operation, facilities shall be provided within the site by which means the wheels of vehicles may be cleaned before leaving the site.

Reason: To comply with Policy G1 of the Ribble Valley Districtwide Local Plan and to avoid the possibility of the public highway being affected by the deposit of mud and/or loose materials thus creating a potential hazard to road users.

8 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. a

1 The proposal would be unduly harmful to the character, setting and significance of the listed building because of the loss of important historic fabric and the incongruous, conspicuous and visually intrusive additions to the motor house. This is contrary to Policies ENV20 and ENV19 of the Ribble Valley Districtwide Local Plan, Policy DME4 of the Ribble Valley Core Strategy Regulation 22 Submission Draft and National Planning Policy Framework paragraph 131 (the desirability of sustaining and enhancing the significance of heritage assets and new development making a positive contribution to local character and distinctiveness) and 132 (conservation of the significance of a designated heritage asset).

3/2013/0111

Decision Date:
17/09/2013

West Bradford
Applications for full consent

Development Address:
Eaves Hall Moor Lane West
Bradford Lancashire BB7 3JG

Grid Reference
373820 444823

Development Description:
Proposed conversion of outbuildings to provide residential accommodation (stables conversion to three units and motor house conversion to two units), with associated provision of car parking and hard and soft landscaping to courtyard areas.

Officer: Adrian Dowd
Decision Type: APPROVED WITH CONDITIONS

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

Reason: Required to be imposed pursuant to Section 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 24/07/13 as it relates to Motor House proposal and plan references 12.501b12b,12.50pl.10b,12.511b10a and 12.511b12a.

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

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 & lead flashing.

Timing of works

All roof works shall avoid the critical months of May, June, July, and August & September.

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

Roosting bats have been recorded in the Old Stable Block and it is likely that they are still present into the autumn months. Therefore to ensure that in the event that any bats are still present there will be no adverse effects on the favourable conservation status of a bat population and to comply with Policy ENV7 of the District wide Local Plan and DME3 of Core Strategy Regulation 22 Submission Draft.

4 Prior to commencement of any site works including delivery of building materials and excavations for foundations or services all existing trees identified on the plan drawing no 12.51 1b 10 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 measures inspected by the local planning authority before any site works are begun.

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 the protection/exclusion zone, in addition no impermeable surfacing shall be constructed within the protection zone.

No tree surgery or pruning shall be implemented with out prior written consent, which will only be granted when the local authority is satisfied that it is necessary is in accordance with BS3998 for tree work and

5 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.

6 Before the use of the site hereby permitted is brought into operation, facilities shall be provided within the site by which means the wheels of vehicles may be cleaned before leaving the site.

Reason: To comply with Policy G1 of the Ribble Valley Districtwide Local Plan and to avoid the possibility of the public highway being affected by the deposit of mud and/or loose materials thus creating a potential hazard to road users.

7 The car park shall be surfaced or paved in accordance with a scheme to be approved by the local planning authority and the car parking spaces and manoeuvring areas marked out in accordance with the approved plan, before the use of the premises hereby permitted becomes operative and thereafter retained in perpetuity.

Reason: To comply with Policies G1, T1, T7 and T8 of the Ribble Valley Districtwide Local Plan and to allow for the effective use of the parking areas.

8 No part of the development shall be commenced until all the highway works have been constructed in accordance with a scheme to include the resurfacing of the access and reinstatement of the dropped kerbs.The scheme shall be submitted to and approved by the Local Planning Authority in consultation with the Highway Authority.

Reason: To comply with Policy G1 of the Ribble Valley Districtwide Local Plan and to enable all construction traffic to enter and leave the premises in a safe manner without causing a hazard to other road users.

1 The proposal would be unduly harmful to the character, setting and significance of the listed building because of the loss of important historic fabric to the motor house, incongruous, conspicuous and visually intrusive additions to the motor house and site landscaping. This is contrary to Policies ENV20, ENV19 and G1 of the Ribble Valley Districtwide Local Plan, Policies DME4 and DMG1 of the Ribble Valley Core Strategy Regulation 22 Submission Draft and National Planning Policy Framework paragraph 131 (the desirability of sustaining and enhancing the significance of heritage assets and new development making a positive contribution to local character and distinctiveness) and 132 (conservation of the significance of a designated heritage asset).

2 The proposal would be significantly harmful to the residential amenities of the occupiers of the proposed dwellings by virtue of noise, odours and deleterious air quality emissions from the adjacent hotel. This is contrary to Policy G1 of the Ribble Valley Districtwide Local Plan and Policy DMG1 of the Ribble Valley Core Strategy Regulation 22 Submission Draft.

3/2013/0461

Clayton-le-Dale

Applications for full consent

Development Address:

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

Grid Reference

367145 433172

Development Description:

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

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.

3/2013/0502

Longridge

Applications for full consent

Development Address:

Seven Acre Cottage Forty Acre Lane Longridge Lancashire

Grid Reference

361318 438130

Development Description:

Proposed demolition of the existing dwelling and erection of a new dwelling. Please note previous approvals 3/2005/0155P and 3/2010/0325P.

Decision Date:

18/09/2013

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 construction of the replacement dwelling only as shown on Drawing Number CS/13/0502/1. No permission is granted for the detached garage also shown on that Drawing Number.

Reason: For the avoidance of doubt and to ensure that the development is carried out in accordance with the submitted drawing including the note by the agent dated 17/4/2013 that the garage is not included in this planning application.

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 Core Strategy 2008-2028- A Local Plan for Ribble Valley Regulation 22 Submission Draft.

4 Vehicular access to the replacement dwelling hereby permitted shall be provided by the new access and driveway for which permission was granted on appeal in respect of planning application 3/2012/0259/P (Appeal Decision Letter dated 13 March 2013 - ref: APP/T2350/A/12/2183013). This access/driveway shall be formed in accordance with the following requirements:

1. Notwithstanding Condition Number 3, and any indications of materials given on the approved plan or in the supporting documentation, the access drive shall not be brought into use to serve the replacement dwelling hereby permitted until it has been surfaced in accordance with details that have first been submitted to and approved in writing by the Local Planning Authority.
2. Before the access drive is used to serve the replacement dwelling hereby permitted, it shall be constructed to a minimum width of 5 metres for a minimum distance of 5 metres back from thr nearside edge of the carriageway of Forty Acre Lane. This section of the access drive

5 Unless otherwise agreed in writing with the Local Planning Authority the demolition of the existing dwelling and construction of the replacement dwelling shall be carried out in strict accordance with the recommendations of the Protected Species Survey Report dated 23 May 2013 that was submitted with the application.

Reason: To ensure that no species/habitat protected by the Wildlife and Countryside Act 1981 are destroyed; to ensure that there are 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 order to comply with Policy ENV7 of the Ribble Valley Districtwide Local Plan and Policy DME3 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 extensions and/or alterations to the dwelling including any development within the curtilage as defined in Schedule 2 Part 1 Classes A to E shall not be carried out unless a further Planning Permission has first been granted in respect thereof.

Reason: In the interests of the amenity of the area 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.

3/2013/0511

Whalley

Outline

Development Address:

Land off Clitheroe Road Barrow
Clitheroe Lancashire BB7 9AQ

Grid Reference

373620 437794

Development Description:

Outline application for residential development (nine dwellings).

Decision Date:

13/09/2013

Officer: Graeme Thorpe

Decision Type: APPROVED WITH CONDITIONS

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.

3/2013/0548

Decision Date:
19/09/2013

Read
Applications for full consent
Development Address:
Glenlivet Straits Lane Read
Lancashire BB12 7PE

Development Description:
Proposed two-storey and single storey extensions.
Re-submission of 3/2013/0175P.

Grid Reference	
376734	434638

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 building shall be faced and roofed in materials to match those on the existing building respectively unless alternative materials have first been agreed in writing with the Local Planning Authority.

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 Notwithstanding the submitted details, no part of the development shall be commenced until details of the proposed forecourt parking, including land-levels and proposed boundary/retaining wall treatments are submitted to and approved by the Local Planning Authority in consultation with the Highway Authority.

Reason: 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) and to ensure the safety of the immediate highway network.

3/2013/0618

Decision Date:
18/09/2013

Bolton-by-Bowland, Gisburn Forest and Sawley
Applications for full consent
Development Address:
Forest Becks Brow Forest Becks
Bolton-by-Bowland Lancashire

Development Description:
Proposed replacement holiday home.

Grid Reference	
374165	441802

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 21335/01, the Amended Site Location Plan dated the 23rd of July 2013 and the Amended Proposed Site Plan dated the 2nd of September 2013.

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

3 The unit 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, ENV1 and RT1 of the Ribble Valley Districtwide Local Plan and Core Strategy 2008/2028 Regulation 22 Submission Draft Policies DMG1, DME2 and DMB3. 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 The access shall be surfaced in permanent pavement materials and have a sealed tarmacadam or similar approved surfacing material between the edge of carriageway and a point 10m back from the road edge.

REASON: Tto avoid dragging loose stones and mud onto the public highway as an aid to road safety in accordance with Policy G1 of the Districtwide Local Plan and Policy DMG1 of the Core Strategy 2008/2028 Regulation 22 Submission Draft.

5 Before the access is used for vehicular purposes, any gateposts erected at the access shall be positioned at least 6m behind the nearside edge of the carriageway and visibility splay fences or walls shall be erected from the gateposts to the existing highway boundary, such splays shall be 45° to the centre line of the access. The gates shall open away from the highway. Should the access remain ungated 45° splays shall be provided between the highway boundary and points on either side of the drive measured 5m back from the nearside edge of the carriageway.

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

6 The exact extent of usable curtilage surrounding the chalet is that depicted on the amended proposed site plan dated the the 2nd of September 2013.

REASON: For the avoidance of doubt as the further extension of the defined curtilage would require further consent and in this lcoation the Council would seek to resist this.

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 25th of June 2013.

REASON: To ensuring 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.

8 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking or re-enacting that Order) any future extensions and/or alterations to the dwelling, any future additional structures, hard standing or fences as defined in Schedule 2 Part 1 Classes A to H, and Part II Class A, shall not be carried out without the formal written consent of the Local Planning Authority.

REASON: In the interests of the amenity of the area in accordance with Policies G1 and ENV1 of the Ribble Valley Districtwide Local Plan and Core Strategy 2008/2028 Regulation 22 Submission Draft Policies DMG1 and DME2.

9 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. 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, the developer shall submit written confirmation, in the form of a Verification Report, to the LPA, that all works were completed in accordance with the agreed Remediation Statement.

REASON: To ensure that t

3/2013/0637

Decision Date:
13/09/2013

Billington and Langho
Applications for full consent

Development Address:
Northcote Northcote Road Langho
Lancashire BB6 8BE

Officer: Graeme Thorpe
Decision Type: APPROVED WITH CONDITIONS

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.

Grid Reference	
370624	434874

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.

3/2013/0655

Decision Date:
13/09/2013

Billington and Langho
Applications for full consent
Development Address:
3 Bridge End Billington Whalley
Lancashire BB7 9NU

Development Description:
Proposed new balcony.

Grid Reference	
373242	435890

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.

3/2013/0664

Decision Date:
16/09/2013

Clitheroe
Applications for full consent
Development Address:
5 Knunck Knowles Drive Clitheroe
Lancashire BB7 2JF

Development Description:
Proposed residential extension above garage.

Grid Reference	
374086	442487

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: JCP/0343a.

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

3 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 5th July 2013.

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

3/2013/0667

Decision Date:
16/09/2013

Mellor
Applications for full consent
Development Address:
3 Huntsmans Cottages Woodfold
Park Mellor Blackburn Lancs

Development Description:
Proposed single storey extension to a semi-detached house.

Grid Reference	
374170	441987

Officer: John Macholc
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 References PL12B, PL13B and PL11A.

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 & 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 sought 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 the event that any bats are present they will be protected

3/2013/0674

Decision Date:
13/09/2013

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

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

3/2013/0675

Aighton, Bailey & Chaigley

Applications for full consent

Development Address:

Quakerfield House Lambing Clough Lane Hurst Green Lancs

Grid Reference

368462 437747

Development Description:

Proposed alterations to raise height of the roof to form bedrooms to roofspace, including dormer windows. Proposed extensoin to front elevation to form porch and dressing room over.

Decision Date:

17/09/2013

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 numbers 13/2068/1, Existing Roof Plan A4 and Location Plan A4.

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

3 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 18 July 2013.

Reason: To ensuring 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.

4 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 by the local planning authority.

The details shall be submitted on a building dependent bird/bat species development site plan and include details of plot numbers and the numbers of per individual building/dwelling and type. The details shall also identify 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 those dwellings/buildings during the actual construction of those individual identified on the submitted plan before the development is first brought into use, unless otherwise agreed in writing by the local planning authority.

REASON: To ensure that bird and bat species are prote

5 No development or works to the roof of the building shall take place until a dusk emergence survey and/or dawn re-entry survey (during the optimal survey peiod of 1 May to 30 September) for the presence of bats/a bat roost has been carried out.

The survey report shall be submitted in writing to the Local Planning Authority and include details of any mitigation measures required. The mitigation measures shall then all be implemented during the approved works to the satisfaction of the Local Planning Authority, with any amendments approved in writing.

REASON: To ensure that there are no adverse effects on the favourable conservation status of a bat population before and during the proposed development and to ensure that bat 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.

6 The dressing room window on the front (south facing) elevation of the new porch extension shall be obscure glazed and remain in that manner in perpetuity, unless otherwise agreed in writing with the Local Planning Authority.

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

3/2013/0676

Clitheroe

Applications for full consent

Development Address:
5 Abbot Walk Clitheroe Lancashire BB7 1JE

Grid Reference
375005 441679

Development Description:
Proposed single storey rear extension and two-storey side extension following the partial demolition of the conservatory. Re-submission.

Decision Date:
17/09/2013

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: PHD/RM/1000 - Proposed Plans/ Elevations & Section.

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 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 19th July 2013.

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

3/2013/0677

Sabden

Certificate of Lawfulness - Existing

Development Address:
Cobden Farm Bungalow Watt Street Sabden Lancashire

Grid Reference
377022 436494

Development Description:
Application for a Lawful Development Certificate for the existing use of a dwelling house without compliance with an agricultural occupancy condition.

Decision Date:
17/09/2013

Officer: Daniela Ripa
Decision Type: APPROVED NO CONDITIONS

Planning Applications decided week ending: 20 September 2013

3/2013/0681

Decision Date:
18/09/2013

Osbaldeston
Applications for full consent

Development Address:
Middle Studlehurst Barn
Osbaldeston Lane Osbaldeston
Lancs

Grid Reference
363996 433284

Development Description:
Proposed relocation of existing garage within residential curtilage (in replacement of previously approved garage PP 3/2012/0521P) and erection of single storey sunroom/shower room extension on site of existing garage to rear of dwelling.

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:

12.118/04 - Topographical Survey,
12.118/05/C - Proposed Extension, and,
12.118/06/A - Elevations (illustrating change in levels, steps, boundary wall and fence and gate).

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

3 Not withstanding the details stated on the application form 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 and Policies DMG1, DME4 and DMH4 of the RIbble Valley Core Strategy (Regulation 22 Submission Draft) to ensure a satisfactory standard of appearance in the interests of visual amenity.

3/2013/0682

Decision Date:
17/09/2013

Bowland with Leagram
Alter or Extend a Listed Building

Development Address:
Higher Lickhurst Farmhouse
Leagram Chipping Lancashire

Grid Reference
363685 445915

Development Description:
Proposed reinstatement of the property as a family home by way of extending the house into the ground floor adjoining ancillary farm building, and providing new sanitary facilities on the first floor. The property is also in need of urgent repairs in order to maintain this heritage asset.

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

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

1735.P.01 Rev B - Proposed Site Plan.
1735.P.02 Rev C - Proposed Floor Plans.
1735.P.03 Rev C - Proposed Elevations.
1735.P.04 Rev B - Proposed Services Layout.

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

3 Notwithstanding the details submitted precise details and specifications including materials, finish, texture and colour of all new windows and doors shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure that the new openings are sympathetic and in keeping with the character and significance of the Listed Building in accordance with Policy ENV20 of the Ribble Valley Districtwide Local Plan and Policy DME4 of the Ribble Valley Core Strategy 2008-2028 (Regulation 22 Submission Draft).

4 Precise details and specifications of the extent of repairs and methods to be used in repairing the existing windows and doors, including any internal doors shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure that the repairs to the existing windows and doors are sympathetic and in keeping with the character and significance of the Listed Building in accordance with Policy ENV20 of the Ribble Valley Districtwide Local Plan and Policy DME4 of the Ribble Valley Core Strategy 2008-2028 (Regulation 22 Submission Draft).

5 Precise details and specifications of the extent of any repairs and re-pointing to the existing walls of the dwelling including the materials and methods to be used shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure that the repairs to the walls are sympathetic and in keeping with the character and significance of the Listed Building in accordance with Policy ENV20 of the Ribble Valley Districtwide Local Plan and Policy DME4 of the Ribble Valley Core Strategy 2008-2028 (Regulation 22 Submission Draft).

6 Prior to its installation precise details of the replacement fireplace to be installed in the Dining Room shall be submitted to and approved in writing with the Local Planning Authority.

Reason: To ensure that the replacement fireplace is sympathetic and in keeping with the character and significance of the Listed Building in accordance with Policy ENV20 of the Ribble Valley Districtwide Local Plan and Policy DME4 of the Ribble Valley Core Strategy 2008-2028 (Regulation 22 Submission Draft).

3/2013/0683

Bowland with Leagram

Applications for full consent

Grid Reference

363685 445915

Development Description:

Proposed reinstatement of the property as a family home by way of extending the house into the ground floor adjoining ancillary farm building, and providing new sanitary facilities on the first floor. The property is also in need of urgent repairs in order to maintain this heritage asset.

Decision Date:

17/09/2013

Development Address:

Higher Lickhurst Farmhouse
Leagram Chipping Lancshire

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:

1735.P.01 Rev B - Proposed Site Plan.
1735.P.02 Rev C - Proposed Floor Plans.
1735.P.03 Rev C - Proposed Elevations.
1735.P.04 Rev B - Proposed Services Layout.

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

3 Notwithstanding the details submitted precise details and specifications including materials, finish, texture and colour of all new windows and doors shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure that the new openings are sympathetic and in keeping with the character and significance of the Listed Building in accordance with Policy ENV20 of the Ribble Valley Districtwide Local Plan and Policy DME4 of the Ribble Valley Core Strategy 2008-2028 (Regulation 22 Submission Draft).

4 Precise details and specifications of the extent of repairs and methods to be used in repairing the existing windows and doors, including any internal doors shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure that the repairs to the existing windows and doors are sympathetic and in keeping with the character and significance of the Listed Building in accordance with Policy ENV20 of the Ribble Valley Districtwide Local Plan and Policy DME4 of the Ribble Valley Core Strategy 2008-2028 (Regulation 22 Submission Draft).

5 Precise details and specifications of the extent of any repairs and re-pointing to the existing walls of the dwelling including the materials and methods to be used shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure that the repairs to the walls are sympathetic and in keeping with the character and significance of the Listed Building in accordance with Policy ENV20 of the Ribble Valley Districtwide Local Plan and Policy DME4 of the Ribble Valley Core Strategy 2008-2028 (Regulation 22 Submission Draft).

6 Prior to its installation precise details of the replacement fireplace to be installed in the Dining Room shall be submitted to and approved in writing with the Local Planning Authority.

Reason: To ensure that the replacement fireplace is sympathetic and in keeping with the character and significance of the Listed Building in accordance with Policy ENV20 of the Ribble Valley Districtwide Local Plan and Policy DME4 of the Ribble Valley Core Strategy 2008-2028 (Regulation 22 Submission Draft).

3/2013/0684

Decision Date: 13/09/2013

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

Officer: Mark Baldry
Decision Type: APPROVED NO CONDITIONS

1 Condition No.3 (Materials).

3/2013/0690

Decision Date: 18/09/2013

Billington and Langho

Applications for full consent

Development Address:
35 St Marys Drive Langho BB6 8DL

Development Description:
Single storey extension as per submitted plans

Grid Reference	
370589	434030

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: N1071 1 Rev A.

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 Districtwide Local Plan and the adopted Supplementary Planning Guidance - "Extensions and Alterations to Dwellings".

4 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

Planning Applications decided week ending: 20 September 2013

3/2013/0697

Whalley

Discharge of Conditions

Development Address:

31 Abbots Croft Whalley BB7 9RR

Development Description:

Discharge of condition 3 (Materials), condition 4 (obscure glazing) and condition 7 (desk study - land contamination)

Grid Reference

373020 436214

Decision Date:

18/09/2013

Officer: Mark Baldry

Decision Type: APPROVED NO CONDITIONS

1 Condition No.3 (Materials).
Condition No.4 (Obscure Glazing).
Condition No.7 (Desk Study).

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.

3/2013/0712

West Bradford

Variation of Condition

Development Address:

Land adjacent to 5 Hazeldene West
Bradford Lancashire BB7 4TD

Development Description:

Minor amendment to planning approval 3/2011/0533 for internal alterations, enlargement of dormer to stairwell and window to bedroom 4.

Grid Reference

374431 444533

Decision Date:

17/09/2013

Officer: Graeme Thorpe

Decision Type: APPROVED WITH CONDITIONS

1 The permission shall relate to the development as shown on Plan Drawing No's 4123 - 01, 4123 - 03C and 13/004/P01.

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

3/2013/0748

Decision Date:
19/09/2013

Billington and Langho
Applications for full consent

Development Address:
Nothcote Stud Northcote Road
Langho Blackburn Lancashire

Development Description:
Proposed extension to create a collecting arena and store to East and North of the existing building.

Grid Reference
370573 435176

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: PHD/RM/3000 and PHD/RM/4000.

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 constructed from the materials specified within the details submitted. The collecting arena shall be constructed from Yorkshire Boarding whilst the store and all roofing shall be finished in Olive Green profile sheeting.

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).

4 Prior to the commencement of the development hereby approved the site access between Northcote Road and the gates into the site shall be appropriately paved in tarmacadam or concrete.

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

3/2013/0753

Decision Date:
19/09/2013

Clitheroe
Applications for full consent

Development Address:
39 Bracken Hey Clitheroe
Lancashire BB7 1LW

Development Description:
Demolition of Existing conservatory and construction of a two storey extension to the dwelling

Grid Reference
375047 441985

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 building shall be faced and roofed in materials to match those on the existing building respectively unless alternative materials have first been agreed in writing with the Local Planning Authority.

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.

3/2013/0797

Decision Date:
19/09/2013

Clitheroe
Observations to Another Local Auth

Development Address:
Tops Farm Cross Edge Accrington
BB6 3SD

Development Description:
Installation of 1 no. Endurance E3120 36.6m nacelle height, 9.6m blade radius (50kW) wind turnbine located at, the land south of Tops Farm

Grid Reference
374165 441802

Officer: Mark Baldry
Decision Type: NO OBJECTIONS

3/2013/0803

Billington and Langho

Application for tree works

Development Address:

2 Highwoods Park Brockhall Village
Old Langho BB6 8HN

Decision Date:
13/09/2013

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.

3/2013/0809

Application for tree works

Development Address:

Salisbury Hall Newton in Bowland
Clitheroe BB7 3DZ

Decision Date:
20/09/2013

Development Description:
Fell 2 sycamores and replace with ornamental sumak

Grid Reference	
369649	450490

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. 2x replacement trees - 1x Sumac and 1 from either Oak, or Lime, or Beech - shall be planted in suitable locations within the garden of Salisbury Hall within 1 year of the completion of felling works undertaken by permission of this consent.
4. All works granted consent must be completed within 2 years of the date of consent.