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# RIBBLE VALLEY BOROUGH COUNCIL

**Planning Applications decided week ending: 4 October 2013**

**3/2013/0014**

**Decision Date:** 27/09/2013

**Clitheroe**
Outline
**Development Address:**
Land adjacent to St Paul's Church Edisford Road Clitheroe Lancs

**Grid Reference** 373139 441549

**Development Description:**
Outline planning application for residential development, including details of the means of access to the land.

**Officer:** Graeme Thorpe
**Decision Type:** APPROVED WITH CONDITIONS

**3/2013/0059**

**Decision Date:** 30/09/2013

**Rimington and Middop**
Applications for full consent
**Development Address:**
Rimington Caravan Park Crosshill Lane Rimington

**Grid Reference** 382416 447110

**Development Description:**
Extension of existing caravan park to allow for the creationof 38 timber lodges

**Officer:** Colin Sharpe
**Decision Type:** APPROVED WITH CONDITIONS

**3/2013/0171**

**Decision Date:** 01/10/2013

**Wiswell**
Discharge of Conditions
**Development Address:**
Land at Barrow Brook Barrow Clitheroe Lancashire BB7 9WA

**Grid Reference** 373742 438221

**Development Description:**
Application for the discharge of condition no. 5 (verification completion report) of planning permission 3/2010/0568P.

**Officer:** Colin Sharpe
**Decision Type:** APPROVED WITH CONDITIONS

**3/2013/0174**

**Decision Date:** 01/10/2013

**Wilpshire**
Discharge of Conditions
**Development Address:**
The Homestead Whalley Road Wilpshire Lancashire BB1 9LL

**Grid Reference** 369108 432960

**Development Description:**
Application to discharge condition no. 3 (tree protection measures), condition no. 4 (surface water regulation) and condition no. 5 (car park materials) of planning permission 3/2012/0760P.

**Officer:** Mark Baldry
**Decision Type:** APPROVED NO CONDITIONS

**3/2013/0279**

**Decision Date:** 04/10/2013

**Ribchester**
Applications for full consent
**Development Address:**
Old Buckley Farm Stoneygate Lane Knowle Green Lancashire PR3 2ZS

**Grid Reference** 364555 437228

**Development Description:**
Proposed erection of a lean-to agricultural building to provide a covered feed passage (Building 3).

**Officer:** Claire Booth
**Decision Type:** APPROVED WITH CONDITIONS

**Planning Applications decided week ending: 4 October 2013**

**3/2013/0280**

**Ribchester**

Applications for full consent

**Development Address:**
Old Buckley Farm Stoneygate Lane Ribchester Lancashire PR3 2ZS

**Grid Reference**
364555 437228

**Development Description:**
Proposed erection of a steel portal frame agricultural building for use as a covered manure store. (Building 1)

**Decision Date:**
04/10/2013

**Officer:** Claire Booth
**Decision Type:** APPROVED WITH CONDITIONS

**3/2013/0281**

**Ribchester**

Applications for full consent

**Development Address:**
Old Buckley Farm Stoneygate Lane Ribchester Lancashire PR3 2ZS

**Grid Reference**
364555 437228

**Development Description:**
Proposed erection of a steel portal frame agricultural building to house beef cattle. (Building 2)

**Decision Date:**
04/10/2013

**Officer:** Claire Booth
**Decision Type:** APPROVED WITH CONDITIONS

**3/2013/0349**

**Wiswell**

Applications for full consent

**Development Address:**
2 Chapel Fold Wiswell Lancashire BB7 9DE

**Grid Reference**
374543 437411

**Development Description:**
Proposed alterations to form new entrance into dwelling as well as relocating window to front elevation. The proposal also included first floor extension above new entrance to form new bathroom. Material to match existing dwelling.

**Decision Date:**
27/09/2013

**Officer:** Claire Booth
**Decision Type:** REFUSED

**3/2013/0445**

**Bolton-by-Bowland, Gisburn Forest and Sawley**

Applications for full consent

**Development Address:**
Higher Flass Farm Settle Road Bolton By Bowland Lancashire

**Grid Reference**
379107 453135

**Development Description:**
Proposed conversion of barn to form an agricultural workers dwelling. Re-submission of application 3/2012/0813P.

**Decision Date:**
27/09/2013

**Officer:** Claire Booth
**Decision Type:** REFUSED

**3/2013/0485**

**Longridge**

Applications for full consent

**Development Address:**
Roadside Farm Preston Road Longridge Lancashire PR3 3BL

**Grid Reference**
359941 435226

**Development Description:**
Proposed two-storey detached dwelling with integral garage.

**Decision Date:**
01/10/2013

**Officer:** Colin Sharpe
**Decision Type:** APPROVED WITH CONDITIONS

**3/2013/0488**

**Aighton, Bailey & Chaigley**

Applications for full consent

**Development Address:**
Higher Jud Falls Knowles Brow Stonyhurst Clitheroe BB7 9PR

**Grid Reference**
368914 439659

**Development Description:**
To form two residential dwellings at Higher Jud Falls

**Decision Date:**
04/10/2013

**Officer:** Colin Sharpe
**Decision Type:** APPROVED WITH CONDITIONS

**Planning Applications decided week ending: 4 October 2013**

**3/2013/0585**

**Salesbury**

Applications for full consent

**Development Address:**

Manor Court Phase 3 Salesbury Hall Road Salesbury Lancashire

**Grid Reference**

367239 435659

**Development Description:**

Proposed change of use of, and internal/external alterations to, former agricultural building to create new office accommodation (as extension to previously approved Manor Court Phase project 2), including improvements to existing courtyard to form additional parking and manoeuvering space.

**Decision Date:** 27/09/2013

**Officer:** John Macholc

**Decision Type:** APPROVED WITH CONDITIONS

**3/2013/0608**

**Clitheroe**

Applications for full consent

**Development Address:**

Flats above 31 & 33 Shawbridge Street Clitheroe Lancashire

**Grid Reference**

374654 441747

**Development Description:**

Proposed creation of decking area to the rear of the flats above 31 & 33 Shawbridge St.

**Decision Date:** 04/10/2013

**Officer:** Colin Sharpe

**Decision Type:** APPROVED WITH CONDITIONS

**3/2013/0612**

**Simonstone**

Applications for full consent

**Development Address:**

Tithe Barn House Whins Lane Simonstone Lancashire BB12 7QR

**Grid Reference**

377553 435426

**Development Description:**

Proposed change of use of existing detached stable block to a retirment bungalow for applicant. The present stable building has the visual appearance of a bungalow (See letter of intent).

**Decision Date:** 04/10/2013

**Officer:** Graeme Thorpe

**Decision Type:** APPROVED WITH CONDITIONS

**3/2013/0630**

**Billington and Langho**

S.106 Relaxation

**Development Address:**

1 Chapel Close Brockhall Village Old Langho Blackburn Lancs

**Grid Reference**

370030 436716

**Development Description:**

Application for the modification of the S.106 agreement to allow the whole house to be used as a residential dwelling.

**Decision Date:** 02/10/2013

**Officer:** Mark Baldry

**Decision Type:** APPROVED WITH CONDITIONS

**3/2013/0636**

**Whalley**

Applications for full consent

**Development Address:**

Aspinall Arms Hotel Mitton Road Mitton Whalley Lancashire

**Grid Reference**

374165 441802

**Development Description:**

Proposed refurbishment, extension and associated infrastructure to existing pub premises.

**Decision Date:** 04/10/2013

**Officer:** Stephen Kilmartin

**Decision Type:** APPROVED WITH CONDITIONS

**3/2013/0638**

**Clitheroe**

Applications for full consent

**Development Address:**

33 - 39 Carlton Place Clitheroe Lancashire BB7 1NG

**Grid Reference**

374519 441453

**Development Description:**

Demolition of existing 4no. 2 bed flats and garages and proposed erection of 8no. 1 bed flats and associated parking.

**Decision Date:** 01/10/2013

**Officer:** Stephen Kilmartin

**Decision Type:** APPROVED WITH CONDITIONS

**Planning Applications decided week ending: 4 October 2013**

**3/2013/0648**

**Decision Date:** 30/09/2013

**Bowland Forest (Lower)**

Applications for full consent

**Development Address:**

Browsholme Cotes Clitheroe Road Cow Ark Clitheroe Lancashire

**Grid Reference**

374170 441987

**Development Description:**

Proposed demolition of the existing dilapidated modern extension and replacement with a similar size stone and glazed Orangery.

**Officer:** Adrian Dowd

**Decision Type:** REFUSED

**3/2013/0649**

**Decision Date:** 30/09/2013

**Bowland Forest (Lower)**

Alter or Extend a Listed Building

**Development Address:**

Browsholme Cotes Clitheroe Road Cow Ark Clitheroe Lancashire

**Grid Reference**

368394 445162

**Development Description:**

Proposed demolition of the existing dilapidated modern extension and replacement with a similar size stone and glazed Orangery.

**Officer:** Adrian Dowd

**Decision Type:** REFUSED

**3/2013/0663**

**Decision Date:** 04/10/2013

**Horton**

Applications for full consent

**Development Address:**

4 Horton Lodge Horton Skipton Yorkshire BD23 3JX

**Grid Reference**

385863 449614

**Development Description:**

Proposed demolition of existing small study extension and erection of green oak frame and garden room.

**Officer:** Claire Booth

**Decision Type:** REFUSED

**3/2013/0679**

**Decision Date:** 01/10/2013

**Clitheroe**

Observations to Another Local Auth

**Development Address:**

Land off Ribblesdale Drive Grimsargh Preston Lancashire

**Grid Reference**

358517 433837

**Development Description:**

Outline application for residential development (Class C3) of 4.5 hectares of land for up to 70 dwellings with new highway access from Ribblesdale Drive, internal access road, landscaping and associated infrastructure.

**Officer:** Graeme Thorpe

**Decision Type:** obs to another authority

**3/2013/0685**

**Decision Date:** 27/09/2013

**Billington and Langho**

Applications for full consent

**Development Address:**

BRFC Senior Training Centre Brockhall Village Old Langho Lancs

**Grid Reference**

370138 436347

**Development Description:**

To install new ball stop netting and posts as existing 6m high posts and nets.

**Officer:** Mark Baldry

**Decision Type:** APPROVED WITH CONDITIONS

**3/2013/0688**

**Decision Date:** 04/10/2013

**Aighton, Bailey & Chaigley**

Applications for full consent

**Development Address:**

Winckley Hall Whalley Road Hurst Green Lancashire BB7 9PN

**Grid Reference**

370663 438595

**Development Description:**

Change of use of outbuildings to annex accommodation for the elderly relative with bedsit accommodatoin for carer and installation of 12 no. 1650 x 1000 PV Panels. External alterations including bay window to south elevation.

**Officer:** Colin Sharpe

**Decision Type:** APPROVED NO CONDITIONS

**Planning Applications decided week ending: 4 October 2013**

**3/2013/0710**

**Decision Date:** 30/09/2013

**Longridge**

Applications for full consent

**Development Address:**
57 Preston Road Longridge PR3 3AY

**Development Description:**
Dormer extensions and alterations

| Grid Reference | |
|---|---|
| 360091 | 436676 |

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

**3/2013/0714**

**Decision Date:** 30/09/2013

**Longridge**

Applications for full consent

**Development Address:**
20 Dilworth Lane Longridge PR3 3ST

**Development Description:**
Replacement dwelling

| Grid Reference | |
|---|---|
| 360858 | 437330 |

**Officer:** Graeme Thorpe
**Decision Type:** APPROVED WITH CONDITIONS

**3/2013/0719**

**Decision Date:** 30/09/2013

**Mellor**

Applications for full consent

**Development Address:**
20A The Hollies Church Lane Mellor Blackburn BB2 7JL

**Development Description:**
Remove current dwarf sandstone garden wall to highway (Church Lane). Rebuild wall in local sandstone, motar bedded to new height of 1.5 - 1.8metres inkeeping with local stone walls. Position and line of the new wall remains the same as current wall. Garden hedge/plants remove to allow construction.

| Grid Reference | |
|---|---|
| 365129 | 430668 |

**Officer:** Mark Baldry
**Decision Type:** REFUSED

**3/2013/0720**

**Decision Date:** 30/09/2013

**Whalley**

Applications for full consent

**Development Address:**
Barclays Bank Plc 67 King Street Whalley BB7 9SW

**Development Description:**
Installation of 1.No new air conditioning condenser unit to the rear of the property

| Grid Reference | |
|---|---|
| 373308 | 436227 |

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

**3/2013/0727**

**Decision Date:** 03/10/2013

**Sabden**

Discharge of Conditions

**Development Address:**
Cottages at Top Row Sabden Clitheroe Lancashire BB7 9HL

**Development Description:**
Application to discharge condition no. 8 (Velux rooflights), condition no. 11 (Bird/Bat habitat), condition no. 17 ( Building recording and analysis) and condition no. 18 (foul/surface water disposal) of planning permission 3/2013/0051P.

| Grid Reference | |
|---|---|
| 374170 | 441987 |

**Officer:** Graeme Thorpe
**Decision Type:** APPROVED WITH CONDITIONS

**3/2013/0729**

**Decision Date:** 02/10/2013

**Bolton-by-Bowland, Gisburn Forest and Sawley**

Applications for full consent

**Development Address:**
Nook Laithe Hellifield Road Bolton-by-Bowland Clitheroe Lancashire BB7 4NS

**Development Description:**
Proposed erection of an agricultural livestock building.

| Grid Reference | |
|---|---|
| 374170 | 441987 |

**Officer:** Claire Booth
**Decision Type:** APPROVED WITH CONDITIONS

**Planning Applications decided week ending: 4 October 2013**

**3/2013/0735**

**Decision Date:** 04/10/2013

**Longridge**
Applications for full consent
**Development Address:**
Seven Acre Cottage Forty Acre Lane Longridge Lancashire

**Development Description:**
Proposed new detached garage.

| Grid Reference | |
|---|---|
| 361318 | 438130 |

**Officer:** Colin Sharpe
**Decision Type:** APPROVED WITH CONDITIONS

**3/2013/0745**

**Decision Date:** 04/10/2013

**Longridge**
Applications for full consent
**Development Address:**
Plessington Court Brewery Street Longridge Lancashire PR3 3LY

**Development Description:**
Proposed erection of a new entrance porch and internal remodelling.

| Grid Reference | |
|---|---|
| 360542 | 437218 |

**Officer:** Graeme Thorpe
**Decision Type:** APPROVED WITH CONDITIONS

**3/2013/0754**

**Decision Date:** 30/09/2013

**Clitheroe**
Applications for full consent
**Development Address:**
James Alpe Accident Repair Centre Salthill Industrial Estate Lincoln Way Clitheroe Lancashire BB7 1QD

**Development Description:**
Erection of a portal frame to create a weatherproof cover to the existing car park

| Grid Reference | |
|---|---|
| 375210 | 442241 |

**Officer:** Stephen Kilmartin
**Decision Type:** APPROVED WITH CONDITIONS

**3/2013/0756**

**Decision Date:** 01/10/2013

**Longridge**
Applications for full consent
**Development Address:**
14 Inglewhite Road Longridge Lancashire PR3 3JS

**Development Description:**
Conversion of Existing dwelling to form 2 No residential Units

| Grid Reference | |
|---|---|
| 360169 | 437677 |

**Officer:** Daniela Ripa
**Decision Type:** APPROVED WITH CONDITIONS

**3/2013/0759**

**Decision Date:** 30/09/2013

**Clayton-le-Dale**
Discharge of Conditions
**Development Address:**
Clayton Manor Ribchester Road Wilpshire Blackburn BB1 9HU

**Development Description:**
Discharge of Condition No 7 of Planning Permission 3/2010/0424 with regards to Tree Protection Measures

| Grid Reference | |
|---|---|
| 368478 | 432571 |

**Officer:** Mark Baldry
**Decision Type:** APPROVED NO CONDITIONS

**3/2013/0807**

**Decision Date:** 01/10/2013

**Longridge**
Discharge of Conditions
**Development Address:**
Land at end of Severn Street Longridge Lancashire PR3 3ND

**Development Description:**
Discharge of condition 4 of planning consent 3/2010/0763

| Grid Reference | |
|---|---|
| 360533 | 437511 |

**Officer:** Graeme Thorpe
**Decision Type:** APPROVED NO CONDITIONS

**Planning Applications decided week ending: 4 October 2013**

**3/2013/0813**

**Decision Date:**
02/10/2013

**Billington and Langho**
Discharge of Conditions

**Development Address:**
Ashwood Brockhall Village Old Langho Blackburn Lancashire

**Grid Reference**
370231 436990

**Development Description:**
Discharge of Condition 3 of planning consent 3/2012/0734

**Officer:** Graeme Thorpe
**Decision Type:** APPROVED WITH CONDITIONS

**3/2013/0819**

**Decision Date:**
04/10/2013

**Clitheroe**
Certificate of Lawfulness - Proposed

**Development Address:**
7 Church Brow Gardens Clitheroe BB7 2AB

**Grid Reference**
374504 442068

**Development Description:**
Lawful Development Certificate for a proposed extension to existing garage to give extra floor space. Materials to be similar to existing.

**Officer:** Mark Baldry
**Decision Type:** REFUSED

**3/2013/0834**

**Decision Date:**
04/10/2013

**Whalley**
Application for tree works

**Development Address:**
Whalley Parish Council 16 The Dales Langho BB6 8BW

**Grid Reference**
373367 436213

**Development Description:**
Removal of deadwood on 2 poplars T4 & T9. Remove poplar T5

**Officer:** David Hewitt
**Decision Type:** APPROVED WITH CONDITIONS