APPROVED WITH CONDITIONS 15-9-06

3/2006/0673P

RIBBLE VALLEY BOROUGH COUNCIL
REGISTRATION SHEET

APPLICATION NO:	**3/2006/0673**	DATE VALID:	08-Aug-2006
		EXPIRY DATE:	~~**03 October 2006**~~ 7 November 2006
APPLICATION TYPE:	Applications for full consent		
DELEGATED:	Y/N	QUICK ACCESS	Mr S Ainsworth T/A
LOCATION:	**Greenbank Quarry Longridge**		
PROPOSAL:	**Alteration to approved site road and layout (part) and additional 4 chalets; associated engineering works**		
CASE OFFICER:	JM		
PARISH:	**Longridge**		
FEE DUE:	£4,505.00		
FEE RECEIVED:	£4,505.00	DATE:	RECEIPT NO: 9455
	£	DATE:	RECEIPT NO:
REFUND:	£		
GRID REF:	361870	438300	**DOE CODE:** ~~06~~ 01

Constraints		**Consultations**		**Neighbours** 11/8
TPO		Parish 11/8	✓	The Brows Farm, Higher Road
Hedgerow Notice		County Surveyor 11/8	✓	
SSSI		NW Water		
Biol Heritage		Environment Agency		
AHA		County Planning		
MNA		Rural Estates		
LFCZ		County Archaeology		
British Gas		Highway Agency		
Listed Building		English Heritage		
Conservation Area		English Nature		
Green Belt		Health & Safety		
Footpath Map see map	✓	CPRE		
ICI Ethylene Pipeline Zone		A Monuments Soc		
AONB (EIA Form)	✓	C British Arch		
		Georgian Group		

ADVERT REQUIRED		Adjacent LPA		
Listed Building		Other		
Affects the setting of Listed Building		English Sports Council		
Conservation Area		Env Impact Assessment		
Public Right of Way				
Departure		**Associated Application:**		
Major Development 18/8	Y			

HISTORY OF SITE

06/0138 05/0922 05/0503 02/0447 01/0490 01/0485 00/0208 97/0315 95/0080 93/0362 92/0064 4/2/1024 4/2/1119 LA 4/2/1309 4/2/1309/1 4/2/954

PASSED TO OFFICER:	✓	14/8
DISPLAY AT LIBRARY:		

RIBBLE VALLEY BOROUGH COUNCIL

Department of Development

Council Offices, Church Walk, Clitheroe, Lancashire, BB7 2RA

Telephone: 01200 425111 Fax: 01200 414488 Planning Fax: 01200 414487

Town and Country Planning Act 1990

PLANNING PERMISSION

APPLICATION NO: 3/2006/0673
DECISION DATE: 15 September 2006
DATE RECEIVED: 08/08/2006

APPLICANT:
Mr S Ainsworth
T/A Ribble Valley Luxury Homes Ltd
C/O Agent

AGENT:
Janet Dixon Town Planners Ltd
10A Whalley Road
CLITHEROE
BB7 1AW

DEVELOPMENT PROPOSED: Alteration to approved site road and layout (part) and additional 4 chalets; associated engineering works

AT: Greenbank Quarry Longridge

Ribble Valley Borough Council hereby give notice that **permission has been granted** for the carrying out of the above development in accordance with the application plans and documents submitted subject to the following condition(s):

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

   REASON: In order that the Local Planning Authority may ensure that the materials to be used are appropriate to the locality in accordance with Policy G1 of the Ribble Valley Districtwide Local Plan.

P.T.O.

3. The development hereby permitted shall not be commenced until details of the landscaping of the site, including wherever possible the retention of existing trees, have been submitted to, and approved in writing by, the Local Planning Authority. The scheme shall indicate, as appropriate, the types and numbers of trees and shrubs, their distribution on site, those areas to be seeded, turfed, paved or hard landscaped, including details of any changes of level or landform and the types and details of all fencing and screening.

   The approved landscaping scheme shall be implemented in the first planting season following occupation or use of the development, whether in whole or part and shall be maintained thereafter for a period of not less than 5 years to the satisfaction of the Local Planning Authority. This maintenance shall include the replacement of any tree or shrub which is removed, or dies, or is seriously damaged, or becomes seriously diseased, by a species of similar size to those originally planted.

   REASON: In the interests of the amenity of the area and to comply with Policy G1 of the Ribble Valley Districtwide Local Plan.

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

   REASON: In order to comply with Policies G1, ENV1 and RT1 of the Ribble Valley Districtwide Local Plan. 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.

Relevant planning policy

Policy G1 - Development Control.
Policy ENV1 - Area of Outstanding Natural Beauty.
Policy ENV7 - Species Protection.
Policy RT1 - General Recreation and Tourism Policy.
Policy RT19 - Development Which Prejudices Footpaths.
Policy RT20 - Countryside Recreation - Facilities.

Summary of reasons for approval

The proposal has no significant detrimental impact on residential amenity nor visual impact or highway safety.

Note(s)

1. For rights of appeal in respect of any condition(s)/or reason(s) attached to the permission see the attached notes.

2. The applicant is advised that should there be any deviation from the approved plan the Local Planning Authority must be informed. It is therefore vital that any future Building Regulation application must [redacted]pproved planning application

[redacted]

DIRECTOR OF DEVELOPMENT SERVICES

RECOMMENDATION FOR PLANNING AND DEVELOPMENT COMMITTEE

APPROVAL

DATE: **14 SEPTEMBER 2006**
REF: **JM/EL**
CHECKED BY:

APPLICATION NO: 3/2006/0673/P (GRID REF: SD 6198 3830)
PROPOSED ALTERATION TO APPROVE THE SITE ROAD AND LAYOUT AND ADDITIONAL 4 CHALETS AND ASSOCIATED ENGINEERING WORKS AT GREENBANK QUARRY, LONGRIDGE

PARISH COUNCIL:	Object to this application as only had the new plan and no overview of the original plan and it is unclear which are to be the 4 new chalets and unclear which section of the road is involved. A further letter also requests a meeting with officers to discuss various issues regarding the site but did not request any further information to assess their initial comments.
HIGHWAY AUTHORITY:	No objections.
NEARBY RESIDENTS AND STATUTORY ADVERTISEMENT:	No representations received.

Proposal

This scheme seeks detailed consent for alteration to an approved scheme in relation to the realignment of an internal road, the resiting of some of the chalets as well as the erection of an additional 4 chalets. The part of the site this relates to is the north west part of the site and is near the entrance to the site in front of the constructed main building and also backs on to the old Clitheroe Road from the rock face. Part of the purpose of this proposal is to bring the units further away from the rock face and to have one main internal roadway which would link to the individual chalets via private footpath and driveway. The realignment would allow for the introduction of additional chalets.

Site Location

The proposal is located on the outskirts of Longridge within the former quarry adjacent to the site of the static caravan site and is situated within the Area of Outstanding Natural Beauty.

Relevant History

3/95/0080/P – Outline application for development of 30 chalets. Approved with conditions.

3/01/0485/P – Reserved matters application for 30 chalets. Approved.

3/01/0419/P restaurant section area. Refused.

3/02/0447/P – Restaurant reception area. Approved.

3/05/0092/P – Substitution of holiday chalet types that incorporate balcony. Approved.

3/05/0503/P – 3 chalets. Approved.

3/06/0138/P – Two additional stone chalets. Refused.

3/06/0400/P – Erection of chalet and construction of stone boundary wall. Approved.

Relevant Policies

Policy G1 - Development Control.
Policy ENV1 - Area of Outstanding Natural Beauty.
Policy ENV7 - Species Protection.
Policy RT1 - General Recreation and Tourism Policy.
Policy RT19 - Development Which Prejudices Footpaths.
Policy RT20 - Countryside Recreation - Facilities.

Environmental, AONB, Human Rights and Other Issues

The main issues regarding this proposal relate to the visual impact caused by the realignment of the carriageway which is an internal road as well as the introduction of 4 new chalets. In relation to the extra units, I am satisfied that as the buildings would be effectively screened by existing buildings and ones that currently have detailed consent, the impact would be minimal. The total would now be 35 chalets. The proposal still has adequate landscaping elsewhere within the site and this current scheme has no introduced landscaping at the entrance to the site, which I believe is an important feature. The proposal will include hard landscaping as well as soft landscaping.

I am mindful of the concerns of the Town Council but consider that the overall impact will not be significant and as such, accept the proposal. I am aware that the original consent related to 30 units and this, given the previous approvals, will now total 38 units but do not consider these additional units would relate in a density that is inappropriate, nor would significantly harm the visual amenity of the area.

SUMMARY OF REASONS FOR APPROVAL

The proposal has no significant detrimental impact on residential amenity nor visual impact or highway safety.

RECOMMENDATION: That planning permission be GRANTED subject to the following condition(s):

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

   REASON: In order that the Local Planning Authority may ensure that the materials to be used are appropriate to the locality in accordance with Policy G1 of the Ribble Valley Districtwide Local Plan.

2. The development hereby permitted shall not be commenced until details of the landscaping of the site, including wherever possible the retention of existing trees, have been submitted

to, and approved in writing by, the Local Planning Authority. The scheme shall indicate, as appropriate, the types and numbers of trees and shrubs, their distribution on site, those areas to be seeded, turfed, paved or hard landscaped, including details of any changes of level or landform and the types and details of all fencing and screening.

The approved landscaping scheme shall be implemented in the first planting season following occupation or use of the development, whether in whole or part and shall be maintained thereafter for a period of not less than 5 years to the satisfaction of the Local Planning Authority. This maintenance shall include the replacement of any tree or shrub which is removed, or dies, or is seriously damaged, or becomes seriously diseased, by a species of similar size to those originally planted.

REASON: In the interests of the amenity of the area and to comply with Policy G1 of the Ribble Valley Districtwide Local Plan.

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

REASON: In order to comply with Policies G1, ENV1 and RT1 of the Ribble Valley Districtwide Local Plan. 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.

Planning Application

Town and Country Planning Act 1990
Please read the accompanying notes, form P1B, before answering each question. Please complete in BLOCK LETTERS.

Application No. 3 2 0 0 6 . 0 6 7 3 P
Date received 8 . 8 . 06
Fee paid £ 4505 . 00 Receipt No. 9455

Question 1

Name and Address of Applicant
MR S. AINSWORTH T/A
RIBBLE VALLEY LUXURY HOMES LTD
C/O Agent

Postcode

Tel. No.

Question 1a

Name and Address of Agent (if any)
JANET DIXON TOWN PLANNERS LTD
10A WHALLEY ROAD
CLITHEROE

Postcode BB7 1AW

Tel. No. 01200 425051

(Contact's name J. Dixon)

Question 2

Address or Location of Application Site – indicate on the plan any adjoining land in the applicants control

GREENBANK QUARRY
LONGRIDGE

DIRECTORATE OF
DEVELOPMENT
-8 AUG 2006
FOR THE
ATTENTION OF

Question 3

Accurate description of the proposed development (including site area if known)

ALTERATION TO APPROVED SITE ROAD AND LAYOUT (part) AND ADDITIONAL 4 CHALETS; ASSOCIATED ENGINEERING WORKS

Question 4

Type of application

Please state yes in the appropriate box

a. Full application for a change of use not involving any building works
b. Full application for a change of use and/or new building/engineering work or alterations — YES
c. Outline application for the erection of building(s)

(i) Please state yes/no which matters, if any, are being applied for

Siting	Design	Means of Access	External Appearance	Landscaping

(ii) For residential development give number and type of dwellings (indicate on separate sheet if necessary).

d. **Reserved Matters** application

(i) Please give reference number of outline permission .....

(ii) Please state yes/no which reserved matters are being dealt with in this application

Siting	Design	Means of Access	External Appearance	Landscaping

e. **Continuation of Temporary Permission**
Please give reference number of previous permission .....

f. **Modification or Removal of a Condition**
Please give the number of the planning permission and the relevant condition .....

Question 5 Access

	Please state Yes or No		Please state Yes or No
Does the proposal involve a new vehicular access?	No	an altered vehicular access?	NO
a new pedestrian access?	NO	an altered pedestrian access?	NO
Does there exist any public right of way within the application site?			YES

Question 6 Trees

Do you intend to prune or fell any trees as part of the proposed development? If yes, please show the tree(s) on the plan and describe the works proposed.

Please state Yes or No: NO

Question 7 Existing Uses

Describe the existing or, if vacant, the last use(s) of the site: HOLIDAY CHALETS

Question 8 Additional Information

a. Is the application for shopping, office, industrial, or other commercial use? If so, please complete a Planning Application (Part 2), form P1A

b. Is the application for or associated with the winning and working of minerals or waste disposal? If so, please complete a Planning Application (Part 3), form P1M.

Please state Yes or No: a. NO b. NO

Question 9 Drainage/Water Supply

a. How will surface water be dealt with?

b. How will sewage be dealt with? AS PREVIOUSLY APPROVED

c. How will water be supplied?

Question 10 Materials

If building works are proposed please describe all external materials, including roof materials (e.g. brick walls, colour, make and type and show them on your plan)

STONE - WALLS

SLATE - ROOF

Question 11 Plans

Please list the drawings and plans submitted with this application form (5 sets are required):

LOCATION , SITE

LAYOUT , CHALET DETAILS.

Question 12

Please read and then sign the following statement

Declaration

I wish to apply for planning permission for the development described in this application and accompanying plans and enclose the fee of £ 4505

[redacted] .....(~~Applicant~~/Agent) Date 4/8/06

Question 13

Certificate under Article 7 Town and Country Planning (General Development Procedure) Order 1995

Certificate A

I certify that on the day 21 days before the date of the accompanying application nobody, except the applicant, was the owner of any part of the land to which the application relates.

None of the land to which the application relates is, or is part of, an agricultural holding.

[redacted] .....(~~Applicant~~/Agent) Date 4/8/06

Application No 32006073P

Development Control Managers comments

Officer appraisal

Pre application advice given Y / N

Site details

Date of visit

History

Surrounding land uses and materials

Visual impact of proposal

Amenity considerations

Local plan & policy considerations

Any additional consultees?

Comments

RIBBLE VALLEY BOROUGH COUNCIL

lease ask for: John Macholc
direct line: 01200414502
planning fax: 01200 414487
my ref: NC2/3/2006/0673
your ref:
date: 11 August 2006

Council Offices
Church Walk, Clitheroe
Lancashire BB7 2RA

Tel: 01200 425111
Fax: 01200 414488
DX Clitheroe 15157
www.ribblevalley.gov.uk

Applicant: Mr S Ainsworth
Planning Application No: 3/2006/0673
Grid Ref: 361870 438300
Proposal: Alteration to approved site road and layout (part) and additional 4 chalets; associated engineering works
Location: Greenbank Quarry Longridge

Dear Sir/Madam

An application for planning permission for the development above has been made to the council. The plans may be inspected at these offices between 8.45am and 5.00pm on Mondays to Fridays.

Any representations you make about the proposal should be in writing and received within 21 DAYS of the date of this letter. Your letter will be acknowledged, but I regret that I cannot notify you personally of the decision on the application. You may be able to speak at the Planning and Development Committee meeting that considers this application, dates of Committee meetings are printed overleaf, for further information on public participation please contact John or Olwen on 01200 414408.

Under the provisions of the Local Government (Access to Information) Act 1985, any representations received will be available for inspection once the application has appeared on the committee agenda. Such representations will also be placed before the Committee.

Yours faithfully

[redacted]

on behalf of
DIRECTOR OF DEVELOPMENT SERVICES

The Owner And/Or Occupier
FILE COPY

NC

Chief Executive: David Morris MCIEH
Directors: John Heap B.Eng. C.Eng. MICE, Marshal Scott CPFA, Stewart Bailey BA. MBA. MRTPI

RIBBLE VALLEY BOROUGH COUNCIL

PLANNING & DEVELOPMENT COMMITTEE MEETING CYCLE 2006/2007

Day	Date	Time
Thursday	**25 May 2006**	**7.00pm**
Tuesday	**20 June 2006**	**7.00pm**
Thursday	**20 July 2006**	**7.00pm**
Tuesday	**15 August 2006**	**7.00pm**
Thursday	**14 September 2006**	**7.00pm**
Tuesday	**10 October 2006**	**7.00pm**
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Tuesday	**6 February 2007**	**7.00pm**
Thursday	**15 March 2007**	**7.00pm**
Tuesday	**3 April 2007**	**7.00pm**
Thursday	**26 April 2007**	**7.00pm**

NOTES

- You are advised to visit the Development Department to inspect the plans and fully assess the proposals. If you are unable to inspect the plans at the Council Offices plans may be available at the local Parish or Town Council.

- All applications are treated on their individual merits. If the application is a resubmission you WILL need to make new representation.

- Although all representations will be noted only material planning considerations are valid objections.

Examples of material considerations

- loss of light
- highway safety
- noise disturbance

Examples of non-material considerations

- loss of view
- devaluation of property

Application Number:
Date Received in Planning Office: 8.8.06

8.8.06 am JT	Vetted 8/8 am JS	Register 1 (paper register & inputting of application into MVM)	Plotted	Allocate Officer JM	Register 2 (Ack & Notify Neighbours & Register on MVM)	Given to Officer	Decision to manager to sign off	Decision sent out
In		AM 8 8-06 LB	PM 8.8.06 LB	PM 10.8.06 LB	PM 11.8.06 LB	PM 14.8.06		PM 15.9.06 LB

- Please initial and date at each stage
- Reason for invalidity:

Has this application been decided within 8 weeks (Yes)/No

Major applications decided within 13 weeks Yes/No

If no reason -

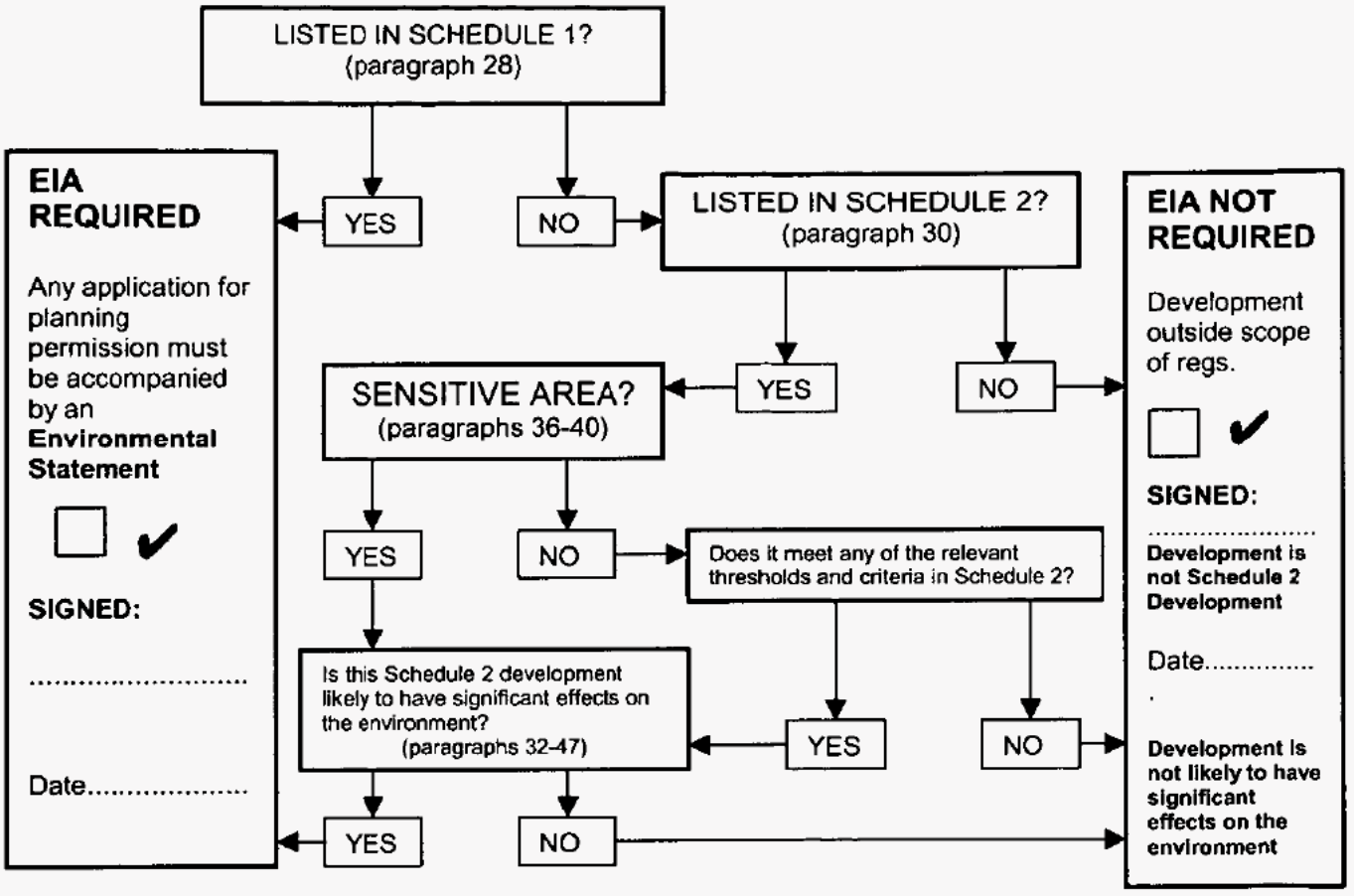
Greenbank Quarry, Longridge

Town and Country Planning
(Environmental Impact Assessment)
(England and Wales) Regulations 1999.

RIBBLE VALLEY BOROUGH COUNCIL

Screening opinion of Ribble Valley Borough Council as to whether an Environmental Impact Assessment is required in respect of the following development.

Application No: 03/~~00/0073~~ **Address** GREENBANK QUARRY, LONGRIDGE

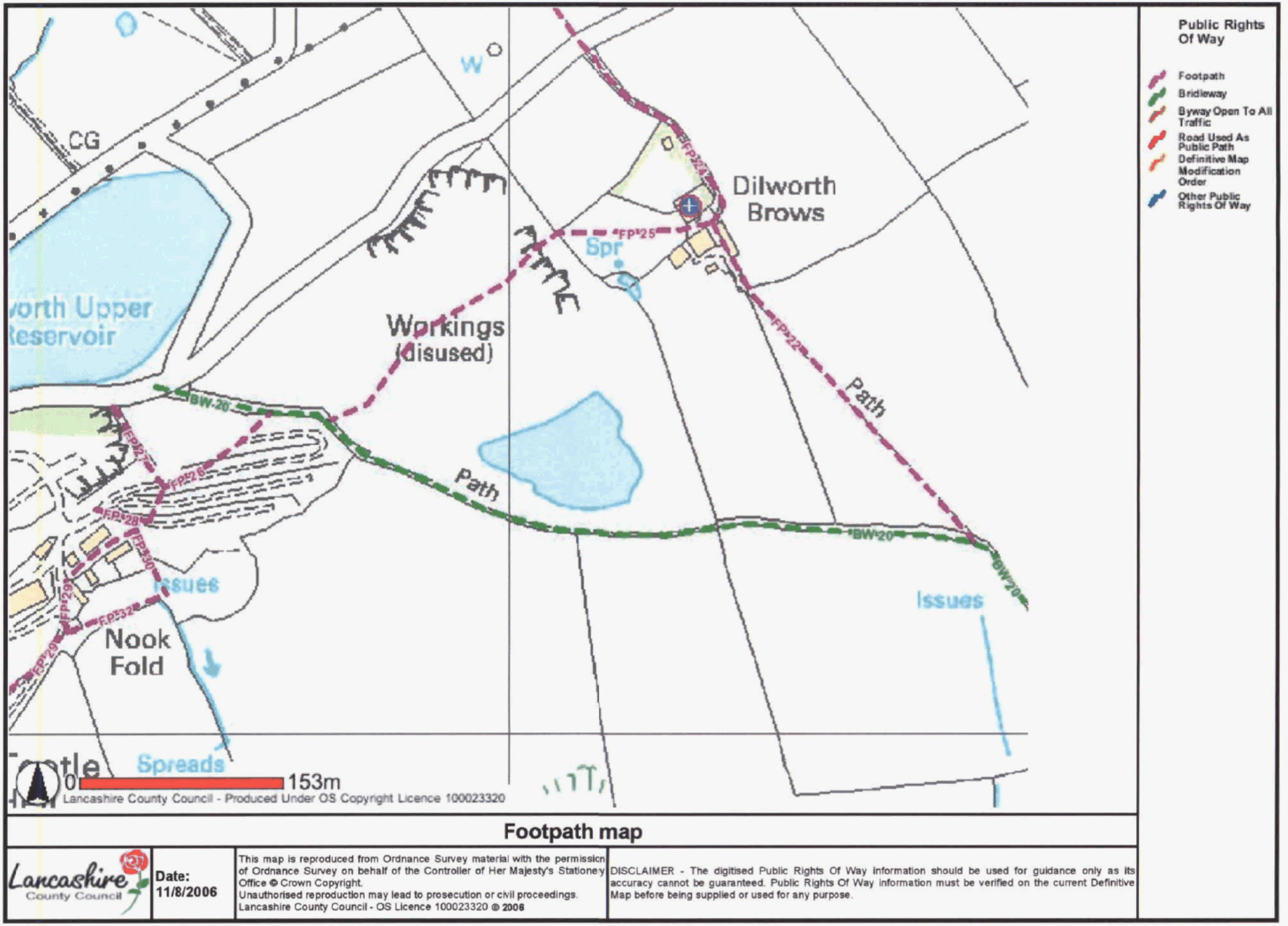


Additional Notes:



NEIGHBOUR NOTIFICATIONS

Scale: 1:2500 (c) Crown Copyright Reserved Licence No LA 100018641 11 August 2006



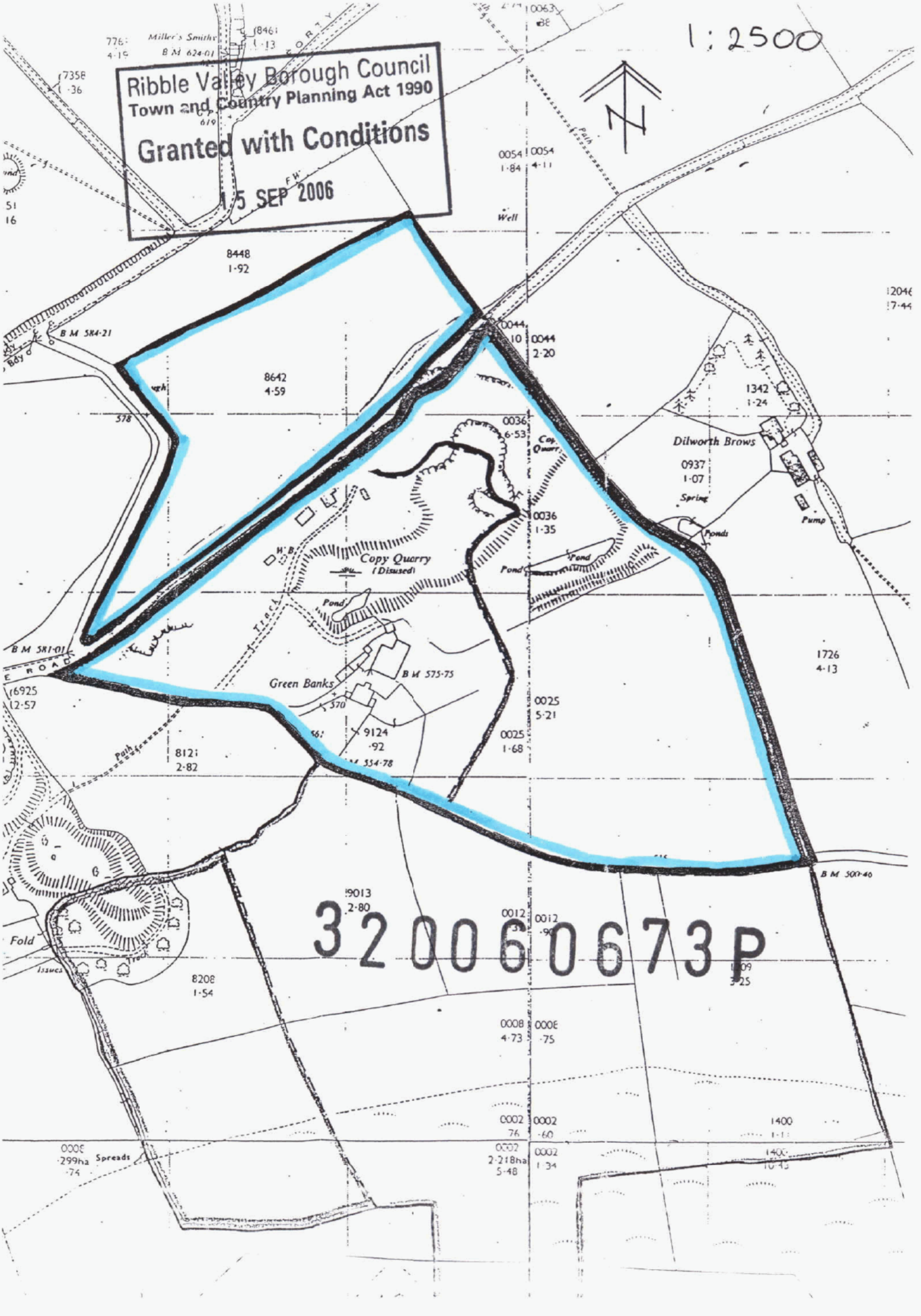
Footpath map

Lancashire County Council

Date: 11/8/2006

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1:2500
Ribble Valley Borough Council
Town and Country Planning Act 1990
Granted with Conditions
15 SEP 2006
3/2006/673/P
Copy Quarry
(Disused)
Green Banks
Dilworth Brows
Pond
Spring
Pump
Ponds
Track
Path
Well
Fold
B M 584·21
B M 581·01
B M 575·75
B M 500·40
8448
1·92
8642
4·59
0044
2·20
0036
6·53
0036
1·35
0025
5·21
0025
1·68
9124
·92
8121
2·82
9013
2·80
0012
·90
8208
1·54
0008
4·73
0008
·75
0002
·76
0002
·60
0002
2·218ha
5·48
0002
1·34
1342
1·24
0937
1·07
1726
4·13
1400
1·1
0054
1·84
0054
4·11
6925
12·57
7358
·36
7768
4·15
8461
1·13
Miller's Smithy
B M 624·01
3000
·299ha
·74
Spreads

NOTICE OF APPLICATION FOR PLANNING PERMISSION

Town and Country Planning General Development Order 1988

NOTICE UNDER ARTICLE 12B

Proposed development at **GREENBANK QUARRY, LONGRIDGE**

I give notice that MR S AINSWORTH (T/A RIBBLE VALLEY LUXURY HOMES LTD)

has applied to the Ribble Valley Borough Council

for planning permission for **ALTERATION TO APPROVED SITE ROAD AND LAYOUT (PART) AND ADDITIONAL 4NO. CHALETS; ASSOCIATED ENGINEERING WORKS**

APPLICATION NO. **3/2006/0673**

in the Parish of **LONGRIDGE**

Members of the public may inspect copies of:

the application
the plans
and other documents submitted with it

at Reception, Level D, Council Offices, Church Walk, Clitheroe during normal office hours

until **8 SEPTEMBER 2006**

[redacted]

Signed .....(John Macholc)
On behalf of Ribble Valley Borough Council
Date **18 AUGUST 2006**

RIBBLE VALLEY BOROUGH COUNCIL

Council Offices
Church Walk, Clitheroe
Lancashire BB7 2RA

Tel: 01200 425111
Fax: 01200 414488
DX Clitheroe 15157
www.ribblevalley.gov.uk

lease ask for: John Macholc
direct line: 01200414502
planning fax: 01200 414487

my ref: CONCS/3/2006/0673
your ref:
date: 11 August 2006

Planning Application No: 3/2006/0673

Grid Ref: 361870 438300

Proposal: Alteration to approved site road and layout (part) and additional 4 chalets; associated engineering works

Location: Greenbank Quarry Longridge

Dear Sir

I enclose for your attention a copy of an application, which has been received for permission under the Town and Country Planning Act 1990, to carry out the development described, together with a copy of the submitted plan.

I shall be glad if you will let me have the views of your department on the proposal from a highway aspect.

I would be grateful to receive your observations within 14 days of this notification.

Please contact John Macholc if you require any further information.

Yours faithfully

[redacted]

on behalf of
DIRECTOR OF DEVELOPMENT SERVICES

No LCC Highway Observations

Environment Directorate
Highways
PO Box 9
Guild House
Cross Street
PRESTON PR1 8RD

CONCS

Chief Executive: David Morris MCIEH
Directors: John Heap B.Eng. C.Eng. MICE, Marshal Scott CPFA, Stewart Bailey BA. MBA. MRTPI

RIBBLE VALLEY BOROUGH COUNCIL

PLANNING & DEVELOPMENT COMMITTEE MEETING CYCLE 2006/2007

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- Although all representations will be noted only material planning considerations are valid objections.

Examples of material considerations

- loss of light
- highway safety
- noise disturbance

Examples of non-material considerations

- loss of view
- devaluation of property

The Town Council of Longridge

Council Offices, Station Buildings, Berry Lane,
Longridge, Lancashire, PR3 3JP
Telephone & Fax: Longridge (01772) 782461

Shona Thurlow
Clerk to the Council

The Chief Planning Officer
Ribble Valley Borough Council
Church Walk
Clitheroe
Lancs
BB7 2RA

24 August 2006

Dear Mr Bailey,

PLANNING APPLICATIONS

I am directed to forward the comments of my Council as follows ;-

3/2006/0676 Two storey rear extension and altecations
AT; The Old Farm, Norcross Wood, Hothersall Lane, Hothersall, PR3 2XB

Providing that matching materials are used in construction and that neighbours are consulted NO OBJECTION. We ask that the work on the development be restricted to reasonable hours to avoid nuisance to neighbours and suggest 08.00 to 19.00 Monday to Friday, 10.00 to 16.00 on Saturdays and 10.00 to 14.00 on Sundays.

3/2006/0673 Alteration to approved site road and layout (part) and additional 4 chalets, associated engineering works.
AT; Greenbank Quarry, Longridge.

Longridge Town Council OBJECT to this application as they only have the New plan and no overview of the original plan it is unclear which are to be the Four new chalets and unclear which section of road is involved.

3/2006/0665 Re-instatement to form 2 No terrace properties, 1 No residential 1 No retail
AT; 15-17 Derby Road, Longridge.

Providing neighbours are consulted NO OBJECTION

The Town Council of Longridge

Council Offices, Station Buildings, Berry Lane,
Longridge, Lancashire, PR3 3JP
Telephone & Fax: Longridge (01772) 782461

Shona Thurlow
Clerk to the Council

3/2006/0653 15 metre monopole accomodating three GSM antennas, painted brown with associated equipment cabinets.
AT; White Bull WWTW Preston Road, Alston, Longridge, Lancashire.

Due to the possible health hazzard the Town Council OBJECT.

3/2006/0644 Proposed resubmission of approved scheme (Planning Permission 3/1998/0666/P) with design amendments for the conversion of barns into three new dwellings. Construction of two new detached garages. Installation of new sewerage treatment plants and soakaways including associated external works and existing access improvements.
AT; Barns 1 and 2 and land at High House Farm, Longridge.

Providing the criteria for Barn development and the criteria for Highways are met then NO OBJECTION.

2/2006/0594 Two storey side extension of existing dwelling to replace existing garage and proposed detached garage to side.
AT; 24 Hornby road, Longridge.

Providing that matching materials are used in construction and that neighbours are consulted NO OBJECTION. We ask that the work on the development be restricted to reasonable hours to avoid nuisance to neighbours and suggest 08.00 to 19.00 Monday to Friday, 10.00 to 16.00 on Saturdays and 10.00 to 14.00 on Sundays.

3/2006/0554 Proposed two storey extension and front bay and porch
AT; 2 Kestor Lane, Longridge, PR3 3JX

Providing that matching materials are used in construction and that neighbours are consulted NO OBJECTION. We ask that the work on the development be restricted to reasonable hours to avoid nuisance to neighbours and suggest 08.00 to 19.00 Monday to Friday, 10.00 to 16.00 on Saturdays and 10.00 to 14.00 on Sundays.

3/2006/0556 Amended plans
Proposed permanent Log Cabin to replace existing portakabin office accommodation.
AT; Alston Lodge, Lower Lane, Longridge.

Providing only for office use NO OBJECTION in principal, the Town Council Will be guided by RVBC on conditions.

Yours sincerely

[redacted]

Shona Thurlow
Clerk to the Council

Janet Dixon

TOWN PLANNERS LIMITED

10A Whalley Road, Clitheroe Lancashire BB7 1AW
Telephone: 01200 425051 Fax 01200 426471
e-mail: jdixontownplanners@tiscali.co.uk

Janet Dixon BA (Hons) MCD, MRTPI
Judith Douglas BSc (Hon) Dip TP, MRTPI

31 July 2006

Mr John Macholc
Chief Planning Officer
Ribble Valley Borough Council
Council Offices
Church Walk
Clitheroe
B7 2RA

Dear John

GREENBANK QUARRY, LONGRIDGE

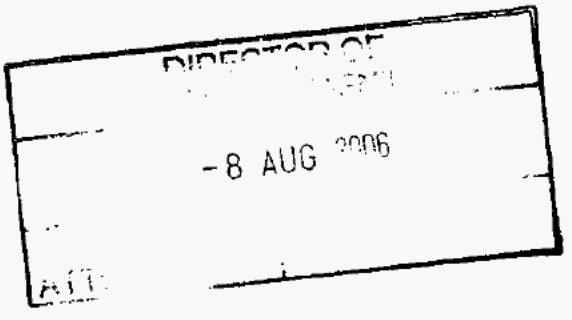
Further to our site meeting on 18 July, I now enclose a full planning application for the repositioning of chalets away from the quarry face on the north west part of the site. The redesign of this section includes an additional 4 chalets, as discussed, and the retention of existing trees and the incorporation of additional landscaped areas.

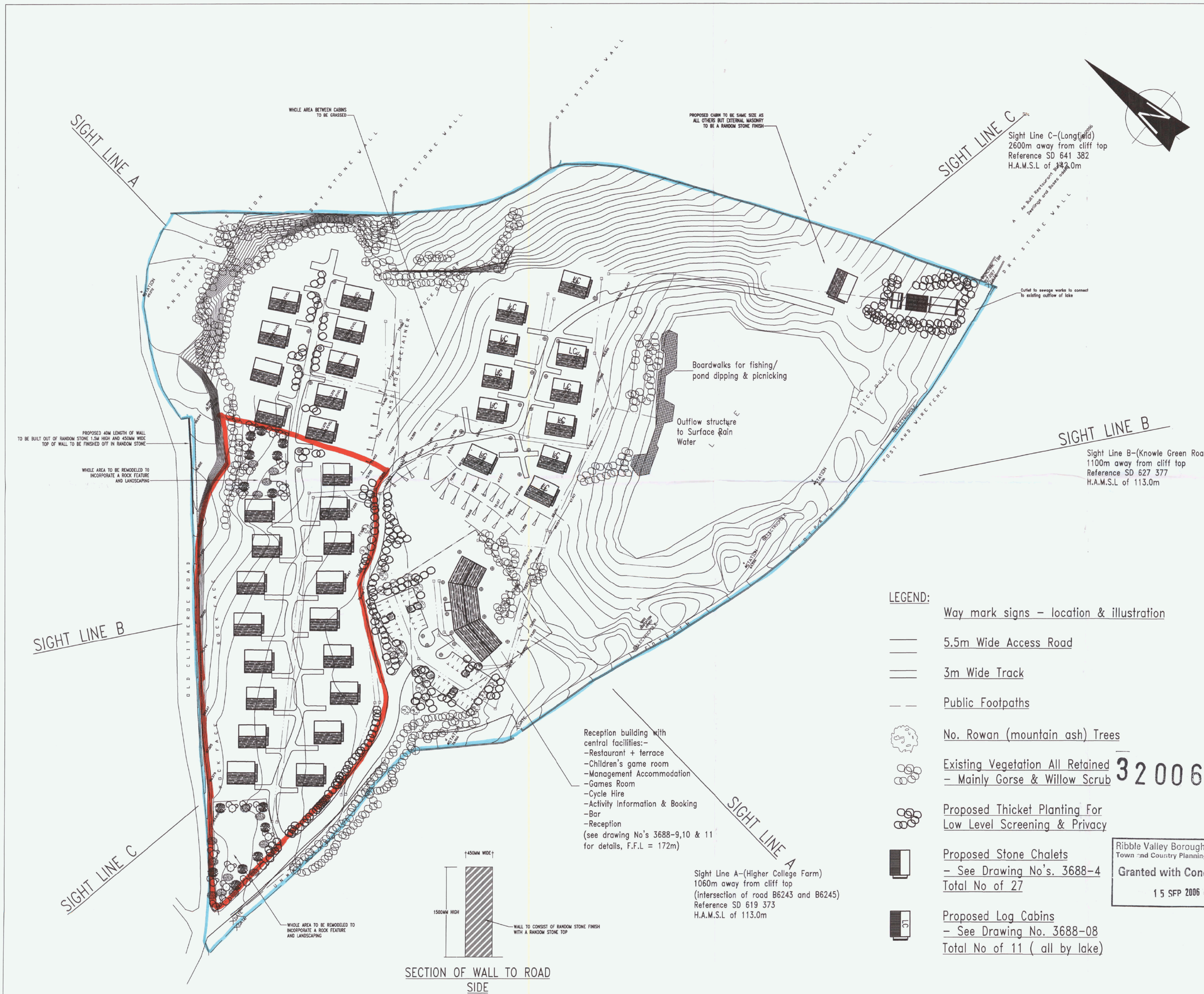
Yours sincerely

[redacted]

Janet Dixon

Encl.





LEGEND:

- Way mark signs – location & illustration
- 5.5m Wide Access Road
- 3m Wide Track
- Public Footpaths
- No. Rowan (mountain ash) Trees
- Existing Vegetation All Retained – Mainly Gorse & Willow Scrub
- Proposed Thicket Planting For Low Level Screening & Privacy
- Proposed Stone Chalets – See Drawing No's. 3688-4 Total No of 27
- Proposed Log Cabins – See Drawing No. 3688-08 Total No of 11 (all by lake)

Ribble Valley Borough Council
Town and Country Planning Act 1990
Granted with Conditions
15 SEP 2006

Do not scale off drawing: work to figured dimensions only.
All dimensions and levels to be checked on site before works commence.
This drawing is to be read in conjunction with all relevant Architect's, Consultant's Specialist's and Sub-contractors's drawings and specifications.
Report all discrepancies to Architect/Supervising Officer before work commences.

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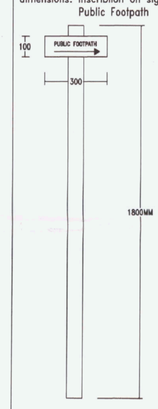
Notes

1. Total number of carpark spaces to be 22.
2. Each car park area is 4.8x2.4m.
3. Planting Schedule:

Aim: low level shrub planting to give all year round interest to car park area.
This will consist of:
20No. Rowan (Mountain Ash) 'standards', staked and tied, planted in quality compost at 4m centres.
These trees will provide the structure to the planting scheme.
The shrub layers to consist of:
20% holly
10% snowberry
20% gorse
20% hawthorn
10% guelder rose
10% elder
Planted at 2m centres in the areas on the plan. Planted as whips or container grown (holly).

Area of scheme
Illuminated Bollards (1m high)
Main Foul Sewer Drains
Main Surface Water Drains
Manholes

All signs to public footpaths to be constructed in stained timber, posts to be 1.8m high and sign to be 0.3x0.1m in dimensions. Inscribtion on sign to say:



Rev	Remarks	Date
N	NO OF CABINS CHANGED + MOVED	19/07/06
M	5NO. CABINS ADDED	04/07/06
L	CABIN POSITIONS ALTERED	04/07/06
K	2 CABINS REMOVED AND 1 ADDED	28/04/06
	+ 40M LENGTH OF WALL TO ROADSIDE	
J	AMENDMENTS	14/02/06
H	CABINS MOVED & ADDED	09/05/05
G	CABINS MOVED	06/08/04
F	SCHEME CHANGES	30/07/04
E	CABIN SIZE ALTERED SLIGHTLY	05/04/04
D	MINOR ALTERATIONS	28/10/03
C	Drainage & Landscape Additions	23/01/03
B	Slight Amendments To Main Building	22/10/02
A	Alterations to layout	10/07/02

Client

3 20060673P

Paceform Ltd

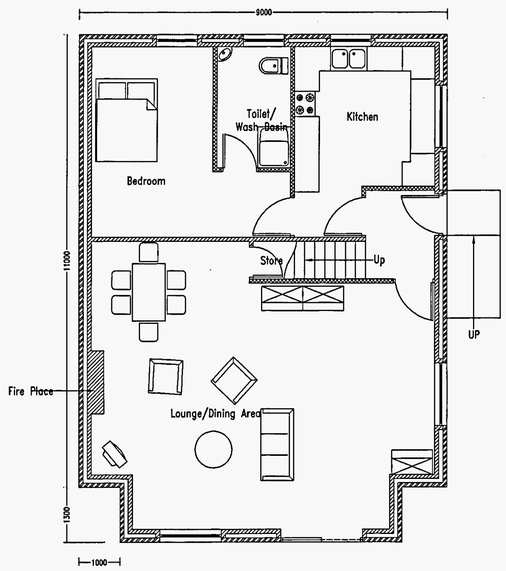
D. J. LINGARD & ASSOCIATES LTD
CONSULTING CIVIL AND STRUCTURAL ENGINEERS
26 ST. JAMES STREET,
ACCRINGTON, LANCASHIRE,
BB5 1NT.
TEL: (01254) 399711
(01254) 399044 FAX: (01254) 233804

Project
Tourism Development
Greenbank Quarry,
Longridge

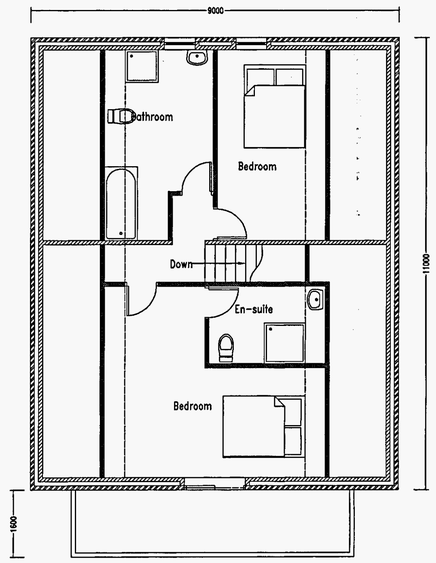
Drawing
Proposed Site Layout

A1 @ 1:750

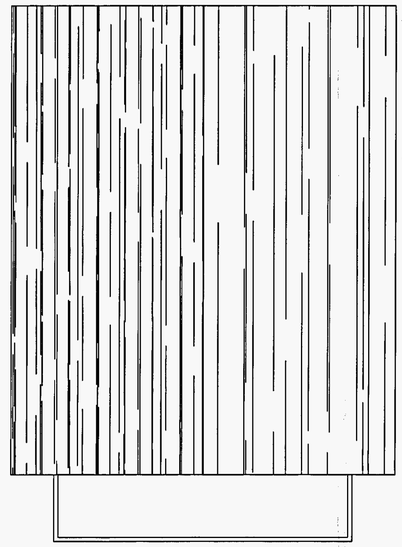
By	JFD	Date	JULY'06	3688-09	N
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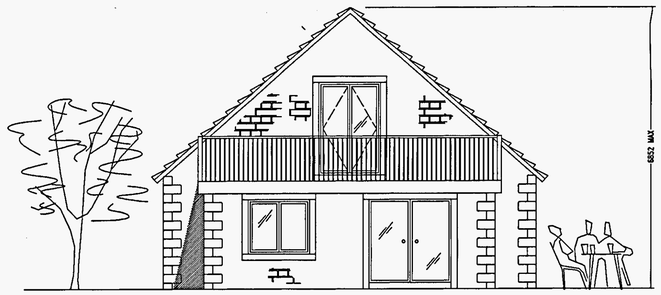
Ground Floor Plan
(1:75)



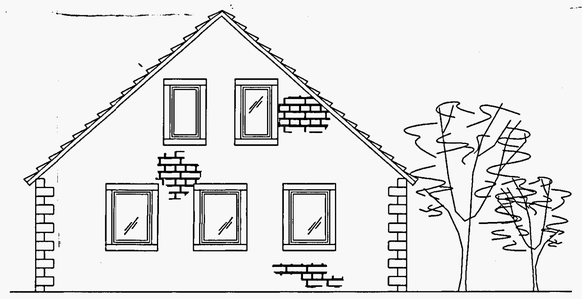
First Floor Plan
(1:75)



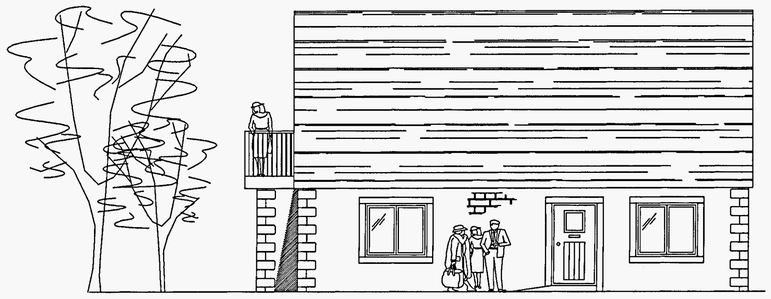
Roof Plan
(1:75)



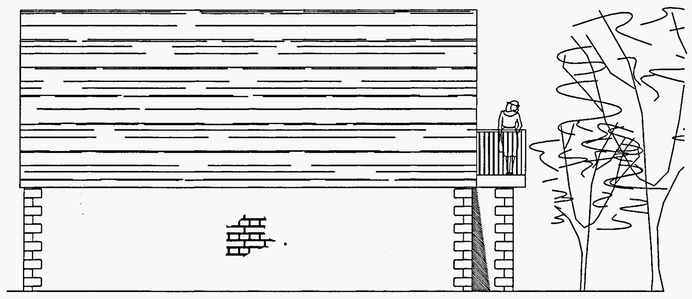
Front Elevation
(1:75)



Rear Elevation
(1:75)



Side Elevation
(1:75)



Side Elevation
(1:75)

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Notes

1. All masonry to be coursed stone.
2. Roof material to be blue slate.
3. Window frames to be hardwood.

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15 SEP 2006

3/2006/0673P

Rev	Remarks	Date
C	BALCONY ADDED	19/09/05
B	PITCH OF ROOF ALTERED TO REDUCE HEIGHT OF BUILDING	07/06/04
A	INTERNAL & EXTERNAL ALTERATIONS	02/04/04

Client

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Project

Tourism Development
Greenbank Quarry,
Longridge

Drawing

Proposed Chalet
– Plans & Elevations–

By	JFD	Date	SEPT'05	3688-04	C
Check	DJL	Scale	1:75	Drwg. No.	Rev.