

Minutes of Planning and Development Committee

Meeting Date: Thursday, 15 April 2010 starting at 6.30pm
Present: Councillor R E Sherras (Chairman)

Councillors:

D Berryman	J Holgate
R Croasdale	J Rogerson
R J Elms	J S Sutcliffe
M Fielding	D Taylor
T Hill	M Thomas

In attendance: Director of Development Services, Building and Development Control Manager, Forward Planning and Regeneration Manager, Legal Services Manager.

960 APOLOGIES

Apologies for absence from the meeting were submitted on behalf of Councillors A Gridley, C Punchard and J White.

961 MINUTES

The minutes of the meeting held on 11 March 2010 were approved as a correct record and signed by the Chairman.

962 DECLARATIONS OF INTEREST

Councillor Rogerson declared an interest in planning applications 3/2010/0004, 0005, 0006, 0007 and 0008 regarding Wycongill Farm, Holden Lane, Bolton-by-Bowland.

963 PUBLIC PARTICIPATION

There was no public participation.

964 REFERENCES FROM OVERVIEW AND SCRUTINY COMMITTEE

There were no references from Overview and Scrutiny Committee.

965 PLANNING APPLICATIONS

1. APPLICATION NO: 3/2009/0307/P (GRID REF: SD 368347 431656)
PROPOSED TWO NEW BUILD DETACHED HOUSES AT 17 AND 19
WAVERLEY ROAD, RAMSGREAVE

GRANTED subject to the following condition(s):

1. The development must be begun no later than the expiration of three years beginning with the date of this permission.

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

2. This permission shall be implemented in accordance with the proposal as detailed on drawing 231/02REVD site plan and block plan (revised 27 August 2009); 231/03 proposed floor plans No 17; 231/04REVA proposed elevations No 17; 231/05 proposed floor plans No 19; 231/06REVA proposed elevations No 19; 231/07REVA proposed garage plan and elevations No's 17 and 19.

REASON: For the avoidance of doubt and to ensure that the relevant plans are used.

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 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.

4. The windows on the side elevations of both No's 17 and 19 serving an ensuite and separate bathroom shall be obscure glazed to the satisfaction of the Local Planning Authority and remain in that manner in perpetuity.

REASON: In order to protect nearby residential amenity as required by with Policy G1 of the Ribble Valley Districtwide Local Plan.

5. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking or re-enacting that Order) the building(s) shall not be altered by the insertion of any window or doorway without the formal written permission of the Local Planning Authority.

REASON: In order to safeguard nearby residential amenity in accordance with Policy G1 of the Ribble Valley Districtwide Local Plan.

6. Prior to commencement of development precise details of the boundary treatment/fencing to be used shall be submitted to and approved in writing by the Local Planning Authority. The fencing shall be provided in accordance with the details so approved.

REASON: In order that the Local Planning Authority may ensure that the details are appropriate to the locality in accordance with Policy G1 of the Ribble Valley Districtwide Local Plan and to protect nearby residential amenity.

NOTES

1. The site must be drained on a separate system with only pool drainage connected into the pool server. Surface water should discharge into the watercourse as stated on the application form.
2. A separate metered supply to each unit will be required at the applicants expense and all internal pipework must comply with current water supply (water fittings) regulations.
3. The applicant should contact United Utilities service enquiries on 0845 7862200 regarding connection to the water mains/public sewers.

2. APPLICATION NO: 3/2009/0542/P (GRID REF: SD 368178 432574)
PROPOSED DETACHED CHALET BUNGALOW AT LAND ADJACENT TO 47
KNOWSLEY ROAD WEST, CLAYTON-LE-DALE

GRANTED subject to the following condition(s):

1. The development must be begun no later than the expiration of three years beginning with the date of this permission.

REASON: Required to be imposed in pursuance 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 17 December 2009 with drawing Nos 3/2009/0542/SW/1, 2 and 3.

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

3. Precise specifications or samples of walling and roofing materials and details of any surface materials to be used including their colour and texture shall have been submitted to and approved 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.

4. 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 including any development within the curtilage as defined in Schedule 2 Part 1 Classes A to H shall not be carried out without the formal written consent of the Local Planning Authority.

REASON: In the interests of the amenity of the area in accordance with Policy G1 of the Ribble Valley Districtwide Local Plan.

NOTES

1. A separate metered water supply to each unit will be required at the applicants expense and all internal pipework must comply with current water supply (water fittings) regulations 1999.
2. The applicant should contact United Utilities services enquiries on 0845 7462200 regarding connection to the water mains/public sewers.

3. APPLICATION NO: 3/2009/0885/P (GRID REF: SD 374199 441924)
PROPOSED THREE STOREY OFFICE DEVELOPMENT ON THE SITE OF THE FORMER POLICE STATION CAR PARK AT LAND ADJACENT TO STATION HOTEL, STATION ROAD, CLITHEROE

The Building and Development Control Manager reported an additional letter of objection from the Civic Society.

GRANTED subject to the following condition(s):

1. The development must be begun no later than the expiration of three years beginning with the date of this permission.

REASON: Required to be imposed in pursuance 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 25 March 2010 and plan references 09-1483-PO3C, 09-1483-PO4C, 09-1483-PO5D.

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

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. 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.

5. Prior to commencement of development, precise details of all rainwater goods and associated fittings and fenestration details including opening mechanism shall be submitted to the Local Planning Authority and agreed in writing and implemented to the satisfaction of the Local Planning Authority and retained in perpetuity.

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

(Mr Goode spoke in favour of the above application. Mr Burke spoke against the above application).

4. APPLICATION NO: 3/2009/0889/P (GRID REF: SD 372978 443901)
PROPOSED VARIATION OF CONDITION 10 OF PLANNING CONSENT 3/2002/0905/P TO ALLOW UNITS 1 AND 2 TO BE USED AS PERMANENT RESIDENTIAL ACCOMMODATION AT ORCHARD COTTAGES, OFF CLITHEROE ROAD, WADDINGTON

GRANTED subject to the following condition(s):

1. The development must be begun no later than the expiration of three years beginning with the date of this permission.

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

2. This permission shall relate to the amendment site dated 29 January 2010, references 3/2009/0889A and 3/2009/0889B.

REASON: For the avoidance of doubt since the proposal has been the subject of specified plans and additional plans.

3. 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 including any development within the curtilage as defined in Schedule 2 Part 1 Classes A to H shall not be carried out without the formal written consent of the Local Planning Authority.

REASON: In the interests of the amenity of the area in accordance with Policies G1 of the Ribble Valley Districtwide Local Plan.

4. The gable window on the adjacent cottages shall be of obscure glaze and shall remain in that manner in perpetuity.

REASON: In order to protect adjacent residential amenity and to comply with Policy G1 of the Ribble Valley Districtwide Local Plan.

5. APPLICATION NO: 3/2009/1008/P (GRID REF: SD 367679 434018)
PROPOSED REAR AND SIDE EXTENSIONS PROVIDING EXTENDING PORCH, SUN LOUNGE AND KITCHEN/DINING ROOM, ROOF LIFT, DETACHED GARAGE AND INTERNAL ALTERATIONS AT RIBBLESDALE COTTAGE, COPSTER GREEN

REFUSED for the following reason:

The proposed single storey side extension by virtue of the increase in height would lead to loss of light and have an overbearing impact on the adjacent residential property to the detriment of residential amenity and as such be contrary to Policy G1 of the Districtwide Local Plan.

(Mr Wilkinson spoke in favour of the above application. Mrs Aaron spoke against the above application).

6. APPLICATION NO: 3/2009/1051/P (PA) & 1052 (LBC) (GRID REF: SD 374369 442013)
PROPOSED NEW CAR PARKING AREA ON LAND TO THE REAR OF VICARAGE PROVIDING 10 NO SPACES FOR RESIDENTS OF THE VICARAGE AND NO'S 15 AND 19 CHURCH STREET AND VISITORS AT ST MARY'S VICARAGE, CHURCH STREET, CLITHEROE

GRANTED subject to the following conditions:

1. The development must be begun no later than the expiration of three years beginning with the date of this permission.

REASON: Required to be imposed in pursuance 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 16 February 2010.

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

3. Precise specifications and samples of walling and gate materials and details of any surface materials (including car park surfacing) 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 to safeguard the character and setting of the listed building.

4. The proposed timber gate shall be painted in a colour to match the adjoining stonework within one month of its installation and retained as such in perpetuity.

REASON: In order to safeguard the setting of the listed building and the character and appearance of Clitheroe Conservation Area.

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

6. Prior to the commencement of any site works a tree protection monitoring procedure including a time scale for site visits and remedial tree works shall be agreed in writing with the local planning authority.

Prior to commencement of any site works, including delivery of building materials and excavations for foundations or services all trees identified shall be protected in accordance with the BS5837 [Trees in Relation to Construction] the details of which shall be agreed in writing.

A protection zone 12 x the DBH covering at least the entire branch spread of the tree/s, [the area of the root soil environment measured from the centre of the trunk to the edge of the branch spread] shall be physically protected and remain in place until all building work has been completed and all excess materials have been removed from site including soil/spoil and rubble.

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

redistributed within the protection 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, will be in accordance with BS3998 for tree work and carried out by an approved arboricultural contractor.

REASON: In order to ensure that any trees affected by development and included in a Tree Preservation Order/ Conservation area/considered to be of visual amenity, historic or botanical value are afforded maximum physical protection from the adverse affects of development. In order to comply with planning policies- G1, ENV13 of the District Wide Local Plan.

7. Precise specifications, including cross-sectional drawings of the two rows of parking spaces, of any proposed ground level raising shall have been submitted to and approved by the Local Planning Authority before commencement of the proposed works.

REASON: In order to minimise the impact of the development on the setting of the listed building and the character and appearance of Clitheroe Conservation Area.

NOTE

1. 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 comply with the approved planning application.

RECOMMENDATION 2: That listed building consent be GRANTED subject to the following conditions:

1. The development must be begun no later than the expiration of three years beginning with the date of this permission.

REASON: Required to be imposed in pursuance to Section 18 of the Planning (Listed Buildings 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 16 February 2010.

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

3. Precise specifications and samples of walling and gate materials and details of any surface materials (including car park surfacing) 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 to safeguard the character and setting of the listed building.

4. The proposed timber gate shall be painted in a colour to match the adjoining stonework within one month of its installation and retained as such in perpetuity.

REASON: In order to safeguard the setting of the listed building and the character and appearance of Clitheroe Conservation Area.

7. APPLICATION NO: 3/2009/1061/P (GRID REF: SD 360806 437293)
CONVERSION OF REDUNDANT BARN TO FORM SINGLE, 2 BED DWELLING
AT 17 DILWORTH LANE, LONGRIDGE

GRANTED subject to the following condition(s):

1. All the external works of the development hereby permitted shall be completed before the expiration of three years from the date of this permission.

REASON: In order that the Local Planning Authority retains effective control over the development and to ensure that there is no significant deterioration in the condition of the building contrary to Policies G1 and H16 of the Ribble Valley Districtwide Local Plan.

2. The permission shall relate to the development as shown on Plan Drawing No's 0368/93/60B, 0368/93/21C and 0368/93/26A.

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 relate to the proposed conversion in accordance with the structural survey submitted as part of the application and dated 21 December 2009. Any deviation from the survey may need to be the subject of a further planning application.

REASON: To comply with Policies G1 and H16 of the Ribble Valley Districtwide Local Plan since the application is for the conversion of the building only.

4. This permission shall be implemented in accordance with the proposal as amended by letter and plans received on the 15 January 2010, 18 March 2010 and 23 March 2010.

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

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

REASON: In order that the Local Planning Authority may ensure that the materials to be used are appropriate to the locality in accordance with Policies G1, ENV1, H15, H16 and H17 of the Ribble Valley Districtwide Local Plan.

6. The proposed garage shall not be used for any purpose (including any purpose ordinarily incidental to the enjoyment of the dwelling house as such) which would preclude its use for the parking of a private motor vehicle.

REASON: In the interests of visual amenity and to facilitate adequate vehicle parking and/or turning facilities to serve the dwelling in accordance with Policy G1 of the Ribble Valley Districtwide Local Plan.

7. Notwithstanding the provisions of the Town and Country Planning General Permitted Development Order 2008 (or any order revoking or re-enacting that Order) any future extensions, external alterations to the dwelling including any development within the curtilage as defined in Schedule 2 Part 1 Classes A to HV and Part 2 Class A shall not be carried out without the formal consent of the Local Planning Authority.

REASON: In order that the Local Planning Authority shall retain effective control over the development to ensure compliance with Policies G1 and H18 of the Ribble Valley Districtwide Local Plan.

8. 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 to ensure a satisfactory standard of appearance in the interests of visual amenity.

9. Prior to the commencement of development, a site investigation and assessment shall be carried out in order to assess the potential for any contamination on site. The content of the findings shall be subject to the approval in writing by the Local Planning Authority. The development itself will thereafter incorporate any remedial measures shown, or subsequently found, during the development of the site, to be necessary.

REASON: To ensure a safe form of development that poses no unacceptable risk of pollution to water resources or to human health in accordance with Policy G1 of the Ribble Valley Districtwide Local Plan.

(Councillor Rogerson declared an interest in the next item and left the meeting)

8. APPLICATION NO: 3/2010/0004, 0005, 0006, 0007 and 0008
(GRID REF: SD 377152 450450)
PROPOSED CONSTRUCTION OF TIMBER FRAMED AGRICULTURAL BUILDINGS IN FIVE PHASES AT WYCONGILL FARM, HOLDEN LANE, BOLTON-BY-BOWLAND

GRANTED subject to the following condition(s):

1. The development must be begun no later than the expiration of three years beginning with the date of this permission.

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

2. This permission shall relate to the proposal as submitted by plans reference JM3/2010 0004/05/06/ 07 and 08 A and 0004/05/06/07 and 08 B.

REASON: For the avoidance of doubt.

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. 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 and the adopted Supplementary Planning Guidance – “Extensions and Alterations to Dwellings”.

NOTE(S):

1. The proposed development must comply fully with the terms of the Control of Pollution (Silage, Slurry and Agricultural Fuel Oils) Regulations 1991, (as amended 1997).

(Councillor Rogerson returned to the meeting)

9. APPLICATION NO: 3/2010/0026/P (GRID REF: SD 365560 431075)
PROPOSED ERECTION OF SHEDS TO REAR OF 8 PROPERTIES AT 9-16
WEAVERS FOLD, MELLOR

The Building and Development Control Manager reported an additional objection.

GRANTED subject to the following condition(s):

1. The development must be begun no later than the expiration of three years beginning with the date of this permission.

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

2. This permission shall be implemented in accordance with the development as amended on drawing No 500/PL/09 proposed sheds received on 31 March 2010.

REASON: For the avoidance of doubt as the scheme has been the subject of agreed amendments and to clarify which plan is relevant.

10. APPLICATION NO: 3/2010/0073/P (GRID REF: SD 360912 437334)
PROPOSED ERECTION OF A TWO STOREY FOUR BEDROOMED
DETACHED PROPERTY AT LAND ADJACENT 26 DILWORTH LANE,
LONGRIDGE

GRANTED subject to the following condition(s):

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, 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 to comply with Policy G1 of the Ribble Valley Districtwide Local Plan.

2. Detailed plans indicating the design and external appearance of the buildings, landscape and boundary treatment, parking and manoeuvring arrangements of vehicles, including a contoured site plan showing existing features, 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 Policy G1 of the Ribble Valley Districtwide Local Plan and in order that the Local Planning Authority should be satisfied as to the details and because the application was made for outline permission.

3. This permission shall be implemented in accordance with the proposal as detailed on drawing GV587/03REVA proposed site plan, and GV587/05 existing and proposed street scene view received on 31 March 2010.

REASON: For the avoidance of doubt to clarify which plan is relevant.

11. APPLICATION NO: 3/2010/0079/P (GRID REF: SD 368599 431934)
PROPOSED DEMOLITION OF THE EXISTING BUNGALOW AND
REPLACEMENT WITH A DETACHED DORMER BUNGALOW AT 15
KNOWSLEY ROAD, WILPSHIRE

GRANTED 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. The permission shall relate to the development as shown on Plan Drawing No's JH/10/01, JR/10/02 and JR/10/03.

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

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

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

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 5 February 2010.

REASON: To comply with policies G1 and ENV7 of the Ribble Valley Districtwide Local Plan ensuring that no species/habitat protected by the Wildlife and Countryside Act 1981 are destroyed.

12. APPLICATION NO: 3/2010/0085/P (GRID REF: SD 368066 441935)
PARTIALLY RETROSPECTIVE APPLICATION FOR THE CONSTRUCTION OF A 3M WIDE AGRICULTURAL ACCESS TRACK ON LAND ADJACENT TO CHADSWELL HALL TO INCLUDE THE CREATION OF A NEW ACCESS ONTO THE PUBLIC HIGHWAY AT CHADSWELL HALL, CHIPPING ROAD, CHAIGLEY

GRANTED subject to the following condition(s):

1. The permission shall relate to the development as shown on Plan Drawing No. Ain/431/1084/01.

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

2. The existing agricultural access (indicated on plan drawing Ain/431/1084/01) shall be physically and permanently closed and the existing verge shall be reinstated concurrent with the formation of the new access

REASON: To comply with Policy G1 of the Ribble Valley Districtwide Local Plan and to limit the number of access points to, and to maintain the proper construction of the highway.

(Mr Hoerty spoke in favour of the above application).

13. APPLICATION NO: 3/2010/0180/P (GRID REF: SD 364160 431150)
RENEWAL OF PERMISSION 3/2007/0136/P FOR PROPOSED DEMOLITION OF EXISTING COMMERCIAL PREMISES/SITE CLEARANCE AND ERECTION OF NINE APARTMENTS PLUS ACCESS IMPROVEMENTS AND REALIGNED STREAM TO OPEN CULVERT (AMENDMENT OF PERMISSION 3/2002/0627/P) AT PACK HORSE GARAGE, MELLOR BROW, MELLOR BROOK

The Building and Development Control Manager reported that the Environment directorate had no objections.

GRANTED subject to the following condition(s):

1. The development must be begun no later than the expiration of three years beginning with the date of this permission.

REASON: Required to be imposed in pursuance 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.

3. Prior to commencement of the development precise details of the proposed slab floor level(s) and any appropriate road level shall be submitted to and approved in writing by the Local Planning Authority.

REASON: In the interests of visual amenity and safeguarding any adjacent residential amenity in accordance with Policy G1 of the Ribble Valley Districtwide Local Plan.

4. 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.

5. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking or re-enacting that Order) the building(s) shall not be altered by the insertion of any window

or doorway without the formal written permission of the Local Planning Authority.

REASON: In order to safeguard nearby residential amenity in accordance with Policy G1 of the Ribble Valley Districtwide Local Plan.

6. Before any building works commence, the site access and footways shall be constructed to full adoption standards as defined in the Lancashire County Council Specification for Construction of Estate Roads and shall be used as the sole means of vehicular access for construction traffic and, thereafter, for development traffic.

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

7. All construction traffic and construction vehicles shall be parked clear of the adopted highway, Mellor Brow, at all times.

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

8. The area of the forecourt between the buildings and Mellor Brow shall be kept clear of any obstructions above road level and be available for pedestrian usage at all times.

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

9. Prior to being discharged into any watercourse, surface water sewer or soakaway system, all surface water drainage from parking areas shall be passed through an oil interceptor designed and constructed to have a capacity and details compatible with the site being drained. Roof water shall not pass through the interceptor.

REASON: To prevent pollution of the water environment in accordance with Policy G1 of the Ribble Valley Districtwide Local Plan.

10. No development approved by this permission shall be commenced until a desk study has been undertaken and agreed by the Local Planning Authority to investigate and produce an assessment of the risk of the potential for on-site contamination. If the desk study identifies potential contamination a detailed site investigation should be carried out to establish the degree and nature of the contamination and its potential to pollute the environment or cause harm to human health. If remediation measures are necessary they will be implemented in accordance with the assessment and to the satisfaction of the Local Planning Authority.

REASON: To ensure a safe form of development that poses no unacceptable risk of pollution to water resources or to human health in accordance with Policy G1 of the Ribble Valley Districtwide Local Plan.

11. No lighting shall be installed in the car parking area unless a further planning permission has first been granted in respect thereof.

REASON: In the interests of general amenities of the locality and the amenities of nearby residents and to comply with Policy G1 of the Ribble Valley Districtwide Local Plan.

12. Prior to the first occupation of Unit 9, a wall or fence shall be erected on or adjoining the western edge of the footbridge over Mellor Brook which serves that plot, in accordance with details which have first been submitted to and approved in writing by the Local Planning Authority.

REASON: In the interests of the privacy of an adjoining dwelling and to comply with Policy G1 of the Ribble Valley Districtwide Local Plan.

13. No site works, including any demolition works of buildings or boundary walls, shall be commenced until a further protected species/ecological survey has been carried out during the optimum time of May to September. The updated survey shall be submitted to the Local Planning Authority for approval in writing prior to any works commencing on site. If roosting bats are detected or suspected a further survey and mitigation measures will be required for submission to and approval in writing by the Local Planning Authority prior to the demolition of any buildings or boundary walls on site, with the works to be carried out in strict accordance with any mitigation measures identified.

REASON: To comply with Policies G1 and ENV7 of the Ribble Valley Districtwide Local Plan ensuring that no species/habitat protected by the Wildlife and Countryside Act 1981 are destroyed; and due to the passage of time since the original survey was carried out in August 2006.

14. Prior to commencement of development, a scheme identifying how a minimum of 10% of the energy requirements generated by the development will be achieved by renewable energy production methods shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall then be provided in accordance with the approved details prior to occupation of the development and shall be retained thereafter.

REASON: In order to encourage renewable energy and to comply with Policy G1 of the Ribble Valley Districtwide Local Plan.

15. This renewal permission shall relate to the drawings originally approved for application 3/2007/0136/P (ie WRW/10a, 11, 12, 13, 14a and 15b).

REASON: For the avoidance of doubt and to ensure compliance with the submitted plans.

14. APPLICATION NO: 3/2010/0225/P (GRID REF: SD 368633 432694)
PROPOSED DEMOLITION OF SINGLE STOREY GARAGE AND STUDY AND REPLACEMENT WITH GROUND FLOOR SELF CONTAINED GRANNY FLAT WITH EN-SUITE BATHROOM AND SMALL SINGLE STOREY REAR EXTENSION AT 17 SOMERSET AVENUE, WILPSHIRE

The Building and Development Control Manager reported the Parish Council objected to this application.

GRANTED subject to the following condition(s):

1. The development must be begun no later than the expiration of three years beginning with the date of this permission.

REASON: Required to be imposed in pursuance 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 dated 31 March 2010, plan ref JR3 and JR2.

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

(Mr Russell spoke in favour of the above application).

15. APPLICATION NO: 3/2008/0779/P (GRID REF: SD 372734 445899)
INSTALLATION OF A 10KW WIND POWERED GENERATOR ON A 12M FREESTANDING COLUMN AND ASSOCIATED SWITCHGEAR BUILDING (PENT ROOF DOMESTIC GARDEN SHED) ON FIELD TO EAST OF CUTTOCK CLOUGH BARN, SLAIDBURN ROAD, WADDINGTON, LANCASHIRE

WITHDRAWN

16. APPLICATION NO: 3/2010/0078/P (GRID REF: SD 372799 435722)
OUTLINE APPLICATION FOR THE DEMOLITION OF AN EXISTING COMMERCIAL BUILDING AND THE REDEVELOPMENT OF THE CLEARED SITE AND ADJOINING LAND FOR RESIDENTIAL DEVELOPMENT INVOLVING THE ERECTION OF 18 NO DWELLINGS TO GO WITH GARAGES AND GARDENS (RESUBMISSION) AT OLD MANCHESTER OFFICES, WHALLEY NEW ROAD, BILLINGTON

WITHDRAWN FROM THE AGENDA

17. APPLICATION NO: 3/2010/0103/P (GRID REF: SD 370016 436544)
PROPOSED APPLICATION TO REMOVE CONDITIONS 5 and 6 WHICH RELATES TO A UNILATERAL UNDERTAKING LIMITING THE RESIDENTIAL ELEMENT OF A LIVE/WORK UNIT SO IT SHALL NOT BE OCCUPIED UNLESS THE WORK UNITS ARE CONSTRUCTED AND IN USE AS A COMMERCIAL UNIT AT LAND OFF CHERRY DRIVE, BROCKHALL VILLAGE, LANGHO

The Building and Development Control Manager reported that the Parish Council had objected to this application.

That the application be Deferred and Delegated to the Director of Development Services subject to a Section 106 Agreement to secure appropriate affordable housing contribution which would consist of an off site contribution.

18. APPLICATION NO: 3/2010/0183/P (GRID REF: SD 375850 436170)
PROPOSED CHANGE OF USE OF FIVE SHORT TERM LET/HOLIDAY COTTAGES TO RESIDENTIAL, ONE OF WHICH WILL BE AN AFFORDABLE UNIT SUBJECT TO A SECTION 106 AGREEMENT AT GREENBANK COTTAGES, WHALLEY ROAD, SABDEN

The Building and Development Control Manager reported that the County Surveyor had no objections.

That Committee be minded to approve the application subject to the following conditions and therefore DEFER AND DELEGATE to the Director of Development Services to negotiate the satisfactory prior completion of a Section 106 Agreement to control how one of the units will be delivered as an affordable housing unit, both in the first instance and in the future:

1. The development must be begun no later than the expiration of three years beginning with the date of this permission.

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

2. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (Amendment) (No 2) (England) Order 2008 (or any Order revoking or re-enacting that Order) any future extensions and/or alterations to the dwellings, including any development within the curtilage as defined in the Schedule to 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 amenities of adjoining residents and the visual amenities of the area in accordance with Policies G1 and ENV1 of the Ribble Valley Districtwide Local Plan.

966 ITEMS DELEGATED TO DIRECTOR OF DEVELOPMENT SERVICES UNDER SCHEME OF DELEGATED POWERS AND

The following proposals have been determined by the Director of Development Services under delegated powers:

967 APPLICATIONS APPROVED

<u>Plan No:</u>	<u>Proposal:</u>	<u>Location:</u>
3/2009/0913/P	Proposed first floor extension above the kitchen and bathroom	5a Long Row Barker Lane, Mellor
3/2009/0934/P	The conversion of two redundant agricultural buildings to form three units to be used for B1 (light industrial) and B2 (general industrial) uses	Fishes and Peggy Hill Farm Henthorn Road Clitheroe
3/2009/0991/P	Two storey side extension	18 King Street, Whalley
3/2009/1048/P	Proposed steel portal framed building for storing tractors	Coal Staithe Garage Old Coal Staithe, Read
3/2009/1070/P	Application for a non material amendment to planning permission 3/2009/0334/P by an alteration to the roof design and the replacement of one of the approved garage doors with a window	Blue Trees Copster Green
3/2009/1073/P	Proposed replacement single storey extensions and conversion of the coach house with extension above the attached garage forming a guest house	The Royds Crow Trees Brow Chatburn
3/2009/1074/P	Removal of conditional planning consent 3/2008/0406 stating that a temporary car park to be removed by 31 December 2009 and to allow the car park to be retained on a permanent basis	Samlesbury Aerodrome Myerscough Road Balderstone
3/2009/1075/P	Partial discharge condition 3 landscaping of planning consent 3/2008/0548/P	Stanley House Preston New Road Mellor
3/2009/1077/P	Proposed 'P' shaped conservatory to the gable elevation	2 Hereford Drive Clitheroe
3/2010/0014/P	Application to vary condition no.2 of planning consent 3/2004/1082, to allow the surgery to open from 8am to 8pm Monday to Friday and 8am to 1pm on Saturday	83 King Street Whalley

<u>Plan No:</u>	<u>Proposal:</u>	<u>Location:</u>
3/2010/0015/P	Proposed extensions and alterations to existing bungalow to form 2-storey, 4-bed house with 1-bed annexe, and proposed new detached garage (Re-submission of 3/2009/0496/P)	Maveril Ribchester Road Clayton-le-Dale
3/2010/0017/P	Proposed conversion of the existing domestic garage into a single unit of holiday accommodation	Bowtree House Slaidburn Road Waddington
3/2010/0018/P	Alterations to previously approved car park layout including provision of emergency gate and personnel gate	Salesbury Hall Salesbury Hall Lane Ribchester
3/2010/0020/P	Amendment to approved consent 3/2009/0663 to incorporate a window to the first floor rear elevation (storage area only)	26 Whalley Road Langho
3/2010/0021/P	Proposed single storey link/garage extension and loft conversion	Oak Barn, Norcross Farm Hothersall Lane Hothersall
3/2010/0022/P	Proposed single storey rear extension	47 Ribble Lane Chatburn
3/2010/0025/P	Alterations and extension of existing detached garage to provide improved secure rear car parking space. Proposed fenestration improvements to existing barn conversion as part of remodelling of dwelling into one	Hodgson Barn and Higher Hodgson Barn Slaidburn Road Waddington
3/2010/0028/P	Demolish the outbuildings and rear porch and replace with a single storey rear extension	103 Chatburn Road Clitheroe
3/2010/0029/P	Proposed conservatory to the rear	5 Moorland Avenue Clitheroe
3/2010/0030/P	Application for the discharge of condition 3 (materials), condition 5 (drainage), condition 7 (drainage), condition 7 (contaminated land), condition 8 (landscaping) and condition 9 (tank installation details) of planning consent 3/2008/0549/P	Primrose Garage Whalley Road Clitheroe
3/2010/0031/P	Proposed larger play area and provision of covered area for play in all weathers with a fence at one end	Langho & Billington Community Centre Whalley Road, Langho

<u>Plan No:</u>	<u>Proposal:</u>	<u>Location:</u>
3/2010/0037/P	Two-storey side extension and single storey rear extension	Nutwood Dale Longsight Road Clayton-le-Dale
3/2010/0038/P	Erection of front and rear extensions; minor external and site alterations	Somerfield Inglewhite Road Longridge
3/2020/0040/P	Replace corroded/crumbling base stones at the bottom of the jambs of the front door surround and replacement of lead flashings over stone canopy. Also to install proprietary stainless steel wall ties and rods in the front elevation to prevent further lateral movement of the wall in this location	Waddow Hall Clitheroe
3/2010/0042/P	Single storey porch extension	42 Fairfield Drive Clitheroe
3/2010/0044/P	Proposed conservatory to replace smaller conservatory	88 Ribchester Road Clayton-le-Dale
3/2010/0045/P	Proposed two-storey extension to the rear of the property	119 Whalley Road Sabden
3/2010/0046/P	Single storey rear and side extension to include a garage	16 Crowtrees Brow Chatburn
3/2010/0047/P	Single storey extension to side and rear with front porch	31 Glendale Drive Mellor
3/2010/0051/P	Replacement dwelling (resubmission)	Rowan Cottage Old Clitheroe Road Dutton
3/2010/0052/P	Proposed single storey rear extension	89 Waddington Road Clitheroe
3/2010/0053/P	Change of use of part bay detached storage building into a granny annex	Redwoods Whitehalgh Lane Langho
3/2010/0057/P	Proposed domestic garage extension and a first floor extension	Brow Top, Birks Brow Longridge
3/2010/0058/P & 3/2010/0059/P	Demolition of existing single storey kitchen side extension, proposed new orangery and single storey utility room, installation of septic tank and associated fenestration changes	Clerk Hill Clerk Hill Road Whalley
3/2010/0060/P	Proposed single storey rear extension	5 Redwood Drive Longridge

<u>Plan No:</u>	<u>Proposal:</u>	<u>Location:</u>
3/2010/0062/P	Proposed pitched tiled roof to replace the existing flat roof on the dormer	2 Hereford Drive Clitheroe
3/2010/0064/P	Domestic garage to be built at right angles and attached to the existing domestic garage	Lynton, Longsight Road Clayton-le-Dale
3/2010/0066/P	Application for the discharge of condition 2 (materials) and condition 5 (desktop study) of planning consent 3/2009/0374/P	Central Garage Manor Road, Whalley
3/2010/0071/P	Retrospective application for a small domestic storage building to replace an existing shed at land adjacent	8 Mary Street West Longridge
3/2010/0074/P	Single storey side extension with pitched roof	Kemple Down Birdy Brow, Chaigley
3/2010/0076/P	Application for a non-material amendment to planning consent 3/2009/0823P, for areas of the blockwork to be rendered on each elevation leaving brick piers at corners with half brick front elevation	16 Abbey Field Whalley
3/2010/0077/P	Proposed first door bedroom/bathroom extension to be built on the flat roof single storey extension	14 Buckingham Drive Read
3/2010/0081/P	Non material amendment to planning consent 3/2007/1094 and 3/2007/1093 incorporating additional rooflights and the introduction of glazing on an external link and alterations to a design of the single storey lean-to office extension	Browsholme Hall Clitheroe
3/2010/0082/P	Application for the discharge of condition no. 2 (relating to reclaimed materials) of planning consent 3/2009/0339/P	Field 5800 off the B6478 near Newton Clitheroe
3/2010/0084/P	Application for the discharge of condition No. 4 (layout levels/landscaping) of planning permission 3/2009/0841/P	Denisfield House Rimington Lane Rimington
3/2010/0092/P	Proposed single storey extension to the side of the existing property, including new build detached stable block and associate landscaping works	The Haddocks Stoneygate Lane Ribchester

<u>Plan No:</u>	<u>Proposal:</u>	<u>Location:</u>
3/2010/0096/P	Application for the discharge of condition No 4 (landscaping) of planning permission 3/2009/0400/P	Monks Contractors Ltd Myerscough Smithy Road Mellor Brook
3/2010/0099/P	Proposed single storey side extension	5 Limefield Avenue Whalley
3/2010/0100/P	Proposed attic conversion with a rear dormer. Re-submission	10 Little Lane Longridge
3/2010/0102/P	Proposed single storey conservatory extension to the rear of the dwelling	84 Branch Road Mellor Brook
3/2010/1004/P	Demolition of a stone wall behind the police station to permit improved vehicular access on to the site	Clitheroe Police Station King Street, Clitheroe
3/2010/0105/P	Proposed single storey rear extension	11 Newlands Avenue Clitheroe
3/2010/0107/P	Application to discharge condition 3 relating to car parking of planning consent 3/2009/0138	Mount Vale, Lowergate Clitheroe
3/2010/0109/P	Application for the discharge of condition no. 2 (relating to materials) of planning consent 3/2009/0173/P	Northdene 17 Clitheroe Road Whalley
3/2010/0111/P	Application for discharge of condition 2 in relation to materials on planning consent 3/2008/0548/P	Stanley House Preston New Road Mellor
3/2010/0121/P	Application for the following non-material amendment to planning permission 3/2008/0808/P, removal of additional lift and staircase to east extension resulting in roof alterations to simplify the works; windows to front elevation (east) extension amended to suit room layout; new staircase to east extension and quiet room, shown to line in with rear wall; dormer construction amended to be slate roof and UPVC horizontal boards to cheeks; and solar panels omitted from roof	Abbeyfield Society Union Street Clitheroe
3/2010/0126/P	Re-submission of application 3/2009/1005/P for the provision of new gates and a new boundary fence	The Old Vicarage Lower Lane, Longridge
3/2010/0128/P	Replacement house type (resubmission)	Plot 2 Smithy Garage, Tosside

<u>Plan No:</u>	<u>Proposal:</u>	<u>Location:</u>
3/2010/0130/P	Application for the discharge of condition no. 2 (materials) of planning consent 3/2008/1039/P	Station Buildings Berry Lane, Longridge
3/2010/0140/P	Application to discharge condition no. 2 (materials) and condition no. 3 (chimney details) of planning consent 3/2007/0671/P	3 Stanley Close Longridge

968

APPLICATIONS REFUSED

<u>Plan No:</u>	<u>Proposal:</u>	<u>Location:</u>	<u>Reasons for Refusal</u>
3/2009/1024/P	Roof to cover midden	Halsteads Farm Grindleton Road West Bradford	G1, ENV1, ENV19 – Prominent building to the detriment of the visual amenity of the Area of Outstanding Natural Beauty and the setting of an adjacent Listed Building.
3/2009/1026/P	Proposed replacement of the existing single storey Wendy House with a single storey Summerhouse	Pale Farm Barn Moss Lane Chipping	G1, ENV1, H17 – Detrimental impact upon the character of the traditional barn to the visual detriment of the Area of Outstanding Natural Beauty.
3/2009/1040/P	Proposed new dwelling in garden area	56 Chapel Hill Longridge	G1 and ENV16: Incongruous development to the detriment of the visual amenity of the conservation area and the adjacent Buildings of Townscape Merit. Cramped development to the detriment of neighbouring residential amenity.
3/2009/1083/P	Proposed demolition of the adjacent pigsty to allow the	Smithy Cottage Birks Brow Longridge	G1, ENV1 – Dominant and incongruous development to the detriment of the
Cont/			

<u>Plan No:</u>	<u>Proposal:</u>	<u>Location:</u>	<u>Reasons for Refusal</u>
Cont...	erection of a two-storey extension		appearance of the property and the visual amenity of the Area of Outstanding Natural Beauty.
3/2010/0027/P	Two storey rear extension (resubmission)	2 Cowper Place Sawley	Policies G1, ENV1, ENV16, H10, SPG Extensions and Alterations to Dwellings, Extension by virtue of its design is detrimental to visual amenities of streetscene AONB and Conservation Area.

969 SECTION 106 APPLICATIONS

<u>Plan No:</u>	<u>Proposal/Location:</u>	<u>Progress:</u>
3/2008/0526/P	Primrose Mill Woone Lane, Clitheroe	Signed 24/3/2010
3/2010/0054/P	Former EA depot and adjacent land to rear of Primrose Mill, Woone Lane, Clitheroe	Signed 24/3/2010
3/2010/0055/P	Land to rear of Primrose Mill Woone Lane, Clitheroe	Signed 24/3/2010

970 AGRICULTURAL NOTIFICATIONS WHERE PLANNING CONSENT WILL **NOT** BE NECESSARY

<u>Plan No:</u>	<u>Proposal:</u>	<u>Location:</u>
3/2010/0075/N	Wooden open fronted shed for the storage of feed and equipment for flock of sheep	Moorcock House Slaidburn Road Waddington

971 APPLICATIONS WHERE SECTION 106 HAS NOW BEEN ISSUED

<u>Plan No:</u>	<u>Proposal:</u>	<u>Location:</u>
3/2008/0826/P	Erection of 29 dwellings comprising a mix of 2-5 bedroom houses	Land at Calderstones Hospital, Mitton Road Whalley

972 APPLICATIONS WITHDRAWN

<u>Plan No:</u>	<u>Proposal:</u>	<u>Location:</u>
3/2009/0585/P	2 internally illuminated fascia signs and 1 internally illuminated hanging sign	Kitchen Green Farm Preston Road Ribchester
3/2010/0072/P	Discharge of conditions 3 and 7 of application 3/2006/1004	Ribblesdale Park Mill Lane Gisburn

973 APPEALS UPDATE

<u>Application No:</u>	<u>Date Received:</u>	<u>Applicant/Proposal /Site:</u>	<u>Type of Appeal:</u>	<u>Date of Inquiry/Hearing:</u>	<u>Progress:</u>
3/2008/0674 & 0675 D	27.8.09	John Reilly Civil Engineering Ltd Proposed alterations to listed boundary wall including the creation of a new access point and track to serve stud farm The Stud Farm Woodfold Park Further Lane Mellor	WR	Now to be determined under the written reps procedure	APPEALS DISMISSED 3.3.10
3/2009/0466 D	10.9.09	Mr John Bailey & Miss Kirsty Sellers Erection of two storey rear extension and additional accommodation for dependent relatives Dean Slack Head Smalden Lane Grindleton	WR	—	APPEAL ALLOWED/ DISMISSED 3.3.10
3/2009/0079 D	25.9.09	Mrs Christine Verity Proposed single storey garden room to front elevation Holkers Cottage Whins Lane Read	WR	—	APPEAL DISMISSED 2.3.10

<u>Application No:</u>	<u>Date Received:</u>	<u>Applicant/Proposal /Site:</u>	<u>Type of Appeal:</u>	<u>Date of Inquiry/Hearing:</u>	<u>Progress:</u>
3/2009/0383 & 0384 C	8.10.09	Individual Inns Ltd Extension to first floor to form bedrooms and associated works (Resubmission) The Spread Eagle Hotel Sawley	WR	—	APPEALS DISMISSED 10.3.10
3/2009/0352 D	2.11.09	Mr H Berry Retention of agricultural workers dwelling and residential curtilage for temporary period of three years Lower Monubent Farm Hellifield Road Bolton-by-Bowland	—	Hearing – due to be held 4 May 2010 (re-arranged date)	
3/2009/0730 D	11.1.10	Mrs Judy Bateman Change the use of part of existing front garden to provide off-road car parking for one vehicle, steps to join existing garden path to house and to provide storage area for 3no. wheelie bins and housing for meters (Resubmission) 4 Greendale View Grindleton	Householder Appeal	—	APPEAL DISMISSED 5.3.10
3/2009/0844 D	19.1.10	Mr Mark Haston Construction of a single garage for domestic use Carr Meadow Barn Carr Lane Balderstone	Householder Appeal	—	APPEAL DISMISSED 5.3.10

<u>Application No:</u>	<u>Date Received:</u>	<u>Applicant/Proposal /Site:</u>	<u>Type of Appeal:</u>	<u>Date of Inquiry/Hearing:</u>	<u>Progress:</u>
3/2009/0135 C	22.1.10	Messrs R Wilkinson & Sons Outline application for demolition of existing commercial building and redevelopment of cleared site and adjoining land for residential development comprising 14no. detached dwellings together with garages and gardens Old Manchester Offices Whalley Road Billington	—	Hearing to be held 13 April 2010	AWAITING DECISION
3/2009/0955 D	27.1.10	Ms Emma James First floor side extension over lounge to form bedroom The Old Spout House Whinney Lane Mellor	Householder Appeal —		APPEAL DISMISSED 5.3.10
3/2009/0945 D	3.2.10	Mr Philip Thompson Install a drop kerb at the property 9 Edisford Road Clitheroe	Householder Appeal —		AWAITING DECISION
3/2010/0951 D	17.3.10	Mrs Julia Eventhall First floor extension above existing kitchen with new window in gable wall and construction of new doorway 13 Main Street Bolton-by-Bowland	Householder Appeal —		Notification letter sent 22.3.10 Questionnaire sent 22.3.10 AWAITING DECISION

974

BUILDING AND DEVELOPMENT CONTROL SERVICE PLAN

The Director of Development Services submitted a report asking Committee to consider and approve the Building and Development Control Service Plan for 2010/11. The Building and Development Control Manager informed Committee that during the consideration of the preparation of the service plans, it had been requested that departments focus on potential savings and growth items. He pointed out that one of the key issues in last year's service plan related to the introduction of a system to enable building control applications to be available on line. He informed Committee that significant progress had been made but that it was important to continue to review the information that was available. He reminded Committee that one of the main objectives in the Development Control Section was to maintain the performance level in relation to the determination of planning applications. He informed Committee that due to the likelihood of non-replacement of a fixed term post, it would be difficult to maintain the existing service without a reduction in some service provision relating to non-essential duties. He highlighted savings that had been made and with regard to additional income, reminded Committee that a charging mechanism had been introduced for pre-application advice and that this was anticipated to generate some income.

RESOLVED: That Committee approve the implementation of the Building and Development Control Service Plan for 2010/11 within available resources.

975

FORWARD PLANNING SERVICE PLAN

The Director of Development Services submitted a report asking Committee to consider and approve the Forward Planning Service Plan for 2010/11. The Forward Planning and Regeneration Manager reminded Committee that the principal issues in the Plan related to the progress of the LDF and the relevant funding to enable the production of appropriate documents. The report covered various staffing matters, in particular a fixed term contract and the secondment of a member of the regeneration team.

RESOLVED: That Committee approve the Forward Planning Service Plan for implementation in 2010/11 within available resources.

976

REVISION TO STATEMENT OF COMMUNITY INVOLVEMENT AND ASSOCIATED PUBLIC CONSULTATION

The Director of Development Services submitted a report on the revisions to the adopted Statement of Community Involvement and the need for the authority to submit it to a consultation period prior to adoption. He informed Committee that the Planning and Compulsory Purchase Act 2004 requires all planning authorities to produce a Statement of Community Involvement and that this should explain clearly the process and methods for community involvement for different types of local development documents; explain the process and appropriate methods for effective community involvement in the determination of planning applications; include the authority's approach to community involvement in planning obligations (Section 106 Agreements); include information about how the SCI will be monitored, evaluated and scrutinised at local level; include details of where

community groups can get more information on the planning process; and identify how landowner and developer interests will be engaged. A number of details were discussed in particular the need to ensure the document included clear references to Web publicity as a priority.

RESOLVED: That Committee instruct the Director of Development Services include references to Web publicity and to make the document available for consultation for a period of six weeks and then if no matters of significance are raised as a result in consultation with the Chairman of this Committee, the Statement of Community Involvement be adopted.

977 COMMUNITY INFRASTRUCTURE LEVY

The Director of Development Services submitted a report for Committee's information on the new approach to delivering infrastructure and changes to the current system of using planning agreements (Section 106) introduced as a result of changes to the Planning Act. These regulations had come into effect from 6 April 2010 and now enable Councils to charge a community infrastructure levy on new development should the Council choose to introduce a levy approach. He informed Committee that further work was clearly needed to be undertaken on the CIL to determine how the process could operate within the Ribble Valley and further information would be provided to committee as work on the LDF progresses.

RESOLVED: That the report be noted.

978 APPEALS

- a) 3/2008/0674/P & 3/2008/0675/P – Alterations to listed building wall including the creation of a new access pint and track to serve Stud Farm at Further Lane, Mellor. Appeal dismissed.
- b) 3/2009/079/P – Single storey garden room to front elevation at Holkers Cottage, Whins Lane, Read. Appeal dismissed.
- c) 3/2009/0466/P – Erection of a two storey rear extension and additional accommodation for dependant relatives at Deanslack Head, Smalden Lane, Grindleton. Appeal dismissed.
- d) 3/2009/0730/P – Change of use of part of existing front garden to provide off-road car parking for one vehicle, steps to join existing garden path to house and to provide a storage area for 3 No wheelie bins and housing for metres at 4 Glendale View, Main Street, Grindleton. Appeal dismissed.
- e) 3/2009/0844/P – Construction of a single garage for domestic use at Carr Meadow Barn, Carr Lane, Balderstone. Appeal dismissed.
- f) 3/2009/0955/P – First floor side extension over lounge to form bedroom at The Old Spout House, Whinney Lane, Mellor. Appeal dismissed.

979 EXCLUSION OF PRESS AND PUBLIC

RESOLVED: That by virtue of the fact that the next item of business be exempt information under Category 7 of Schedule 12A of the Local Government Act 1972, the press and public be now excluded from the meeting.

980 BARROW BUSINESS PARK

The Director of Development Services submitted a report for Committee's information on progress with developments at Barrow Business Park.

RESOLVED: That the report be noted.

The meeting closed at 8.03pm.

If you have any queries on these minutes please contact Stewart Bailey (414491).