

RIBBLE VALLEY BOROUGH COUNCIL REPORT TO PLANNING AND DEVELOPMENT COMMITTEE

Agenda Item No

meeting date: THURSDAY, 20 MAY 2010
title: PLANNING APPLICATIONS
submitted by: DIRECTOR OF DEVELOPMENT SERVICES

PLANNING APPLICATIONS UNDER THE TOWN AND COUNTRY PLANNING ACT 1990:

APPLICATION NO: 3/2010/0116/P (GRID REF: SD 378581 449335)
PROPOSED EXTENSION TO GARAGE AT GLEBE HOUSE, GISBURN ROAD, BOLTON-BY-BOWLAND

PARISH COUNCIL: Object to the application. Members are referred to the file for full details which can be summarised as follows:

1. Reference to highway safety and that in the last few years five entrances have been built for entry on to Gisburn Road.
2. It was conditional and is mandatory that access, parking and turning areas shall be provided within new developments. This was overlooked in the planning process and created a serious imbalance between the amount of new build and the amenity area with the addition of a garden room and garage/store room is almost opposite. Hard standing on two levels provides no room for a turning area resulting in vehicles entering the road in reverse or parking outside on the road.
3. Reference to potential breach of condition 9 of planning consent and request that raised kerbs are removed in order to provide a level footpath for pedestrians.
4. The garage/store clearly seen from the street has a damaging effect on Bolton-by-Bowland Conservation Area, the Area of Outstanding Natural Beauty and listed buildings it forms a part of. It is a later edition unrelated to a historic barn and seen from the street visually intrusive.
5. Reference to the extent of new build that has been allowed within the rectory curtilage within the last 13 years and effect of this on the Conservation Area, Area of Outstanding Natural Beauty and those living nearby.
6. Recently installed iron gates breach planning conditions of a Conservation Area Consent approval.

7. Further extensions will cumulatively have a damaging effect on the character and appearance of the listed setting.

**ADDITIONAL
REPRESENTATIONS:**

Three letters have been received. The correspondence is very detailed and goes into some length about the history of the site. Members are referred to the file for full details of this which includes a detailed rebuttal from the applicant of Glebe House to the objections received from both the Parish Council and neighbouring properties. The letters of objection can be summarised as follows:

1. It would be detrimental to occupation of the Old Rectory, village and Conservation Area in terms of the impact it is likely to have in relation to parking issues and to the nature of the use of the proposed development.
2. A concern that the existing development has been undertaken outside the bounds of the planning consent – the garage to which the workshop is to be attached does not comply with the permission originally granted.
3. The combined size of the garage and workshop will exceed the footprint of the average cottage in the village.
4. Noise from the workshop.
5. The plans propose a slate roof which will be in conflict with the existing stone roof.

Proposal

Consent is sought to erect an extension to a detached garage within the curtilage of a detached property set to the south of Gisburn Road. The garage is at the southern extreme of the site with the proposed workshop to be attached to its western gable. Approximate dimensions of the works are 4.8m x 6.3m x 4.5m in height with construction materials of stone under a slate roof.

Site Location

Glebe House is set to the south side of Gisburn Road with the Old Rectory, a Grade II listed building, to the east. The site is within the settlement limit of Bolton-by-Bowland, the Conservation Area and Area of Outstanding Natural Beauty.

Relevant History

3/2006/0384/P – Proposed conversion of disused barn to dwelling and erect detached garage (revised scheme planning reference 3/03/0600/P). Approved with conditions 21 July 2006.

3/2006/0383/P – Further demolition and partial rebuilding required to stabilise defects in structure. Resite front single storey element and archway on east elevation in order to improve sightlines to vehicular access and also to enhance the composition of the building (Conservation Area Consent application). Approved with conditions 1 August 2006.

3/2003/0600/P – Conversion of disused barn to dwelling and erection of detached garage. Approved with conditions 11 September 2003.

3/2003/0599/P – Partial rebuilding required to stabilise structure. Resite front single storey element and archway on east elevation due to instability and to enhance composition of building (Conservation Area Consent application). Approved with conditions 11 September 2003.

3/2001/0006/P – Change of use of buildings to form one dwelling (Listed Building Consent). Approved with conditions 9 October 2001.

3/2001/0584/P – Change of use of buildings to form one dwelling. Approved with conditions 9 October 2001.

Relevant Policies

Policy G1 - Development Control.

Policy ENV1 - Area of Outstanding Natural Beauty.

Policy ENV16 - Development Within Conservation Areas.

Environmental, AONB, Human Rights and Other Issues

Matters for consideration are the visual impact of the works – their effect on the Conservation Area and Area of Outstanding Natural Beauty and potential impact on adjacent residential amenity.

The garage to be extended is set to the rear of the site with the views of this from the roadside being gained from looking directly down the driveway or via glimpses at an acute angle across neighbouring gardens to its east through the mature planting in those garden areas. The extension is modest in nature and given its siting would not be a prominent visual feature in the wider street scene of the Conservation Area. In fact, given its relationship with the main property the extension would not be visible when looking directly down the existing driveway. Therefore, in terms of the impact of this development on the visual qualities of the Conservation Area and Area of Outstanding Natural Beauty I do not consider that any significant detriment would be caused. I am mindful that there is a Grade II listed building set to the east of the existing garage but consider that the works proposed here would have no significantly greater impact on the setting of that property than exists at present.

With regard to potential impact on residential amenity, the Old Rectory is set to the east and Kirkbeck Mews to the west. The development proposed is a workshop extension to a domestic garage which has a planning condition attached to it under 3/06/0384/P to ensure that it is used for private and domestic purposes only. I do not consider that a workshop used for purposes incidental to the enjoyment of the main dwelling would prove so significantly detrimental to neighbours in terms of noise as to warrant an unfavourable recommendation. Given the location of the extension in relation to surrounding properties there would be no detrimental effect on their existing amenities as a result of the proposed built form.

Thus I conclude that in terms of the development's relationship with surrounding properties, the scheme accords with the provisions of Policy G1 of the Ribble Valley Districtwide Local Plan.

Members will note that there has been quite detailed correspondence received regarding the development that raise historical matters concerning the way in which the site has developed and potential breaches of planning consent. As is evident from the planning history section of this report there is an extensive record of consents on this site and matters concerning potential breaches have been examined in the past. Members should consider the workshop extension on its own merit and not be influenced by issues not directly relevant to the determination of this particular application. Reference has been made to the size of the garage not being as approved and, on the last set of approved drawings, under 3/06/0384/P, the officer's report stated it would measure approximately 9.15m x 6.6m x 4.4m to the ridge. The garage in situ has a height of approximately 0.3m above that previously approved yet is smaller in footprint area and it is not considered expedient to take action on this. With regard to the roofing material for the garage, the applicant's agent has confirmed that the extension will be roofed in stone to match the existing garage.

Therefore, having regard to the above I am of the opinion that the scheme represents an appropriate form of development and would not impact adversely on neighbouring amenity nor the visual amenities of the Conservation Area and Area of Outstanding Natural Beauty in which the property is set.

I thus recommend accordingly.

SUMMARY OF REASONS FOR APPROVAL

The proposal has no significant detrimental impact on nearby residential amenity nor would it have an adverse visual impact.

RECOMMENDATION: That planning permission be 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 3995-2A Proposed Plan and Elevation.

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

3. The proposed workshop shall be for private and domestic purposes only and no trade or business whatsoever shall be carried out from within the building.

REASON: In order to safeguard nearby residential amenities as provided for within Policy G1 of the Ribble Valley Districtwide Local Plan.

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

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

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

REASON: To comply with Policies G1 and ENV16 of the Ribble Valley Districtwide Local Plan to ensure a satisfactory standard of appearance in the interests of visual amenity.

6. Notwithstanding the details shown upon the approved plans, the proposed Velux roof lights shall be of the Conservation Type, recessed with a flush fitting, details of which shall be further submitted to and approved by the Local Planning Authority before development commences upon the site.

REASON: In the interests of visual amenity and to comply with Policies G1 and ENV16 of the Ribble Valley Districtwide Local Plan.

APPLICATION NO: 3/2010/0120/P (GRID REF: SD 373317 436047)
PROPOSED CREATION OF A FIRST FLOOR FLAT ABOVE THE EXISTING SHOP TO INCLUDE PROVISION OF A NEW ROOF STRUCTURE, NEW SHOP FRONT AND NEW WINDOWS AND DOORS IN THE SOUTH AND NORTH ELEVATIONS AT COUNTRY FURNITURE, 21-23 KING STREET, WHALLEY

PARISH COUNCIL: No observations to make on this application.

ENVIRONMENT DIRECTORATE (COUNTY SURVEYOR): No objection to the application in principle on highway safety grounds.

ADDITIONAL REPRESENTATIONS: A letter has been received from the owner of the residential cottage immediately adjoining the southern side of the application site who expresses a number of 'worries' about the proposal as follows:

1. Where does the water from the gutters go, as their drains often overflow in rainy weather.
2. A fence shown on the plans would be on their land.
3. A window shown in the new building would overlook their only outside sitting area to the detriment of their privacy.

4. The entrance route to the flat would appear to require the use of a door to their yard that they keep locked for security reasons.
5. They would object to scaffolding or construction workers on their land in order for the development to be carried out.

Proposal

Permission is sought for the creation of a first floor flat, including the construction of a new, higher, roof above the existing retail premises. Access to the flat (that comprises one bedroom, lounge, kitchen and bathroom) would be from the rear via a doorway and internal staircase.

The apex of the roof of the main frontage building is approximately 6m high, behind this the existing roof steps down to 4m for a length of 5m and then steps back up to 5m for the rest of its length of 4.8m. As proposed the roof would be 6m high for the whole of its length.

The existing shop front, which contains windows above fascia level, would be replaced with a new frontage, similar in design to the existing and with painted wooden frames. The glazing in the upper part of the frontage would provide light to the bedroom of the flat.

The works would be carried out using local stone, natural slates and hardwood timber.

Site Location

The application relates to the antiques and collectables shop on the west side of King Street, Whalley that originally was a petrol filling station and garage. It is adjoined by residential properties on both sides (the one to the north being the applicant's own dwelling). At the rear of the site there are two large garage buildings that are also in the applicant's ownership.

The site is within the settlement boundary of Whalley and within the Conservation Area.

Relevant History

3/1991/0651/P – Proposed creation of first floor flat and upgrading of ground floor accommodation to form a cottage furniture shop. Approved but not implemented.

Relevant Policies

Policy G1 - Development Control.

Policy G2 - Settlement Strategy.

Policy ENV16 - Development Within Conservation Areas.

Policy L4 Regional Spatial Strategy (RSS).

PPS3 – Housing.

Affordable Housing Memorandum of Understanding (AHMU).

Environmental, AONB, Human Rights and Other Issues

The considerations that are relevant to the determination of this application relate to an understanding of the permission granted for a similar development in 1991, compliance or

otherwise with housing policy and the effects of the development upon visual amenity and the amenities of nearby residents.

Previous Permission

The scheme for which permission was granted in 1991 is almost identical to that now proposed. It is also included raising the height of the roof and had windows at both ground and first floor level overlooking the adjoining properties on both sides. The south side wall of the approved scheme, however, followed the angled line of the property boundary. In the scheme now proposed, the wall would follow a straight line, representing an improvement from the point of view of the neighbour to the south.

Housing Policy

The creation of one residential unit within the settlement boundary of Whalley is fully in accordance with all the relevant housing policies and guidance and there is no requirement for the flat to be 'affordable'.

Visual Amenity

The site is within the Conservation Area. The alterations to the front of the building are minimal in visual terms but will provide a much better level of insulation.

The works to provide the first floor flat involve raising the roof height of the existing building but not above the height of the ridge of the main frontage building. These works are also predominantly screened from view from the back street at the rear by the applicant's large garage buildings that are to be retained. In any event, the works are to be carried out using natural stone and slates and will, in my opinion, represent an improvement in visual terms on the existing building/roof that are in a very poor state of repair.

Amenities of Nearby Residents

Other than the applicant's own dwelling to the north, the only residential property affected by the proposal is the cottage in separate ownership to the south of the site, the owners of which have expressed a number of concerns about the proposal.

With regards to the neighbours' privacy, the proposed two first floor windows in the south elevation are shown on the plans to be fitted with obscured glass. The one ground floor window in the south elevation (which would serve the retail area) would be screened from the neighbours yard by a 1.8m high closed board fence. In the previously approved application, all of the windows in the south elevation were to be fitted with clear glass and there was no requirement for the erection of a screen fence. Subject to appropriate conditions, I do not consider that the proposal would adversely affect the neighbours' privacy.

The proposed increase in the height of the roof is the same as in the previously approved scheme. I do not consider that this would have any seriously detrimental effects on light to the adjoining cottage to the south, nor do I consider that it would be overbearing. There would also be a benefit over the approved scheme by straightening the line of the south elevation rather than part of it projecting at an angle further to the south.

The neighbours concern about roof water will be dealt with under any building regulations application.

On amended plans received on 23 April 2010 it is made clear that access to the flat would be via a separate outside door enabling the neighbours' outside yard door to remain locked. The true position of the boundary fence is also more clearly indicated on the amended plans making it clear that it is on land within the applicants' ownership.

Overall, I consider the proposal to be acceptable with regards to its effects on the amenities of nearby residents and, as described, it has some improvements over the previously approved scheme.

Conclusion

I consider that the proposed scheme will bring about considerable improvements to the property whilst providing a small residential unit above a shop in the village centre; and that this will be achieved without any significant detrimental effects upon visual amenity or the amenities of any nearby residents.

A bat survey report submitted with the application (that has been checked by the Countryside Officer) concludes that there is no evidence that bats are using or have used the building for roosting, feeding, maternity or hibernating and there is no history of any sightings.

SUMMARY OF REASONS FOR APPROVAL

The proposed development would have no seriously detrimental effects upon visual amenity or the amenities of any nearby residents.

RECOMMENDATION: That planning permission be 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 shown on the amended plan (Drawing No 3980-02C) received on 23 April 2010.

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

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 two proposed first floor level windows in the south elevation and one proposed first floor window in the north elevation shall all be obscure glazed to the satisfaction of the Local Planning Authority and shall remain in that manner in perpetuity.

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

5. The 1.8m high vertical boarded timber fence shown on the approved plans shall be erected to the satisfaction of the Local Planning Authority prior to the first occupation of the residential flat hereby permitted and, thereafter, shall be retained and appropriately maintained in perpetuity.

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

APPLICATION NO: 3/2010/0132/P (GRID REF: SD 361043 436560)
PROPOSED VARIATION OF CONDITION NO 6 OF PLANNING CONSENT 3/2007/0060/P SO THAT IT READS 'THE CHALETS SHALL BE USED FOR THE PURPOSE OF HOLIDAY ACCOMMODATION ONLY AND NOT AS A PERMANENT RESIDENCE' AT LOWER MOSS FARM, LOWER LANE, LONGRIDGE

TOWN COUNCIL: Object and want to see the existing conditions remain.

ENVIRONMENT DIRECTORATE (COUNTY SURVEYOR): No objection in principle on highway safety grounds – however without a defined period of operation for the occupancy of the site, it is not clear how the more relaxed wording of the revised condition will be monitored and enforced.

ADDITIONAL REPRESENTATIONS: No comments received.

Proposal

Consent is sought to modify condition 6 of application 3/2007/0060/P which as approved reads:

The period of occupancy of the caravan site shall be limited to 1 March to 6 January in any succeeding year with none of the units being occupied outside these dates. They shall be used as holiday accommodation only and under no circumstances whatsoever shall they be occupied as a persons primary residence.

Wording sought under this consent is

The chalets shall be used for the purpose of holiday accommodation only and not as a permanent residence.

Site Location

The site is set to the south of Lower Lane approximately 230m down a single width track. Application 3/2007/0060/P gave consent for the change of use of a poultry farm to form a 21 pitch static caravan park and ancillary storage building. Works have commenced on site in forming the new site entrance but the poultry sheds still remain.

Relevant History

3/2007/0060/P – change of use of poultry farm to form a 21 pitch static caravan park and ancillary storage building approved with conditions 30 April 2007.

Relevant Policies

Policy G1 - Development Control.

Policy G5 - Settlement Strategy.

Policy ENV3 - Development in Open Countryside.

Policy RT1 - General Recreation and Tourism Policy.

Policy RT5 - New Static Caravan Sites and Extensions to Existing Sites.

RVBC Caravan Compendium – A Guide to Policy and Implementation.

DCLG – Good Practice Guide on Planning for Tourism.

Environmental, AONB, Human Rights and Other Issues

Given that the application is seeking to modify the condition in relation to occupancy, the key consideration is whether or not the revised wording would still achieve the same aim as the original condition.

The Caravan Compendium was produced in June 2005 to draw together the Council's policies and the principal statutory regulations that applied to caravan development at that time including sites used for holiday use, second homes and residential use. It seeks to help the interpretation of the relevant regulation and clarify how the Council would approach issues such as site occupancy, responsibilities of site operators and individual owners. It provided a vehicle for discussion and a starting point for a better understanding between all those involved in the issues surrounding caravans. It was drawn up at a time when the Lancashire Structure Plan was still in force, as indeed was PPG21 – 'Tourism'.

In respect of conditions, the Compendium concluded that the length of season would be restricted to 10 months and 6 days based on agreement that had been made in connection with a legal appeal on the open period issue. This provided for a break in occupancy, thereby avoiding the creation of permanent residential use whilst allowing the growth of this form of holiday accommodation. Significantly however, it provided an important means by which the use of the unit could be monitored and subsequently enforced to ensure compliance. This document has formed the basis for discussions on a number of existing and proposed sites throughout the borough since its adoption and is the reason why condition 6 was imposed on 3/2007/0060/P ie the condition sought for variation under this application.

However, PPG21 has been superseded by the Good Practice Guide on Planning for Tourism (2006) which recognises that the nature of holidays in this country has become increasingly diverse in location, in season and in duration. It acknowledges that the demand for accommodation may occur in areas where the provision of permanent housing would be

contrary to policies that seek to restrict development in order to safeguard the countryside but states *'the planning system can reconcile these two objectives through the use of occupancy conditions designed to ensure that holiday accommodation is used for its intended purpose'*. Annex B makes reference to holiday occupancy conditions – *'the aim of such conditions is generally to ensure that the premises are only used by visitors and do not become part of the local housing stock'*. The three principle reasons given for using such conditions are

- In order that national/local policies on development of the countryside are not compromised;
- To strengthen tourism in a particular area by ensuring there is a wide range of properties available to encourage visitors to come there on holiday;
- To avoid occupation by permanent households which would put pressure on local services.

Conditions such as this will need to be framed by local authorities according to local circumstances but they should be reasonable and fair and framed in such a way that they can be readily enforced and are not unduly intrusive for either owners or occupants.

The Compendium set out that a seasonal occupancy condition would be the norm having regard to a number of factors. At that time principal concerns emerging were inconsistencies of approach between planning controls and site licensing, the growing use of caravans as a main residence, enforcement over closed periods, health and safety issues and the clarification of the planning approach to new sites and extensions to existing sites. Officers have sought to bring a consistency of approach via planning permissions and site licences (issued through the Council's Environmental Health Service) since that time but trends in this form of holiday accommodation have moved on. In particular there has been a significant increase in the construction standards of such units with high levels of insulation, central heating etc – these are far removed from the early designs that originally led to the issues of closed periods due to health and safety. The Good Practice Guidance refers to the use of seasonal occupancy conditions to protect the local environment eg protection of important species of birds during breeding seasons and not in particular to restrict permanent residential accommodation. Advances in construction technology, change in the nature of holiday demand and the emergence of more up to date government guidance, lead me to conclude that to resist the principle of extending the period of occupancy on this site may prove difficult to substantiate on appeal. Whilst I consider a relaxation could be justified, I do not believe the wording suggested by the applicant could be readily enforced. In their submission, they make references to cases at Wyre Borough Council where variations of condition regarding occupancy have been approved and worded in a manner similar to that proposed here. They also refer to a case considered by this Committee on 17 December 2009 regarding a relaxation of occupancy on part of Todber Caravan Park but have chosen not to adopt the wording agreed by Members for that application. However, I remain of the opinion that the condition used by East Riding of Yorkshire Council (provided as an example in Annex B to the Best Practice Guidance and adopted in relation to Todber Caravan Park 3/09/0960/P) would offer this Council a more manageable approach to development. This not only outlines that the units cannot be a persons sole or main residence and be occupied for holiday purposes only, it requires that a register of persons main home addresses are kept and made available for inspection. Members will be aware that when considering applications for holiday let accommodation, a condition is imposed requiring the keeping of a register of lettings to prevent a permanent residential accommodation and this would be seen as serving a similar purpose in terms of monitoring. Indeed the highway engineer, whilst not objecting to the development, has queried how monitoring and enforcement could take place of the loosely worded condition put forward and a revision along the lines proposed and adopted on a site elsewhere within the borough, would assist in this.

Therefore, having very carefully assessed all the above, I am of the opinion that to resist the proposed variation of condition would prove unreasonable. Any visual harm has already been considered under the previous application by allowing the chalets to be positioned on site in the first place. It is occupancy alone that is the consideration and subject to a suitably modified condition, I do not believe the approved and saved settlement strategy of the Districtwide Local Plan would be compromised as a result of this scheme. I thus recommend accordingly.

SUMMARY OF REASONS FOR APPROVAL

The proposal has no significant detrimental impact on nearby residential amenity, nor would it have an adverse visual impact or be to the detriment of highway safety.

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

1. Notwithstanding the submitted details, the period of occupancy of the 21 chalets on the red edged approved plan shall be as follows:
 - i) the chalets shall be occupied for holiday purposes only.
 - ii) the chalets shall not be occupied as a persons sole or main place of residence.
 - iii) the owners/operators shall maintain an up to date register of the names of all owners/occupiers of individual chalets on the site, and of their main home addresses, and shall make this information available at all reasonable times to the Local Planning Authority.

REASON: In accordance with Policies G5 and RT5 of the Ribble Valley Districtwide Local Plan in order to ensure that the approved holiday accommodation is not used for unauthorised permanent residential accommodation. The register required in (iii) above shall normally be collected by the caravan site licence holder or his/her nominated person.

APPLICATION NO: 3/2010/0149/P (GRID REF: SD 360038 437184)
PROPOSED ERECTION OF DETACHED BUNGALOW AT LAND OFF BLACKPOOL ROAD,
LONGRIDGE

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| TOWN COUNCIL: | No objections. |
| ENVIRONMENT
DIRECTORATE
(COUNTY SURVEYOR): | No objection in principle to the application on highway safety grounds. |
| ADDITIONAL
REPRESENTATIONS: | Four letters have been received from nearby residents who express concerns/objections to the application as follows: <ol style="list-style-type: none">1. Blackpool Road is unmade and in poor condition, but it is still used as a rat run by many drivers avoiding the Whittingham Road/Derby Road roundabout, who often travel at high speeds despite the condition of the road. The proposed improvement to the road will increase its |

use and the speed of traffic thereby exacerbating an existing highway safety problem. If planning permission is granted, then a traffic calming measure such as a sleeping policeman should be incorporated within the development.

2. Residents park on Blackpool Road on land shown on their deeds as within their ownership. The road is of insufficient width to provide access into the application site if the residents continue to exercise their right to park on Blackpool Road.
3. The forms say that there are no trees or hedgerows on the site. This is because trees have recently been felled.
4. The amount of parking/garage space seems excessive for a two bedroomed bungalow leading to a concern about possible commercial use in future years.
5. This is Greenfield land. The recent Strategic Housing Land Availability Assessment identified many other sites in Longridge that would more than meet the needs of the community over the coming years.
6. The reasons for refusal of the previous application in 2001 (ie no need to use Greenfield land and highway safety) still apply.
7. Can the existing foul sewer sustain further use?
8. The site is on the edge of a Conservation Area.

Proposal

Permission is sought for the erection of a L shaped detached bungalow with maximum dimensions of 13.9m x 14.1m with an eaves height of 2.3m and a ridge height of 5.6m. It would have dressed stone walls and a grey slate roof.

A gated access to Blackpool Road would be formed by the demolition of one of the existing garages that adjoin Blackpool Road, whilst another existing garage would be retained but with altered doors so as to provide access from the west rather than from the road. That garage would be extended by 3.95m to form a domestic store. The rest of the site would become domestic curtilage with a lawn, greenhouse and garden.

Also as part of the proposal, the existing road surface of Blackpool Road between the site entrance and the gates to Carefoots yard would be skimmed and a new tarmac surface would be applied. This would provide an access for the dwelling that connects to the adopted portion of Blackpool Road.

Site Location

The site comprises about 0.1 hectares of presently unused and overgrown land on the west side of Blackpool Road, an unmade road that follows an L shaped route and links Whittingham Road to Derby Road. A group of garages/outbuildings occupy the eastern part of the site immediately adjoining Blackpool Road.

To the north, the site is adjoined by the Carefoots Contractors depot. To the south the site is adjoined by detached gardens to properties in Whittingham Road, whilst to the south west is a semi detached pair of two storey houses, No's 1 and 2 Arndale Road. A garden to No 2 adjoins the western boundary of the application site.

The site is within the settlement boundary of Longridge but is just outside the western boundary of the Conservation Area.

Relevant History

3/2001/0229/P – Two bedroom detached bungalow. Refused.
3/2010/0039/P - Bungalow and extension to garage. Withdrawn.

Relevant Policies

Policy G1 - Development Control.
Policy G2 - Settlement Strategy.
Policy L4 – Regional Spatial Strategy.
PPS3 – Housing.
Affordable Housing Memorandum of Understanding (AHMU).

Environmental, AONB, Human Rights and Other Issues

The matters for consideration in the determination of this application involve an understanding of the reasons for refusal of a previous application in 2001; an assessment of the application in relation to the currently applicable housing policy; and the effects of the development on visual amenity, the amenities of nearby residents and highway safety.

Previous Application

Planning application 3/2001/0229/P was also for the erection of a two bedroomed bungalow on this site. Permission was refused for the following two reasons, the first of which was in accordance with the recommendation of the then County Surveyor:

1. The proposed development is located along an unmade road which is badly maintained, has no footways or street lighting and has a number of garages and pedestrian accesses emerging straight on to the road. Visibility from the proposed site is restricted by neighbouring frontages and cannot be improved without their co-operation. The proposal is therefore contrary to Policy G1 of the Districtwide Local Plan in that its implementation would lead to conditions to the detriment of highway safety.
2. The proposal is contrary to guidance expressed in Planning Policy Guidance Note 3 together with the Council's Interim Supplementary Planning Guidance Note on Housing in that it does not comply with the definition of previously developed land and would

exacerbate the current over supply of housing land within the Borough when assessed in relation to the strategic requirements set out in the Lancashire Structure Plan.

Housing Policies

The second reason for refusal of the application in 2001 related to the situation of an over supply of housing at that time. Since the adoption of the Regional Spatial Strategy (RSS) the Council has been in a situation of under provision. Applications for housing development are now therefore determined in accordance with the Saved Settlement Strategy Policies of the Local Plan which, for this development within the Settlement Boundary of Longridge, is Policy G2. That policy defines as acceptable, development which is wholly within the built part of the settlement or rounding-off of the built up area. As the application site is surrounded by development, I consider that it complies with Policy G2.

As a single dwelling within the Settlement Boundary of Longridge, there is no requirement under the terms of the Affordable Housing Memorandum of Understanding (AHMU) for the dwelling to be 'affordable'.

The proposal is therefore acceptable in principle when considered in relation to the current housing policies and guidance.

Visual Amenity

The site is outside, but immediately adjoins the Longridge Conservation Area. The part of the site closest to the Conservation Area contains the garage and outbuildings that are not presently in a good state of repair and therefore detract visually from the adjoining Conservation Area. These buildings will be part demolished, part retained/improved and will be extended. Overall, I consider that this will improve the visual amenities of the locality including the Conservation Area.

The retention and improvement of the garages as described above will also serve to enclose the site so that the proposed building itself would have minimal, if any, effects on the adjacent Conservation Area. With stone walls and a slate roof, I do not consider, in any event, that the proposed bungalow would have any detrimental effects upon visual amenity.

The Amenities of Nearby Residents

The only residential properties close enough to be affected by the development are No's 1 and 2 Arndale Road, but the proposed bungalow would not be located directly to the side or front of either of those properties but would be off-set at an angle. This fact, together with the single storey form of the dwelling, the retention of existing 1.8m high screen fences, and appropriate window positions, in my opinion, ensure that the proposal would not be seriously detrimental to the amenities of either of those properties. No objections have been received from the owners/occupiers of those particular neighbouring dwellings.

Highway Safety

At the time of consideration of the application in 2001, the County Surveyor expressed objections on the basis of access to the site being via Blackpool Road from either Whittingham Road or Derby Road, and the inability of the road to be improved without the co-

operation/agreement of the individual owners of part of the road to the rear of their respected dwellings fronting Derby Road.

The applicants agent discussed the highway aspects of the proposal with the current County Surveyor prior to the submission of this application. The result of these discussions is that the proposal includes the provision of a tarmac surface for that part of Blackpool Road leading north from the site frontage towards Derby Road. The other co-owners of that section of the road are Carefoots and the owner of No 96 Derby Road. Notice has been served on that business and private individual, neither of whom have any objections to the proposal. This would not, of course, prevent persons accessing the site from Whittingham Road but they would be more likely to use Derby Road. I consider that a requirement for a traffic calming measure (as suggested in some of the letters from nearby residents) at the southern end of the improved section of road would further dissuade the use of the Whittingham Road access route to the site and could also reduce the attractiveness of Blackpool Road as a rat run by other motorists.

Subject to conditions requiring the surfacing of the road, and a traffic calming measure, and in accordance with the comments of the County Surveyor, I do not consider that the proposal would have any detrimental effects on highway safety.

Conclusion

I consider that one of the reasons for refusal of the previous application no longer exists and that the other one has been addressed in this current application. The proposal is in accordance with the currently applicable housing policies and would not have any seriously detrimental effects upon visual amenity, the amenities of nearby residents or highway safety.

SUMMARY OF REASONS FOR APPROVAL

The proposal is in accordance with the relevant policies and guidance relating to new residential development and would not have any seriously detrimental effects upon visual amenity, the amenities of nearby residents or highway safety.

RECOMMENDATION: That planning permission be 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 shown on Drawing No's TRI-0518/01, 02, 03, 04 and 05.

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

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 retained and extended garage and store shall be for private domestic purposes only and no trade or business whatsoever shall be carried out from within the building.

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

5. Prior to the first occupation of the dwelling hereby permitted, that part of Blackpool Road within the defined application site shall be given a tarmac surface in accordance with precise specifications that have first been submitted to and approved in writing by the Local Planning Authority.

REASON: To comply with the terms of the application, and in the interests of highway safety as required by Policy G1 of the Ribble Valley Districtwide Local Plan.

6. At the southern end of the improved section of Blackpool Road, but still within the defined application site, a traffic calming measure shall be provided in accordance with details that have first been submitted to and approved in writing by the Local Planning Authority. This shall be formed prior to the first occupation of the dwelling hereby permitted and thereafter shall be retained and appropriately maintained permanently.

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

APPLICATION NO: 3/2010/0160 (GRID REF: SD 368224 432958)
MAXIMUM OF 10 FIXED HOARDINGS AND MAXIMUM OF 10 FREE STANDING
HOARDINGS (THE LATTER TO BE IN PLACE ONLY ON MATCH DAYS) AT SALESBURY
CRICKET CLUB, SALESBURY

PARISH COUNCIL: The Parish Councils initial response to the application requested further information on the following:

- Where are the hoardings going to be situated?
- Will it be a specific requirement of the planning permission that the hoardings will be put away after each match?
- How will this be policed?
- Please confirm what is meant by 'match' – is this purely first team competitive matches or does it cover 2nd Team, 3rd Team, practice matches, training etc?

The Parish wrote that if the club could not confirm the above their letter was to be accepted as an objection on the grounds that it will have a significant detrimental impact upon the visual amenity from a position which enjoys unrivalled natural beauty. Upon speaking to the applicant further details were sent to the Parish Clerk and the Parish responded via e-mail requesting that if the following assurances could be made as conditions the Parish Council agree to the planning application:

- There will be MAXIMUM of 10 individual sponsors boards of the stated size to be fixed to the wooden fence between club and common facing into the ground.
- They would start at the clubhouse end of the fence and move along away from the clubhouse as ordered by sponsors.
- The 10 freestanding boards would be out on Saturdays and Sundays during the season when a 1st/2nd/3rd team match was in progress.
- They would not be on display during the week. They would be taken down immediately after the matches and stored away from sight.

ADDITIONAL REPRESENTATIONS:

One letter of objection has been received from a neighbouring resident who wishes to raise the following:

- A successful application will herald the beginning of commercialization in a residential area.

Proposal

Advertisement consent is sought for a maximum of ten individual hoarding signs to be affixed to the fence to the southern boundary of the cricket club so that the signs face inwards. Each sign will be constructed of dibond board, with black text on a white background measuring approx. 2 metres in length, 0.3 metres in height and approx. 0.6 metres in depth to display the logos of sponsors. The signs would run from the clubhouse end of the fence and move along, as and when new sponsors are obtained.

A maximum of ten individual free standing hoarding signs of the same dimension are to be placed in front of an embankment and existing benches to the eastern side of the club and the applicant has confirmed that these 'would be out on Saturdays and Sundays during the season when a 1st/2nd/3rd team match was in progress.....they would not be on display during the week'.

Site Location

The signs are to be located within the confines of Salesbury Cricket Club, which is sited approx. 125 metres down from an existing track off Ribchester Road to the rear of St Peters Church, Salesbury.

Relevant History

3/2003/0921/P – Proposed advertisement consent for the erection of advertisement hoarding around the perimeter of Salesbury Cricket Club sports ground at Salesbury Cricket Club, Ribchester Road, Salesbury – Approved with Conditions at Committee dated the 25th Nov 2003 – It would appear that this application was never implemented by the Club.

Relevant Policies

Policy G1 – Development Control
Policy ENV3 – Development in Open Countryside
Policy ENV4 – Green Belt

Environmental, AONB, Human Rights and Other Issues

The main issues to consider in the determination of this application relates to the visual impact of the proposals.

Although the land is designated as Open Countryside and Green Belt I do not consider that the proposed signs would have any significant impact upon the visual amenity of the area. The club is sited approx. 125 metres from the main road and as such only partial views of the rear of the signs to be affixed to the fence at the southern end of the site will be visible and the signs against the embankment will only be visible within the confines of the site.

I consider that as the freestanding hoarding signs are to be sited against an existing embankment on the ground and approx. 22 metres away from residential properties to the east of the site, their impact upon neighbouring residential amenity will be minimal.

Notwithstanding the Parish Councils, I consider that as the description of the proposal is for ten fixed hoardings and a maximum of 10 free standing hoardings only, any subsequent signs would be dealt with as a separate application. In addition, as the visual impact of these signs upon this area of Open Countryside and Green Belt would be minimal, I consider that conditions restricting their display and immediate removal after each match would not be necessary on this occasion.

SUMMARY OF REASONS FOR APPROVAL

The proposal has no significant detrimental impact on nearby residential amenity nor would it have an adverse visual impact.

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

1. This permission shall relate to drawing no. RH/320100160/01 which relates to the location of the fixed hoardings and drawing no. RH/320100160/02 relating to the location of the free standing hoardings.

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

2. Any advertisement displayed, and any site used for the display of advertisements, shall be maintained in a clean and tidy condition to the reasonable satisfaction of the Local Planning Authority.

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

3. Any structure or hoarding erected or used principally for the purpose of displaying Advertisements shall be maintained in a safe condition.

REASON: Required by the Town and Country Planning (Control of Advertisements) Regulations 2007.

4. Where an advertisement is required under these Regulations to be removed, the removal shall be carried out to the reasonable satisfaction of the Local Planning Authority.

REASON: Required by the Town and Country Planning (Control of Advertisements) Regulations 2007.

5. No advertisement shall be sited or displayed so as to obscure, or hinder the ready interpretation of, any road traffic sign, railway signal or aids to navigation by water or air, or so as otherwise to render hazardous the use of any highway, railway, waterway or aerodrome (civil or military).

REASON: Required by the Town and Country Planning (Control of Advertisements) Regulations 2007.

APPLICATION NO: 3/2010/0178/P (GRID REF: SD 373816440686)
PROPOSED CHANGE OF USE FOR TWO UNITS AT PRIMROSE MILL FROM INDUSTRIAL TO LEISURE USE AT PRIMROSE MILL, PRIMROSE ROAD, CLITHEROE

TOWN COUNCIL: No objection.

ENVIRONMENT DIRECTORATE (COUNTY SURVEYOR): No objection in principle on highway safety grounds. However, this development will bring significant additional activity on to Primrose Road and must be considered as part of the cumulative development using this road that could warrant additional highway measures at the Whalley Road junction. Members are referred to the file for full details of the response which seeks a contribution to improvements that would materially benefit the accessibility of the site and overcome deficiencies particularly in the provision of pedestrian facilities.

COUNTY ARCHAEOLOGY: Have no archaeological comments to make.

ADDITIONAL REPRESENTATIONS & INFORMAL SITE NOTICE: Three letters have been received which raise the following concerns:

1. Since all developments at Primrose Mill will increase the amount of traffic, priority should be given to traffic calming installations along Primrose Road.
2. Potential noise nuisance caused by start and finish times for the proposed gym within a residential area.
3. Ask for clarification regarding the location of the parking and a concern that overspill will result in parking in Primrose Road.
4. Access and in particular arrangements to safeguard the visiting public as the roadway is shared with the adjacent warehouse and there are frequent truck and forklift movements unloading and loading raw material and finished goods in the same area.
5. Query potential contamination.
6. Query sewage.

Proposal

This application seeks consent for the change of use of two units at Primrose Mill to create a leisure use comprising two training areas, reception area and changing facilities. In terms of physical alterations, the modern steel chimney and ductwork on the exterior of the building would be removed and roller shutter security doors provided at the two existing entrances. A plan has been provided detailing a car parking layout that denotes a clear access through towards the main mill building. The proposed hours of opening are 0600 to 2200 hours Monday to Friday, 0800 to 1800 Saturday, Sunday and Bank Holidays, with staffing levels of 2 full-time and 2 part-time.

Site Location

The two units subject of this application would appear to have been a warehouse and engineering workshop. The site lies within the identified settlement limit of Clitheroe with there being residential properties approximately 100m to the south-east and 40m to the north. The remainder of Primrose Mill is disused but currently being developed into smaller units.

Relevant History

None.

Relevant Policies

Policy G1 - Development Control.

Environmental, AONB, Human Rights and Other Issues

The matters for consideration are the principle of development, highway safety and amenity - both visual and residential.

In respect of principle, the mill building is an employment generating use and the scheme put forward here would create jobs albeit in the leisure industry. Thus I am satisfied that the principle of such change of use is appropriate.

Having regard to highway safety, the County Surveyor has not raised an objection in principle but seeks assurances regarding the overspill parking arrangements. He has also raised the possibility of measures to improve pedestrian access to the site and has thus suggested that the applicant enter into a Section 278 Agreement to secure these. I am of the opinion that suitably worded conditions can achieve the safeguards the highway engineer has requested.

The scheme proposes to remove the large modern steel chimney which is prominent in long-range views on approach into the town. However I consider that such a proposal would be beneficial in that it removes a somewhat unsightly modern addition to the mill building and thus should be welcomed. The introduction of steel roller shutters would not be inappropriate and would not be visible from outside the confines of the Primrose Mill complex. In visual terms, therefore the scheme is considered to accord with the provisions of Policy G1.

Comments have been received from neighbouring properties regarding a number of factors. Firstly in terms of noise, Committee should have regard to the fact that notwithstanding comments about the residential nature of the area, Primrose Mill is a large commercial property with no apparent hours of use restriction. This coupled with the Lodematic business to its immediate west, attracts vehicle movements of varying types and at varying hours. The hours suggests of 0600 to 2200 hours Monday to Friday, would not I consider prove significantly detrimental to nearby houses given the surrounding businesses and to object to the scheme on this basis would, I believe, prove difficult to substantiate on appeal. Further information was sought from the applicant regarding potential noise from air conditioning but they have stated that no mechanical ventilation or air conditioning is required within the main training areas.

With regard to contamination the applicant has submitted a statement outlining that as a non-domestic project construction falls within the "Construction Design and Management Regulations" and that it is assumed the internal partitions will be built off the existing concrete slab with minimal disturbance. The contractor shall ensure that the Local Authority Environmental Health Officer is kept aware of any potential problems arising throughout the initial investigation work and construction phase and this is acceptable to colleagues in Environmental Health. The submitted forms state that foul sewage and surface water will be disposed of into the main sewer and in respect of parking and traffic concerns Members are referred to the observations of the County Surveyor.

Therefore having regard to all the above, I am of the opinion that the scheme represents an appropriate form of development and should be given favourable consideration.

SUMMARY OF REASONS FOR APPROVAL

The proposal has no significant detrimental impact on nearby residential amenity, nor would it have an adverse visual impact or be to the detriment of highway safety.

RECOMMENDATION: That planning permission be 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 drawings RA028-02 plans and elevations as proposed, and RA028-03 site plan indicating proposed car parking.

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

3. The use of the premises in accordance with this permission shall be restricted to the hours between 0600 to 2200 hours Monday to Friday and 0800 to 1800 hours Saturday, Sunday and Bank Holidays.

REASON: In order to comply with Policy G1 of the Ribble Valley Districtwide Local Plan. The use of the premises outside these hours could prove injurious to the character of the area and in order to safeguard residential amenities.

4. The development hereby permitted shall be used for a fitness centre and for no other purpose, including any use falling within Class D2 of the Town and Country Planning (Use Classes) Order 1987 (As Amended).

REASON: The permission granted is for a specific use, and it is considered that other uses within the same Use Class may give rise to adverse effects on the locality, contrary to the provisions of Policy G1 of the Ribble Valley Districtwide Local Plan.

5. Prior to commencement of use of the premises the parking spaces shall be marked out in accordance with the layout as shown on drawing RA028-03 and made available for use. They shall thereafter be retained in perpetuity for their approved purpose with overspill provision provided in accordance with the details outlined in the Design and Access Statement submitted in support of the application.

REASON: In order to allow for effective use of the parking areas in accordance with Policy G1 of the Ribble Valley Districtwide Local Plan.

6. Within four months of commencement of use the applicant shall enter into a Section 278 Agreement with Lancashire County Council in order to secure the carrying out of appropriate protection improvement works.

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

APPLICATION NO: 3/2010/0186 (GRID REF: SD 374519 441453)
ERECTION OF DOUBLE STOREY EXTENSION TO REAR AT 12 CARLTON PLACE,
CLITHEROE

PARISH COUNCIL: No objections.

ADDITIONAL
REPRESENTATIONS:

Five letters of objection have been received from nearby residents who wish to object to the application on the following grounds:

- Loss of light into rear garden area
- Noise Disturbance as the extension is so close to our property
- Loss of air space
- Loss of privacy
- Loss of view
- The size of the extension – with extra bedrooms and living space extra parking will be needed and if extra vehicles were to be parked on the street, either owned by the people at number 12 or visitors to number 12. it would cause considerable chaos for other residents and the already, limited, parking facilities we have.

Proposal

Permission is sought for the removal of the existing rear conservatory and the erection of a two-storey extension with an additional single storey extension in which the floor plan of the single storey extension will measure approx. 4.7m x 3m x 3.8m in height with a sloping roof and the two storey extension above to the eastern side of the property will measure approx. 3.5m x 3m with a maximum height of the two-storey extension measuring approx. 5.9 metres. Materials to be used in its construction are to match those of the existing property.

Site Location

The proposal relates to a semi-detached property on Carlton Place off Peel Street, Clitheroe

Relevant History

None

Relevant Policies

Policy G1 – Development Control
Policy H10 – Residential Extensions
Policy SPG – ‘Extensions and Alterations to Dwellings’.

Environmental, AONB, Human Rights and Other Issues

Matters for consideration are the visual impact of the proposal and the potential impact on neighbouring residential amenity.

In terms of visual impact I consider that the scale, size and design of the proposal is appropriate and as it is to the rear of the property its visual impact upon the immediate locality will be minimal.

I note the concerns of neighbouring residents with regards to potential loss of light and privacy as a result of the proposal. I have assessed the proposal using the BRE methodology detailed in the Councils SPG 'Extensions and Alterations to Dwellings' and I am satisfied that the impact of the two-storey element upon loss of light to adjacent property No. 10 Carlton Place will be minimal. Loss of light would occur to the small ground floor window of adjacent property No. 10 Carlton Place, however I consider that as this is a secondary window any loss of light to the rear kitchen of this property as a result of the proposal would not be sufficient as to warrant refusal of the application.

In addition, I consider that, as there is a distance of approx. 4.8 metres between the applicant's property and that of No. 14 Carlton Place to the east, the rear elevation of No. 14 Carlton Place will not be affected significantly by any loss of light as a result of the proposed extension, nor significantly affected by noise disturbance.

The proposal details the insertion of a first floor window to the rear elevation of the two-storey extension and has formed the basis of objections from neighbouring residents with regards to loss of privacy. The distance between the proposed first floor window of the extension to the applicant's property and first floor habitable windows to properties at the rear is approximately 16 metres, which is not within the specified privacy distance as detailed in the Councils SPG 'Extensions and Alterations to Dwellings'. As such, I recommend that if the committee are mindful to approve the application a condition requesting that the window at first floor level to the rear of the two-storey extension is obscure glazed should be included in any such decision in order to satisfy any issues of loss of privacy.

I note the concerns of a neighbouring resident with regards to the increase in size of the property and the possible increase that would be required for parking provision at the property. Whilst I note the neighbour's concerns, the plans detail that the extension at first floor level is to facilitate increased floor space to bedroom 2 and will not be used as a separate bedroom, thus the number of bedrooms to the property as a result of this application has not increased.

With regards to concerns regarding loss of view this is not classed as a material consideration in the determination of this application.

A bat survey was completed at the property and it was concluded that the likelihood of bats using these buildings as a roosting site was extremely low.

Therefore, having regard to all the above I am of the opinion that the works would not prove significantly detrimental to either visual or residential amenity and recommend accordingly.

This report has identified and addressed the objections that were received from neighbouring residents that directly relate to the two-storey with single storey extension to the rear of the property. I wish to make councillors aware that a large amount of the objections received from neighbouring residents related to the on going works at the property for a loft conversion with rear dormer. I can confirm that Building Regulation Plans have been submitted and passed at the Council offices and as the development is classed as Permitted Development as detailed in the Town and Country Planning (General Permitted Development) (Amendment) (No. 2) (England) Order 2008 a full planning application is not required.

SUMMARY OF REASONS FOR APPROVAL

The proposal has no significant detrimental impact on nearby residential amenity nor would it have an adverse visual impact.

RECOMMENDATION: That planning permission is 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. This permission shall relate to drawing number 017/02/10/012.

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

3. Notwithstanding the details shown on drawing No 017/02/10/012 precise details of the first window including the opening mechanism and degree of opening and obscure glaze detail shall be submitted to and agreed by the Local Planning Authority before commencement of works. The window on the first floor rear elevation of the two-storey extension 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 Policies G1 and H10 of the Ribble Valley Districtwide Local Plan and the adopted Supplementary Planning Guidance – “Extensions and Alterations to Dwellings”.

4. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking or re-enacting that Order) the side elevation of the single storey extension and the two side elevations of the two-storey extension at first floor level shall not be altered by the insertion of any window or doorway without the formal written permission of the Local Planning Authority.

REASON: In order to safeguard nearby residential amenity in accordance with Policies G1 and H10 of the Ribble Valley Districtwide Local Plan and the adopted Supplementary Planning Guidance – “Extensions and Alterations to Dwellings”.

NOTE

1. The applicant is advised that in order to comply with building regulation consent, it may be necessary to include additional internal fire doors.

APPLICATION NO: 3/2010/0194/P

(GRID REF: SD 375714 452239)

PROPOSED CONVERSION AND CHANGE OF USE OF A REDUNDANT AGRICULTURAL BUILDING INTO A LIVE/WORK UNIT TO PROVIDE A THREE BEDROOM DWELLING AND CAFÉ AND BUNK BARN ACCOMMODATION (RESUBMISSION) AT NEW BARN, HOLDEN LANE, SLAIDBURN

PARISH COUNCIL:

Objects to this application on the following grounds:

1. The proposed development is within an Area of Outstanding Natural Beauty.
2. The proposed development is accessed via a quiet lane and designated cycle track. Converting the barn into a café will considerably increase the traffic in this area. The majority of customers would be car borne.
3. The proposed access to the development is not really suitable for the large number of customers anticipated. It is a narrow country road and unsuitable for high volumes of traffic.

ENVIRONMENT
DIRECTORATE
(COUNTY SURVEYOR):

Has no objection to the application in principle on highway safety grounds.

ENVIRONMENT
DIRECTORATE
(COUNTY
ARCHAEOLOGIST):

Recommends the imposition of a condition that no conversion works shall take place until the applicant has secured the implementation of a programme of building and recording analysis.

ADDITIONAL
REPRESENTATIONS:

Seven letters have been received from (or on behalf of) local residents and businesses who express objections to the application on the following grounds:

1. The amendments to the fenestration details are so minor that the application should again be refused.
2. The repositioning of the car park will have no effect upon reducing its negative visual impact.
3. There are plenty of existing cafes, public houses etc in the locality that cyclists could use. There is no need for this café which is in the wrong location and which could have a negative impact on existing businesses, many of which are more appropriately and sustainably located within villages.
4. The majority of customers for the café (even cyclists) are likely to be car borne as it is unlikely that they would cycle to Gisburn Forest, complete a challenging bike trail, and then cycle home again. When added to the

existing and the growing popularity of Gisburn Forest, the proposal would seriously exacerbate existing highway safety problems on the narrow country roads in the locality.

5. The car park is inadequate for the proposed café and bunk barn. This would lead to parking on the highway to the detriment of highway safety or using the grass surrounding the car park for overflow parking to the detriment of visual amenity.
6. As a hybrid residential/employment generating scheme, the proposal does not satisfy the relevant policies because:
 - The barn is in an isolated location contrary to Policy H15, creating unnecessary public expenditure on services.
 - Poor design including an inappropriate number of windows, and an external staircase which is an alien feature when added to a barn contrary to Policy H17.
 - The layout of the proposed conversion is such that it would not be difficult for the living accommodation to be extended into the commercial section of the barn at a later date contrary to a requirement of the Interim SPG: Housing.
 - The business element of the proposal is contrary to the requirements of the SPG and Policy EMP9 of the Local Plan because the creation of the car park and the domestic curtilage together with the traffic attracted to the site will harm the appearance of the AONB and the function of the area in terms of appropriate levels of traffic.
 - There is no justification for a residential development on site to support this business.
 - The proposal is a blatant attempt to obtain planning permission for a dwelling in the AONB on the back of employment generating uses that are in the wrong location (café) and do not require on site living accommodation (bunk barn and café).
7. Noise disturbance.
8. Litter.
9. No details in the application concerning effects on wildlife and bio diversity.

10. The water supply from a nearby dwelling comes from a borehole. The conversion of the barn for the proposed residential and commercial uses with a private water supply could affect the supply to the nearby property possibly necessitating re-drilling of the borehole.

Proposal

The application relates to a redundant barn that is approximately 15.3m x 9.3m wide with an overall ridge height of 7.8m. The proposal is to convert the building, with no increase or decrease in its footprint, into a cyclists café, bunk barn and residential dwelling.

The proposed dwelling would occupy slightly less than 40% of the barn with just over 60% being occupied by the café and bunk barn. The dwelling would provide three bedroomed accommodation, the café would be capable of seating 30 people and the bunk barn would sleep up to nine people in three individual rooms.

The residential part of the development will be located at the south eastern end of the barn with accommodation over three floors. The café would occupy the ground floor of the work element of the barn with the bunk barn on the first and second floors.

A parking area for eight cars, four motor cycles and 10 bicycles is to be provided to the west of the barn with two car spaces in front of the barn for the exclusive use of the dwelling.

New dry stone walls and landscape/hedge planting are included within the submitted plans.

Site/Location

The application relates to a redundant barn and small adjoining field in an isolated location within the Area of Outstanding Natural Beauty on Holden Lane between Holden and Slaidburn.

Relevant History

3/1996/0650/P – Conversion of barn to dwelling. Withdrawn.

3/1997/0066/P – Conversion of barn to dwelling. Refused.

3/1997/0745/P – Conversion of barn to house and erection of garage. Refused.

3/2008/0471/P – Conversion and change of use of barn into a live/work unit providing a three bedroom dwelling, a café and bunk barn accommodation. Refused.

Relevant Policies

Policy G1 - Development Control.

Policy ENV1 - Area of Outstanding Natural Beauty.

Policy RT1 - General Recreation and Tourism Policy.

Policy EMP9 - Conversions for Employment Uses.

Policy H15 - Building Conversions - Location.

Policy H16 - Building Conversions - Building to be Converted.

Policy H17 - Building Conversions - Design Matters.

Interim Supplementary Planning Guidance: Housing (October 2002).
PPS7 – Sustainable Development in rural Areas.

Environmental, AONB, Human Rights and Other Issues

This is a resubmission of a similar application (3/2008/0471/P) that was considered by Committee on 8 October 2009.

In a very detailed report, the application was considered in relation to the relevant policies. The conclusion at the end of the report was that the proposal was in accordance with those policies, and was therefore acceptable in principle; and also that the details of the conversion scheme, and the access and parking provision were all acceptable. Committee was also informed orally that the County Surveyor had no objections to the application on highway safety grounds subject to the implementation of an amended car parking layout that had been received since his original comments. It was therefore recommended that permission be granted subject to a number of conditions. Committee, however, resolved to refuse permission for the following reason:

The proposed development by virtue of its design with the incorporation of numerous windows to the original building and the scale and size of the car park would result in conditions to the detriment of visual amenity of the building and locality and, as such, be contrary to Policies G1 and ENV1 of the Districtwide Local Plan.

That reason, of course, relates only to matters of detail and not to the principle of the development.

In this current application, the applicant has resubmitted the business plan that was included in the original application and has provided confirmation from the structural engineer that the condition of the barn has not materially changed since his survey and report submitted with the original application. A bat survey carried out in respect of the previous application concluded that the proposed works would be unlikely to cause disturbance to bats or result in loss of bat roosts. Although no new survey has been submitted with this current application, this matter can be dealt with by an appropriate condition in the event of permission being granted.

In the Design and Access Statement submitted with the current application, the applicant states that the documents submitted with the original application possibly did not fully inform the Council of his intentions with the live/work unit, or give credence to the success that he has already achieved in establishing cycling focused activity. He therefore makes a number of comments on this particular subject, some of which (even though the previous application was only refused due to detailed considerations) I have included below:

- The applicant was a police officer between 1977-2007.
- In 2007 he started 'I Cycle Training' dedicated to cycle training for all ages but mainly delivering a national standard of cycle instruction for schools which is the replacement for cycling proficiency. This company currently employs 9 staff.
- The company also delivers cycle assessments for employees of large organisations where cycling is a part of their function (eg the police) and also assists in the organisation of cycling holidays such as coast 2 coast and the Lancashire Cycle Way. He purchased New Barn in 2008 and has no desire to convert the barn into a full dwelling. To evidence that, he agreed to a generous claw back agreement with the vendors in the event that the barn was granted full residential permission. This effectively means that it would be uneconomic to do so.

- His interest in New Barn is due to it being directly on the newly opened Lancashire Cycle Way.
- He believes that New Barn can be effectively reused to cater for the needs of cyclists and visitors to the area, numbers of which are increasing.
- The facility will hopefully be a service available to visitors and is unlikely to be an attraction in its own right; it will merely be a facility for users already coming to the area.
- The proposal will create additional sustainable employment, will assist in encouraging greater cycling and visitor activity in the wider area and reuse of an existing building which are all local and regional government aims.

In order to specifically address the reason for refusal, the application has been amended as follows:

- On the rear elevation a patio door has been amended to a more appropriate smaller window.
- On one of the side elevations, a first floor window has been reduced in size and a proposed ground floor window has reverted back to a door opening as presently exists.
- The car park has been repositioned closer to the roadway.

Subject to a condition requiring the removal of a patio door, the fenestration details were considered by officers to be acceptable in the previous scheme, as evidenced by the recommendation of approval. The proposed changes in this current application involve removal of the patio door and would also reduce the total amount of glazing and produce a more 'random' appearance to the fenestration on two of the elevations.

In the previous application, the originally submitted plans showed a car park comprising 15 car spaces, four motorcycle spaces and 10 cycle spaces that the County Surveyor considered to be excessive given that touring cyclists were the target group for the café. An amended plan showing eight car parking spaces, four motorcycle spaces and 10 bicycle spaces was submitted which the County Surveyor considered to be acceptable. The proposed parking area, however, was in a central position within a grassed area to the north west of the barn. In this current application, the car park provides the same number of the different types of spaces but is to be located closer to the front boundary of the site where it would be screened by the stone boundary wall.

Subject to a condition requiring the parking area to be visually unobtrusive through the use of, eg grasscrete, and to prevent the remainder of the grassed area from becoming overflow parking, I consider that the alterations to the car park have overcome that particular aspect of the reason for refusal of the original application. Overall, I consider that, in common with the original application, the proposed development remains acceptable in principle, and that the amendments have satisfactorily addressed the reason for refusal of the original application.

SUMMARY OF REASONS FOR APPROVAL

The proposal will result in new tourist facilities in the locality with benefits to the rural economy and employment opportunities whilst not having any seriously detrimental effects upon the appearance and character of the AONB, the amenities of nearby residents or highway safety.

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

1. The development must be begun no later than the expiration of two 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 shown on Drawing No's IHQ03, 04 and 05.

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

3. 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.

4. Prior to the commencement of development a schedule of works including a sequence of operations for the scheme of conversion shall be submitted to and approved in writing by the Local Planning Authority. This schedule shall include precise details of any sections of wall that are to be rebuilt and this shall not be in excess of approximately 30% of the total wall area of the existing building.

REASON: In accordance with the requirements of Policies G1 and H16 of the Ribble Valley Districtwide Local Plan in order that the Local Planning Authority may be satisfied as to the extent of necessary rebuilding works, and the manner in which it is to be carried out.

5. Prior to the commencement of development an inspection regime to operate during the construction process should be agreed in writing with the Local Planning Authority.

REASON: In order to ensure the continued structural integrity of the building to meet the requirements of Policies G1 and H16 of the Ribble Valley Districtwide Local Plan.

6. 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.

7. All new and replacement door and window head and sills shall be natural stone to match existing.

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.

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

9. 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 dwelling including any development within the curtilage as defined in Schedule 2 Part 1 Classes A to H shall not be carried out unless a further planning permission has first been granted in respect thereof.

REASON: In the interests of visual amenity and to comply with Policies G1, ENV1 and H17 of the Ribble Valley Districtwide Local Plan.

10. 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) the building shall not be altered by the insertion of any windows of any window or doorway unless a further planning permission has first been granted in respect thereof.

REASON: In the interests of visual amenity and to comply with Policies G1, ENV1 and H17 of the Ribble Valley Districtwide Local Plan.

11. 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 additional structures, hard standing or fences as defined in Classes E and F of the Schedule to the Order shall not be carried out unless a further planning permission has first been granted in respect thereof.

REASON: In the interests of visual amenity and to comply with Policies G1, ENV1 and H17 of the Ribble Valley Districtwide Local Plan.

12. At any time, a maximum of 40% of the floor space of the converted building shall be used for residential purposes.

REASON: To comply with the terms of the application and the requirements of the interim SPG "Housing" October 2002 and national guidance relating to PPS7.

13. The occupation of the residential element of the conversion scheme shall be restricted to a person directly involved with the employment use being operated from the site and any dependants of such a person residing with him or her.

REASON: In the interests of sustainable development and to comply with the requirements of the interim Supplementary Planning Guidance: Housing October 2002.

14. Both elements of the employment use must be commenced not later than one month after the first occupation of the residential accommodation and the applicant shall inform the Local Planning Authority upon commencement of the employment use.

REASON: To comply with the terms of the application and the requirements of the interim SPG: Housing October 2002.

15. 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 scheme shall also seek to contribute to UK and Lancashire Biodiversity Action Plan (BAP) targets.

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 Policies G1 and ENV1 of the Ribble Valley Districtwide Local Plan.

16. No work shall take place on the site until the applicant, or their agent or successors in title, has secured the making of a detailed record of the building. This must be carried out by a professionally qualified archaeological/building recording consultant or organisation in accordance with a written scheme of investigation which shall first have been submitted to and agreed in writing by the Local Planning Authority.

REASON: To ensure and safeguard the recording and inspection of matters of archaeological/historical importance associated with the building in accordance with Policies G1 and ENV14 of the Ribble Valley Districtwide Local Plan.

17. Prior to the commencement of works on the formation of the car park hereby permitted, precise details of its surface materials (which shall be visually unobtrusive through the use of eg grasscrete) shall be submitted to and approved in writing by the Local Planning Authority. Details shall also be included of some form of physical barrier (eg wall or fence) on the boundaries of the parking area in order to prevent the use of the surrounding grassed area for overflow parking.

REASON: In the interests of visual amenity and to comply with Policies G1 and ENV1 of the Ribble Valley Districtwide Local Plan.

18. Prior to the first use of the building for any of the authorised purposes, the parking spaces for cars, motorbikes and cycles, and the physical barrier on the boundaries of the parking area, shall be provided to the satisfaction of the Local Planning Authority in accordance with the submitted plans and the additional details provided in accordance with condition No 17 of this permission. Thereafter, the parking spaces shall be retained permanently available clear of any obstruction to their designated purpose, and the physical barrier shall be retained in perpetuity.

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

19. 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 dated 4 March 2008 that was submitted with planning application number 3/2008/0471/P.

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.

NOTE(S):

1. With regards to condition number 15, the applicant is advised to discuss ecology/biodiversity issues with the Lancashire County Council Ecologist, Sarah Manchester, on 01772 534150.
2. With regards to condition number 19, the applicant is advised that, due to the passage of time since the survey was carried out, a further survey is advisable prior to the commencement of conversion works.

APPLICATION NO: 3/2010/0201/P (GRID REF: SD 373955 441495)
USE OF PREMISES AS PRIVATE HIRE BOOKING OFFICE UNIT 2, PARK GATE WORKS,
ESHTON TERRACE, CLITHEROE

TOWN COUNCIL: The Town Council do not object in principle however they have concerns regarding the need for suitable off-street parking for the vehicles that will operate from the premises. They ask the Borough Council to arrange for the Taxi Enforcement Officer to monitor this matter if permission is granted.

COUNTY SURVEYOR (LCC): No objections in principle to this application on highway safety grounds.

ADDITIONAL REPRESENTATIONS: Two letters of objection has been received from nearby neighbours objecting to the application on the following grounds;

1. Noise – The hours of use are nonsensical for a taxi firm, as is it difficult to believe they will not work before 9am and not after midnight. Eshton Terrace area is very noisy at weekends when people are coming home from a night out, and there are already taxis around the area. An addition to this will be further detrimental to residents.
2. Hours of Use – Is there any way of controlling this as the stipulation of 9am until 12pm (Midnight) seems difficult to believe they will not work before 9am and not after midnight. How can this be controlled?
3. Parking – It is unreasonable to believe that only three vehicles will be used, because an office would not be required for such a small set-up. Any further parking around the site (on-street) will create further congestion and hold ups to an already busy area,

4. Highway Safety – This is a route used by children going to and from school. The increased use of the site with vehicles reversing off the site coupled with any further parking on street may have an impact on highway and pedestrian safety,
5. Quality of Life – The previous use of the site by a taxi firm (done so without permission) attracted groups of youths who used it as a gathering place during office hours having access to warmth and a vending machine.

Proposal

The application seeks permission for the use of Unit 2, Park Gate Works, Eshton Terrace, Clitheroe as a private hire booking office only. The Applicant has sent an additional letter outlining the proposed use of the Unit, which states “The above premises will be used as a booking office only as all our cars are Hackney Carriages and therefore will not be parking on or near the premises. They will run from the Taxi Rank in the town centre. The Booking Office will be used by the operators to answer the telephones, and pass jobs onto drivers via a radio.”

Site Location

The site is located adjacent to the pedestrian access to the Castle Grounds on Eshton Terrace, Clitheroe, opposite the pay and display car park on Mitchell Street. The site lies outside the Clitheroe Conservation Area.

Relevant History

N/A

Relevant Policies

Policy G1 - Development Control.
Policy ENV16 - Development Within Conservation Areas.
PPS5 – Planning for the Historic Environment.

Environmental, AONB, Human Rights and Other Issues

The main concerns with regards to this proposal are the potential impact on highway safety, parking and any potential impact on the amenity of nearby neighbours. As there are no alterations planned for the Unit itself, the proposal is considered to have no impact on the setting of the adjacent Conservation Area.

HIGHWAY SAFETY AND PARKING

The LCC Traffic and Development Engineer has raised no objections to the proposed change of use, and notes that the development provides for the creation of an office unit specifically for the administration of a taxi booking service, involving the taking and relaying of calls. On this basis, there must be no access to the office for members of the public or for its use as a meeting place for either passengers or licensed drivers. Bearing this in mind, it is considered that the proposed

use in this location is entirely acceptable and complies with the relevant Policies. Parking is readily available nearby and as such I do not envisage any highway implications.

IMPACT ON AMENITY

The premises in question is over 30m from the nearest adjacent residential property, which incidentally is also separated by the railway line, and given that the proposed use of the premises will be as a 'Taxi Booking Office' Only, that no members of the public will have access to the site or that taxi drivers will not be using the site as an operational base, the impact of the proposed change of use is considered to have little if no potential impact on the amenity of nearby neighbours.

On this basis, I do not see the need to impose an hours of use restriction on the building, as the only comings and goings should be the people working on the telephone.

As such, bearing in mind the above and whilst I am mindful of the points of objection from nearby neighbours, I consider that the proposal is acceptable and in accordance with the relevant Planning Policies, and as such the application is recommended accordingly.

SUMMARY OF REASONS FOR APPROVAL

The proposal has no significant detrimental impact on nearby residential amenity, nor would it have an adverse visual impact or be to the detriment of highway safety.

RECOMMENDATION: That planning permission be 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 development hereby permitted shall be used as a taxi/private hire booking office only and shall not be open to members of the public.

REASON: The permission granted is for a specific use, and it is considered that other similar uses may give rise to adverse effects on the locality, contrary to the provisions of Policy G1 of the Ribble Valley Districtwide Local Plan.

3. The premises shall not be used as a taxi stand or a between journeys operational base for drivers employed in the business and shall not be used by any other private hire/taxi drivers or operators.

REASON: In the interests of the amenity of the area and to safeguard neighbouring residential amenity in accordance with Policy G1 of the Ribble Valley Districtwide Local Plan.

APPLICATION NO: 3/2010/0241/P (GRID REF: SD 375164 442615)
PROPOSED ALL WEATHER PITCH AND ASSOCIATED FENCING AT CLITHEROE ROYAL
GRAMMAR SCHOOL, CHATBURN ROAD, CLITHEROE

TOWN COUNCIL: No objection.

ENVIRONMENT
DIRECTORATE
(COUNTY SURVEYOR): No observations received at the time of preparing this report.

ADDITIONAL
REPRESENTATIONS: One letter of objection has been received which raises concern regarding the implications the proposal would have on the following matters:

1. Drainage – the land has been subject to flooding over various years and to add another development on this land which is clearly unable to cope fully with the present drainage would make it unacceptable.
2. Usage – planning application makes reference to hours of use with this facility and asks whether the school pupils would play on weekdays, Saturdays and Sundays or is it the intention to allow other agencies to access this facility. If it is the case then they would object for other people to use the facilities.
3. Access – the access needed for maintenance shown on the application is unclear. If the access point is to be through the gate next to 144 Chatburn Road, then they would oppose this access point.

Proposal

This application is sought for an all weather pitch to be located on the existing playing field area to the rear of the main school building at Chatburn Road. The pitch is approximately 100m x 60m and would have a welded mesh fence with a 20cm high solid base around its perimeter. The fence would extend to 3m above the pitch level except behind the goals where the height would be increased to 5m. There is to a new access which is internal to the school which would join up with the existing access and serve access for vehicle to maintain the pitch.

Site Location

The pitch is located to the rear of the school which itself has a road frontage onto Chatburn Road, Clitheroe. The pitch is approximately 115m from the rear gardens of Chatburn Park Drive and 80m from the rear gardens of properties on Green Drive.

Relevant History

None specific to this part of the site, though numerous alterations and additions have been approved to the school over a period of time.

Relevant Policies

Policy G1 - Development Control.
Policy ENV13 - Landscape Protection.

Environmental, AONB, Human Rights and Other Issues

The main issues to consider here relate to the visual impact and residential amenity issues arising from the development.

In assessing the visual impact, it should be noted that the existing use of land is as a school playing field and therefore the use itself will not alter but the appearance would be different due to the creation of an all weather pitch and associated details such as fencing. The siting of the pitch is at the rear of the main school building so it would not be viewed from any vantage point, though there is a public footpath which does run adjacent to the site and also the pitch will be partly viewed from properties on Chatburn Road and Chatburn Park Avenue and Green Drive. The trees are to be retained and they are of a considerable visual boundary to the development and as such would reduce any visual impact to an extent that it would not detract from the general landscape value.

In relation to residential amenity, I am satisfied that the nature of the use of the school playing field will not significantly alter although there will be a likelihood that the all weather pitch would offer more all year round use. It is also that there could be some increase in noise resulting from the materials being different grass and also the surrounding fencing. However I am satisfied that given the existing use of the school playing fields that this should not lead to adverse situation to an extent that it would be detrimental to residential amenity.

I note the observations regarding the letter of objection in relation to flooding but I do not consider that the creation of an all weather pitch would necessarily accentuate the problem. Any detailed scheme would cater for the run-off of the water and it would be incorporated into a subsequent scheme. The issue regarding access for maintenance purpose is noted but it is clear that the access would be from the existing school site and not from a gateway adjacent to 144 Chatburn Road.

Finally, the use of the building is indicated as for school purposes but this is not necessarily controlled by planning condition as the occasional use for other groups could be something that is explored by the school. At this point in time there is not intention for a dual-use and it will be a question of fact and degree based on the intensity of other users, whether in fact it needs planning permission. However, the application as submitted and shown on detailed plans relate to an all weather pitch for Clitheroe Royal Grammar School.

In relation to tree protection, the Council's Countryside Officer has inspected the site and has no objection to the development but would require further plans and conditions relating to the protection of individual trees.

SUMMARY OF REASONS FOR APPROVAL

The proposal has no significant detrimental impact on nearby residential amenity nor would it have a visual impact.

RECOMMENDATION: That planning permission be 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 drawing numbers A-05-111E and drawing number PSD/CRG/101 submitted with this application.

REASON: For the avoidance of doubt.

3. Prior to the commence of any site works a tree protection monitoring procedure including a timescale for implementation of all protection measures, 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 in the Arboricultural Impact Assessment (March 2010) shall be protected in accordance with the BS5837 [Trees in Relation to Construction]. All trees identified shall be afforded a protection area of 12 x the DBH, all protection measures shall remain in place until all building works has been completed and all excess materials have been removed from site including all 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 areas. Details of the temporary construction vehicle/plant access track shall be submitted and agreed in writing the details shall include method of construction, materials and ground reinstatement works.

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.

Any ground compaction as a result of construction work that may lead to an aerobic conditions developing close to identified root protection areas shall be treated using a Terravent Soil Decompactor followed by Mycorrhizael application.

REASON: In order to ensure that any trees affected by development considered to be of visual amenity area 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.

4. Prior to commence of development precise details of a drainage system associated with the proposed all weather pitch shall be submitted to and approved in writing by the Local Planning Authority.

REASON: In the interest of safeguarding adjacent residential amenity and to comply with Policy G1 of the Districtwide Local Plan.

APPLICATION NO: 3/2010/0270/P

(GRID REF: SD 363151 434716)

PROPOSED ROOF OVER THE EXISTING SILAGE CLAMP AT HOTHERSALL HALL FARM,
HOTHERSALL LANE, RIBCHESTER, LANCASHIRE

HOTHERSALL PARISH No observations or comments have been received at the time
COUNCIL: of the reports submission.
ADDITIONAL One letter has been received from the adjacent neighbour who
REPRESENTATIONS: has raised the following points of objection;

- The proposed structure by reason of its size, siting and design would represent an un-neighbourly form of development, detrimental to the amenities of the occupiers of Hothersall Hall,
- The mass, bulk and proximity of the proposed structure would present an overbearing and intrusive element,
- The plans submitted are inaccurate as they depict the silage clamp roof at the same height as the existing adjacent stone barn, which is incorrect. The height of the new building will be significantly higher and will therefore be highly visible, dominant and overbearing,
- Given the proposal seeks not to fit side sheeting, leaving the building open-sided; the structural steelwork will be very prominent. The steelwork for the previously application is 'silver' grey in colour and is conspicuous in the surroundings, and
- A further consequence of the open-sided structure is an increase in smells and noise from the silage clamp, as the prevailing wind blows through the structure and directly through the open sides to Hothersall Hall. Unless the structure is completely enclosed, there will be considerable disturbance to the occupiers of Hothersall Hall.

Proposal

The application seeks permission for a roof over an existing silage clamp at Hothersall Hall Farm. The Agent notes that this is in order to keep the silage in good, dry and palatable condition and also to enable rain water to be diverted away to existing surface water drains reducing the water to be collected off the clamp itself, thereby reducing possible pollution concerns. The building will be of a steel portal framed design with concrete shuttered walls to a height of 3m. The building will measure 36.6m x 12.26m, and will measure 6m to the eaves. The proposed building will be comparable in height to a recently approved roof over an adjacent silage clamp at the site, which is noted on the submitted plans.

Site Location

The site is located off Hothersall Lane, Hothersall, approximately 1 mile west of the village boundary of Ribchester. The site lies within the open countryside, as defined by the Districtwide Local Plan.

Relevant History

3/2009/0520/P - Proposed agricultural building to accommodate a pedigree limousin suckler herd and their progeny (Phase II) – Granted Conditionally.

3/2009/0519/P - Proposed agricultural building to accommodate a pedigree limousin suckler herd and their progeny (Phase I) – Granted Conditionally.

3/2009/0410/N - Proposed building to cover silage clamp – Permission not required.

3/2007/0110/N - General purpose storage building (no livestock or manure) – Permission required.

3/1999/0299 – Silage Clamp – Granted Conditionally.

Relevant Policies

Policy G1 - Development Control.

Policy G5 - Settlement Strategy.

Policy ENV3 - Development in Open Countryside.

SPG – Agricultural Buildings and Roads.

Environmental, AONB, Human Rights and Other Issues

The main issues arising from this application are the visual impact of the new building at that location, and any potential impacts on the amenity adjacent neighbouring dwellings.

VISUAL IMPACT

With regards to the visual impact on this location within Open Countryside, it must be noted that the existing buildings on site are reasonably well screened at present by trees on the northern boundary to the site, however they can be viewed from certain points within the surrounding area. As such, it must be considered as to whether or not this proposed extension to the building creates further prominence, or whether there will be only a minimal impact. It is also important to note that there are two silage clamps on site, and one of them has already been covered with a roof (3/2009/0410/N). On this basis, as the roof is to cover an existing silage clamp sited amongst a nucleus of existing farm buildings, given that the building will be seen against the backdrop of a number of existing agricultural buildings on site, as viewed from either the adjacent track or through the existing trees separating the site from Hothersall Hall, the proposal is considered to have an acceptable visual impact on the location without causing undue harm to the area by the further built development. Bearing in mind the above, and the relevant conditions required; I do not consider the building will be unduly prominent to the detriment of the visual amenity of this location within the open countryside.

IMPACT ON AMENITY

With regards to any potential impact on the residential amenity of the nearby neighbouring dwelling, the property Hothersall Hall is sited approx. 40m north east of the existing silage clamp on site. The objector has submitted photographs of the adjacent site as viewed from the garden of Hothersall Hall, and the existing buildings can be partially seen through the existing planting

on site. However, given the main views from this property spread south and eastwards, and that this view is typical of a rural property located adjacent to a working farm, the question is whether this constitutes detrimental harm to the amenity of the occupiers of this dwelling. On this basis, bearing in mind the silage clamp is an existing element of Hothersall Hall Farm, and that the buildings are partially screened from Hothersall Hall by existing planting on the northern and western boundaries of the site, I am of the opinion that the development will have little if no further impact on the amenity of the occupiers of this dwelling. Objections from the nearby residents also include an increase in noise and smell to the garden area of their property, however given that this is in a rural area and the silage clamp is an existing part of the farm, I do not consider this to be a material consideration.

Therefore, whilst I am mindful of the comments from nearby neighbour, I consider the scheme to comply with the relevant policies, and have an acceptable impact on the area and the surrounding properties.

SUMMARY OF REASONS FOR APPROVAL

The proposal represents an appropriate form of development and given its design, size and location would not result in visual detriment to the surrounding countryside, nor would its use have an adverse impact on highway safety.

RECOMMENDATION: That planning permission be 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 Reference No. BLE/189/1116/01.

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

NOTES

1. No building material or rubbish must find its way into the watercourse.
2. Only clean surface water from roofs and paved areas should be discharged to any soakaway.
3. 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).
4. The proposals must fully comply with the DEFRA "Code of Good Agricultural Practice for the Protection of Water". Guidance can be obtained from DEFRA or NFU.

D APPLICATIONS ON WHICH COMMITTEE 'DEFER' THEIR APPROVAL SUBJECT TO WORK 'DELEGATED' TO THE DIRECTOR OF DEVELOPMENT SERVICES BEING SATISFACTORILY COMPLETED

APPLICATION NO: 3/2009/0399/P (GRID REF: SD 3621044327)
PROPOSED ERECTION OF 11 UNITS, 5 AFFORDABLE UNITS AND 6 MARKET HOUSING UNITS (4 X THREE BED AND 2 X TWO BED) INCLUDING 4 FOUR BEDROOM HOUSES, 3 TWO BEDROOM FLATS AND 4 ONE BED FLATS AND PARKING AT LAND OFF KIRKLANDS, CHIPPING

PARISH COUNCIL: No formal observation received but on the previous application welcomed the development at the old village hall site as does the whole village. It is felt that a range of affordable low cost housing is what is required in the village. Following amended description no comments received.

COUNTY PLANNING: Request financial contribution to waste management scheme and may request funds for sustainable transport measures.

ENVIRONMENT DIRECTORATE (COUNTY SURVEYOR): Previously no objections subject to amended plans showing a 2m footway to ensure adequate sight lines and parking bays amended to 5.6m and 10.6m to increase manoeuvring space.

ADDITIONAL REPRESENTATIONS: No representations.

Proposal

Members may recall that this was deferred and delegated on 16 July 2009 and at that point in time it was for 100% affordable units. No decision has been formally issued as the Section 106 was not signed and since then the policy in relation to affordable units has been changed to allow an element of market housing. As a result the application has been amended to comprise 6 market housing and 5 affordable units.

The detailed application is, in design terms and density, a renewal of a previous approved scheme dated April 2007. Consent is sought for a range of units, associated car parking and landscaping. The detailed scheme includes a mixture of housing and flats with four houses and seven flats. The units comprise of 4 four bedroom houses with separate porch entrances, 3 two bedroom apartments and 4 one bed apartments.

The parking area is accessed by an arched link building with vehicular access through the archway of which above the arches is one of the one bedroom units. There is also a parking area at the front for the houses.

The dwellings have a roadside frontage along Kirklands and is a linear development with a mixture of two storey and three storey at the front and predominately three storey at the rear due to the difference in road levels.

The apartments have a communal area for meetings on the ground floor.

The maximum height of the apartment buildings is 11m with a maximum height of the houses at 9.5m. Two of the houses have traditional porches where another two have two storey porches to facilitate a small study area at the first floor.

The parking is provided for houses at the front with rear courtyard parking for the apartments. Private garden areas are provided for the houses with limited communal area for the flats at the rear.

The proposed materials are a mixture of stone and render with blue slate or appropriate artificial slate.

Site Location

The site is located within the settlement boundary of Chipping on the footprint of the old village hall. The site is currently accessed off Club Lane with there being a mix of detached and terraced properties from the site boundary to the south east. To the north west of the site are the semi-detached properties on Kirkland Road.

Relevant History

3/98/0730/P – Demolition of existing hall and construction of 7 affordable housing units. Withdrawn.

3/2003/0450/P – Proposed build of 7 houses on a brownfield site of the old village hall. Refused.

3/2007/0083/P – Demolition of old village hall and erection of affordable homes comprising 11 units of 4 four bed houses, 3 two bedroom approved flats and 4 one bed flats. Approved.

3/2010/0261/P – 5 two bedroom units including one affordable unit. Not yet determined.

Relevant Policies

Policy G1 - Development Control.

Policy G4 - Settlement Strategy.

Policy G10 - Legal Agreements.

Policy ENV1 - Area of Outstanding Natural Beauty.

Housing Memorandum of Understanding.

Environmental, AONB, Human Rights and Other Issues

Matters for consideration are compliance with housing policy, visual impact, neighbouring amenity and highway safety.

In terms of the principle of the development, the applicant previously submitted a draft legal agreement to ensure that the level of accommodation provided will meet the needs of identified in housing needs survey for Chipping. A revised document will need to be submitted detailing the tenure. This report in March 2006 concluded that there was approximately a need for 50 units of a mix range of households from single people to families.

Having examined the planning history I am still satisfied that the units meet the housing needs survey.

In relation to highway matters, there are no formal comments but previously raised no objection to the scheme subject to the provision of a 2m footway along the Kirkland frontage and amendments to the parking bays. This has been agreed.

The dwellings are designed to give appropriate privacy distances and, as such, would have no significant impact on residential amenity.

The units make use of the existing topography with the site sloping from Kirklands to Club Lane. I am satisfied that having regard to the locality the proposal relates sufficiently to the local architectural style and would enhance the visual character of the area.

Members may note that there is little amenity space within this scheme but I consider that given its location next to significant recreational facilities and that the scheme fulfils a key objective of the Council a request for possible open space condition would limit the viability of the scheme and a such is not necessary in this instance.

The properties are located so as to have no significant impact on residential amenity and would not lead to a loss of light or privacy of adjoining dwellings.

I note the previous request of £11,000 from LCC to improve the local bus services and waste transfer request, but in this instance I consider, given the development helps to meet a key objective of the Council, I consider it inappropriate to impose further obstacles that may limit the implementation of the scheme. This is in line with Committee report in December 2008 which considered the request for commuted sums and the relevant priorities with the main priority being the objective of providing affordable housing.

I am aware that this is no longer a scheme for 100% affordable units and as such objections may be received relating to the loss of affordable units. However, I consider that this development allows comprehensive re-development with an element of affordable units which is better than a piecemeal scenario which could result in even less affordable units.

SUMMARY OF REASONS FOR APPROVAL

The proposal has no significant detrimental impact on nearby residential amenity nor would it have an adverse visual impact.

RECOMMENDATION: That Committee be MINDED TO APPROVE the application subject to the following conditions and expiration of statutory consultation period and therefore DEFER AND DELEGATE to the Director of Development Services to negotiate the satisfactory completion of a Section 106 Agreement in relation to affordable housing.

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 pursuant to Section 91 of the Town and County Planning Act 1990.

2. Prior to commencement of development, amended plans detailing revised footways and parking bays and manoeuvring spaces shall be submitted to and approved in writing by the Local Planning Authority.

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. 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. 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 thereafter retained.

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

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 17 NO DWELLINGS TOGETHER WITH GARAGES AND GARDENS (RESUBMISSION) AT OLD MANCHESTER OFFICES, WHALLEY NEW ROAD, BILLINGTON

PARISH COUNCIL:

The Parish Council wishes to repeat the objections made in relation to application 3/2009/0135/P. Even though the two houses which fronted onto Painterwood have now been changed to several terrace type dwellings, the Parish Council still holds its original objections which are:

- the land should be preserved for commercial use;
- there is no variety of house types such as affordable houses for young people;
- larger houses in the area are not in keeping with the local setting;
- the houses will be cramped together and the site will look overdeveloped.

ENVIRONMENT
DIRECTORATE
(COUNTY SURVEYOR):

No objection to the proposal on highway safety grounds.

There is a terrace of five properties associated with this development that open directly on to Whalley Old Road but have parking provisions that are accessed from Whalley New Road.

While the opportunity is available for these units to bring additional vehicular activity to Whalley Old Road via the bend with Whalley New Road, I would suggest that this may not be favoured and the majority of activity will be retained from the more appropriate access.

The 3m wide access road leading to the parking area for the five unit terrace extends for 23.5m, which is within the 45m maximum. This is sufficient to maintain safe access for emergency services, particularly fire tenders.

The junction radii to the Whalley New Road site are shown at 10m. I am concerned that this will lead to vehicles turning into the small development at inappropriately high speed. Accordingly, I would recommend that the radii be reduced to 6m.

LCC (PLANNING
CONTRIBUTIONS)
OFFICER:

Comments that there may be a request for a contribution towards sustainable transport costs (although the amount is not yet determined) and that contributions are required of £66,188 towards education (due to a short fall of primary school places) and £8,660 towards waste management.

ENVIRONMENT AGENCY:

No objections in principle subject to conditions and informatives to ensure that the development does not contribute to an increased risk of flooding in the locality.

**ADDITIONAL
REPRESENTATIONS:**

Ten letters have been received from nearby residents who object to the application for reasons that are summarised as follows:

1. Loss of privacy.
2. Loss of light.
3. Loss of view.
4. Detriment to highway safety.
5. Overdevelopment of the site.
6. The large detached houses are not needed and are not in keeping with the character of the area.
7. Detriment to wildlife including bats due to more people present in the area.
8. Loss of a green open space.
9. Possible blockage of streams running down from Whalley Nab increasing the risk of flooding to existing properties that have basements.
10. The terraced houses on Plots 13 to 18 (13 to 17 on the amended plans) are an improvement on the previous scheme, but the parking spaces for those houses would result in the loss of a green field and access to that parking area could cause security problems for existing residents and result in a noisier environment.

Proposal

The land that is the subject of the application has two distinct areas. Part is currently in commercial use as a coach builders and associated yard area and the remainder is vacant land which is down to grass.

Previous application 3/2009/0135/P sought outline planning permission for the demolition of the existing commercial building and its associated yard areas and the construction of a development of 14 detached houses, together with garages and gardens. Although precise design details were not included in that application, the properties were all to be two storey houses with internal floor areas ranging from 88m² to 156m². The majority of the development was to be served by an access road off Whalley New Road, although two of the properties would have had individual access onto Painterwood. Although the previous application was in outline it was stated in the submitted Design and Access Statement that all dwellings would be constructed of natural stone with slate roofs and would therefore be in keeping with the locality.

That original application was considered by the Planning and Development Committee on 16 July 2009 when it was resolved that it be refused for the following reasons:

1. In the absence of evidence of any attempts that have been made to secure an alternative employment generating use of the site, the proposal would result in the loss of an employment site contrary to the requirements of Policy EMP11 of the Ribble Valley Districtwide Local Plan.
2. Due to the topography of the site, it is considered that the houses on Plots 13 and 14 would have seriously overbearing effects on the adjoining properties on Whalley Road that are on lower ground to the detriment of the amenities of the occupiers of those neighbouring properties contrary to Policy G1 of the Ribble Valley Districtwide Local Plan.
3. The two large detached houses on Plots 13 and 14 would have a detrimental impact on the appearance and character of the locality contrary to Policy G1 of the Ribble Valley Districtwide Local Plan.

This resubmission has sought to overcome those reasons for refusal of the original application. In response to the first reason for refusal, the premises have been marketed for sale for commercial use since 3 September 2009. The estate agents confirm that they targeted a select number of industrial occupiers within the Ribble Valley/East Lancashire area. This entailed writing to various companies providing them with the details of the property which incorporated full marketing particulars, including details of the accommodation, rateable value and the asking price. The sales information was also included on their website and a more general mail shot was sent to companies whose details had been registered on their company property database. In addition, marketing particulars were forwarded to the North West Development Agency and Lancashire Economic Partnership. The agents say that, during the course of the marketing, they only received a limited number of enquiries, and it is apparent from the feedback they received that many parties considered the property unsuitable for a continued commercial/industrial use.

With regards to the other two reasons for refusal, the two large detached houses on Plots 13 and 14 were shown on the plans originally submitted with this current application as being replaced by a terrace of six two storey houses sited closer to the site boundary to Painterwood and, therefore, further away from the houses on lower ground on Whalley New Road. These terraced houses would have parking spaces to which access would be gained from the estate road serving the rest of the development. There would be no vehicular access onto Painterwood.

As a result of discussions with the applicants agent, amended plans were received on 6 May 2010 in which the terrace has been reduced from six units to five in order to further reduce the impact of those dwellings on the existing properties on Whalley New Road.

In response to the adoption of the Affordable Housing Memorandum of Understanding (AHMU) as a "material planning consideration", since the refusal of the original application, the five terraced houses (or a number identified by a viability assessment) are offered as "affordable" homes. A draft Section 106 Agreement on that subject has been submitted with the application.

The amended plans also:

1. Delete conservatories from the rear elevations of plots 1, 2 and 3 that would have been prominent features when viewed from Whalley New Road.

2. Amended the house types on plots 4 and plot 9 in order to resite and reduce the impact of the dwelling on plot 9 when viewed from Painterwood.
3. Remove the two storey projection on the rear of plot 12 in order to improve separation distances between that plot and existing houses on Painterwood.
4. Amended the kerb radii at the junction to Whalley New Road to 6m as required by the County Surveyor.

At the time of report preparation, further drawings showing sections across the site were also awaited.

Site Location

The site has an area of approximately 0.76 hectares. It is presently occupied by the buildings and yard areas of a coachbuilders business, with the remainder being land that is grassed.

It is a sloping site with the higher land to the south adjoining Painterwood and the lower ground to the north fronting Whalley New Road.

The majority of the southern boundary of the site adjoins the rear gardens of terraced houses in Painterwood. Approximately half of the northern boundary is directly onto Whalley New Road, whilst the rest is to the back gardens of five properties on Whalley New Road. To the west the site is adjoined by a public footpath, beyond which is agricultural land. Its short eastern boundary adjoins a small piece of open land, beyond which is a row of cottages on the northern side of Painterwood.

The whole of the site is within the settlement boundary of Billington which is defined by Policy G2 of the Local Plan as a main settlement.

Relevant History

Whilst there have been numerous applications relating to the existing business on the site, none are considered to be of any relevance to the consideration of this application for residential development. The only relevant previous application is therefore the following:

3/2009/0135/P – Outline application for demolition of existing commercial building and redevelopment of the site involving the construction of 14 detached dwellings. Refused.

Relevant Policies

Policy G1 - Development Control.

Policy G2 - Settlement Strategy.

Policy EMP11 - Loss of Employment Land.

Policy L4 of the Regional Spatial Strategy.

PPS3 – Housing.

Affordable Housing Memorandum of Understanding (AHMU).

Environmental, AONB, Human Rights and Other Issues

The key issues with regards to this resubmission are the same as those considered in relation to the original application which are discussed below under appropriate headings.

Compliance with Settlement Strategy Policy

Policy G2 of the Local Plan states that development will be directed mainly towards land within the main settlement boundaries. In respect of Billington, the Policy states that the scale of development that will normally be approved comprises “development wholly within the built part of the settlement or the rounding off of the built up area”.

As a development wholly within the settlement boundary, the original application was considered to comply with Policy G2. The same applies to this resubmission.

Compliance with Housing Policy/Guidance

At the time of consideration of the original application, the Affordable Housing Memorandum of Understanding (AHMU) was in draft form and had not been adopted. That application was not, therefore, refused because it did not contribute any affordable dwellings. The AHMU, however, is now a “material planning consideration” and, in response to this, there is now an element of “affordable” housing in the application as previously described. Subject to the completion of an appropriate Section 106 Agreement, the current proposal is therefore in accordance with the relevant housing policy/guidance.

Loss of Employment Land – EMP11

The previous application was refused for a reason concerning non compliance with Policy EMP11 because the premises had not been marketed for an alternative employment/commercial use. Such marketing has now been carried out and I am satisfied, from the information provided by the estate agents, that the requirements of EMP11 have now been satisfied.

Amenity Considerations

As with the original application, nearby residents have expressed objections regarding issues such as loss of light and privacy in relation to the whole of the development. As the land slopes downwards from Painterwood, it was considered in relation to the original application that the separation distances between the terraced houses on Painterwood and the proposed houses on Plots 10,11 and 12 were acceptable. With the exception of the deletion of the two storey extension on plot 12 (in the amended plans) the position and size of the houses on those plots have not been changed in the current application. Those plots therefore remain acceptable.

In the original application, however, two large detached houses were proposed on Plots 13 and 14 which were considered to have seriously overbearing effects upon adjoining houses on lower ground on Whalley New Road. It was also considered that those two houses would have a detrimental impact upon the appearance of the locality as they would not be in keeping with the adjoining terraced houses on Painterwood. In this resubmission, those objections have been addressed as follows:

- the two houses on Plots 13 and 14 have been replaced by a row of five terraced cottages which will be similar in appearance to those on Painterwood which adjoin this part of the application site;
- the proposed terraced cottages will be accessed from the main development site and therefore will not increase traffic on Painterwood;
- the proposed terraced cottages will be set several metres further away from the properties on Whalley New Road, thereby reducing the impact that they would have on those adjoining dwellings;
- a landscaping belt is now shown between the proposed terraced cottages and the properties on Whalley New Road, thereby further reducing the impact that the development will have on those neighbouring dwellings.

I consider that the amended proposal has satisfactorily and fully addressed reasons 2 and 3 for the refusal of the original application.

Conclusion

For the reasons given in the report, I consider that this new application has fully and satisfactorily addressed all the objections to the original application and permission should therefore be granted subject to appropriate conditions following the prior completion of an appropriate Section 106 Agreement.

SUMMARY OF REASONS FOR APPROVAL

The proposed development would provide 18 dwellings including an appropriate element of “affordable” housing without any seriously detrimental effects upon visual amenity, the amenities of nearby residents or highway safety.

RECOMMENDATION: That Committee be minded to grant outline permission subject to the following conditions and therefore DEFER AND DELEGATE to the Director of Development Services to negotiate the satisfactory completion of a Section 106 Agreement to deal with the requested financial contributions and to ensure the delivery of an appropriate number of affordable housing units 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. This outline planning permission shall be read in conjunction with the Section 106 Agreement dated which relates to the delivery of affordable housing and appropriate financial contributions.

REASON: For the avoidance of doubt as the permission is subject to an Agreement.

3. This outline permission shall relate to the proposal as shown on the amended plan (drawing No. WIL/256/1083/01/A) received by the Local Planning Authority on 6 May 2010.

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

4. Prior to the 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.

5. No development approved by this permission shall be commenced until a scheme for the provision and implementation of a surface water regulation system has been approved by the Local Planning Authority. The scheme shall be completed in accordance with the approved plans.

REASON: To reduce the increased risk of flooding and to comply with Policy G1 of the Ribble Valley Districtwide Local Plan.

6. Prior to the commencement of the development hereby approved in outline, (or such other date or stage in development as may be agreed in writing with the Local Planning Authority) the following components of a scheme to deal with the risks associated with contamination of this site shall each be submitted to and approved in writing by the Local Planning Authority:

(1) A preliminary risk assessment which has identified:

- all previous uses;
- potential contaminants associated with those uses;
- a conceptual model of the site indicating sources, pathways and receptors;
- potentially unacceptable risks arising from contamination at the site;

(2) A site investigation scheme based on (1) to provide information for a detailed assessment of the risks to all receptors that may be affected, including those off site.

(3) The site investigation results and the detailed risk assessment (2) and, based on these, an options appraisal and remediation strategy giving full details of the remediation methods required and how they are to be undertaken.

(4) A verification plan providing details of the data that will be collected in order to demonstrate that the work set out in (3) are completed and identifying any requirements for longer term monitoring of pollutants linkages, maintenance and arrangements for contingency action.

REASON: To ensure that the development does not pose a risk of pollution to controlled waters and to comply with Policy G1 of the Ribble Valley Districtwide Local Plan.

7. The development hereby permitted in outline 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.

8. 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 methods 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 methods identified.

REASON: To comply with Policies G1 and ENV7 of the Ribble Valley Districtwide Local Plan ensuring that no species/habitat affected by the Wildlife and Countryside Act 1981 are destroyed; and due to the passage of time since the original survey was carried out in November 2008.

NOTE(S):

1. Surface water run-off can be managed through the use of sustainable drainage systems (SUDS), and we advocate their use SUDS are a range of techniques including soakaways, infiltration trenches, permeable pavements, grassed swales, ponds and wetlands that attenuate the rate and quantity of surface water run-off from a site, and contribute to a reduced risk of flooding. SUDS offer other benefits in terms of promoting groundwater recharge, water quality improvement and amenity enhancements. Approved Document Part H of the Building Regulations 2000 sets out a hierarchy for surface water disposal which encourages a SUDS approach.

Further information on SUDS can be found in the following documents:

- Planning Policy Statement 25: Development & Flood Risk (DCLG);
- C522: Sustainable Urban Drainage Systems - Design Manual for England and Wales (CIRIA);
- Interim Code of Practice for Sustainable Drainage Systems (SUDS Working Group).

The Interim Code of Practice provides advice on design, adoption and maintenance issues and a full overview of other technical guidance on SUDS, and is available on both the Environment Agency's website (www.environment-agency.gov.uk) and CIRIA's website (www.ciria.org.uk).

We also recommend that the developer considers the following, as part of the scheme:-

- Water management in the development, including, dealing with grey waters;
- Use of sustainable forms of construction including recycling of materials;
- Energy efficient buildings.

APPLICATION NO: 3/2010/0157/P (GRID REF: SD 370624 435190)
PROPOSED RELAXATION OF A SECTION 106 AGREEMENT TO ALLOW THE INDOOR AND OUTDOOR RIDING ARENAS TO BE USED FOR COMPETITIVE EVENTS, GYMKHANAS OR OTHER SUCH EVENTS AT LAND ADJACENT NORTHCOTE MANOR, NORTHCOTE ROAD, LANGHO

PARISH COUNCIL: Object to this application as permission was originally granted as providing that this type of activity did not take place. The Parish Council also believe that there is living accommodation within this complex for which no permission has been granted.

ENVIRONMENT DIRECTORATE (COUNTY SURVEYOR): The relaxation of the existing condition to provide a degree of commercial activity at this location should be monitored for an initial 12 month period to verify that it will have no detrimental impact on movement to and from the A59.

ADDITIONAL REPRESENTATIONS: Two letters of objection have been received on behalf of Northcote Manor with members referred to the file for full details which can be summarised as follows:

1. Information submitted would seem to imply that this is already a busy and successful venture in its own right. How then can the applicants legitimately argue that the commercial viability of the centre depends entirely upon introducing competitive events thereby reneging on their original undertaking not to hold such events.
2. A request that the role of Northcote Manor as both a hotel and executive function venue be recognised in any planning assessment of the potential impact of holding competitive events within a few metres of their boundary.

3. Concerns over potential noise implications by the inevitable tannoy and public announcement systems required for outdoor events.
4. Highway safety.
5. How would a relaxation for 12 months be monitored by the statutory authorities – would the Borough Council or County Council be willing to undertake that task throughout the 12 month period and a question as to how a Section 106 can be amended on a temporary basis.
6. A belief that the assurance which underpinned the previous approval and Section 106 that the site would not host competitive events were a fundamental part of the planning assessment.

Proposal

Consent is sought to modify the wording of a unilateral undertaking that is read in conjunction with planning consent 3/2007/0029/P.

The restriction referred to in the undertaking reads as follows:

Not to allow the indoor and outdoor riding arenas, the subject of the development to be used for competitive events, gymkhanas or other such events other than internal activities using the centre's own residential horses and pupils.

The wording suggested is that

No competitive events shall take place at Northcote Stud other than between the dates of and ... unless otherwise agreed in writing by the Local Planning Authority.

Thus it is proposed to allow the holding of competitions at the site for a period of 12 months starting with a date two weeks after the determination of the planning application to allow monitoring of the impacts upon the highway network to take place. After a period of twelve months, and subject to the completion of a successful monitoring period, the applicant envisages a submission to remove or vary the planning condition relating to the above in order that competitions will be able to continue to be held at Northcote Stud.

Site Location

The site is located in the open countryside on Northcote Road. The outdoor arena is approximately 200m to the north of Northcote Manor.

Relevant History

3/2007/0033/P – Temporary permission for a mobile home to proposed riding centre. Approved with conditions.

3/2007/0029/P – Revised application for a riding centre, access, car parking and associated works. Approved with conditions.

3/2004/0750/P – Riding centre and manager's dwelling. Approved.

3/2001/0565/P – Riding Centre, managers dwelling, new access and car park. Refused.

3/98/0622/P – Riding centre and manager's dwelling, new access and car park. Approved with conditions.

3/94/0107/P – Riding centre and manager's dwelling, new access and car park. Approved with conditions.

3/90/0804/P – Outline application for riding arena, stables and dwelling. Refused.

3/89/0544/P – Outline application for riding arena, stables and dwelling. Refused. Dismissed on Appeal.

Relevant Policies

Policy G1 - Development Control.

Environmental, AONB, Human Rights and Other Issues

The key issue in relation to this application is whether the proposed revision would lead to any significant detriment to highway safety which is the stated reason for the condition and accompanying unilateral undertaking on the planning decision notice.

As members will see from the planning history, there is protracted list of applications associated with this site and its development as a riding centre with a manager's dwelling including a dismissed planning appeal. When the appeal was dismissed it was purely on highway safety grounds as indeed was the case with the application submitted under 3/90/0804/P. In order to secure consent under 3/94/0107/P a legal agreement was submitted to limit the use of the facilities thereby preventing competitive events at the site and this was considered to satisfactorily address the previous highway concerns. Subsequent applications have been accompanied by the same agreement with the applicant now stating that since the site became operational in June 2008 it has become clear to them that there is no justification not to allow competitions to take place at the site. The inability to hold competitions is, they say, undermining the viability of the business on site.

The applicants have been discussing the potential relaxation of use of the site for some months with the highway engineer at Lancashire County Council and these discussions have resulted in the submission to vary the use for a 12 month period in order that monitoring can take place to fully assess the implications of such an operation. No details of the monitoring procedures to be put in place and indeed who will carry them out has been submitted. Should Committee be minded to approve the application the technicalities of how to execute this will need to be resolved as well as the Council's solicitors agreeing the proposed variation of wording to the undertaking and thus it should be deferred to the Director of Development Services to satisfactorily negotiate these details. It is understood from the County Surveyor that LCC would undertake to do some automated counts but the level of this will be dependant upon further discussions with the applicant.

Representations have been received regarding potential noise disturbance and the site's relationship with Northcote Manor to its south. In all previous submissions I can find no specific reference to this relationship in terms of potential noise issues. Whilst it is acknowledged that use of the outdoor arena for competitive events may lead to an increase in noise over and above the impact already experienced it is not considered that the potential impact would be so significantly detrimental as to warrant an unfavourable decision on that ground alone. I have discussed the matter with one of the Council's Senior Environmental Health Officers and, whilst his formal observations were not available at the time of report preparation, informally he has expressed the view that given the distance involved between the outdoor arena and rear of Northcote Manor it would be unreasonable to object on the grounds of noise.

In respect of the query by the Parish Council about living accommodation on site, Members will see from the planning history that consent has been granted for both a permanent dwelling and a temporary consent for a mobile home.

Therefore, having carefully assessed the scheme I am of the opinion that, subject to the Highway Officer at LCC agreeing an appropriate monitoring procedure with the applicants, the modification of the unilateral undertaking for a period of 12 months is appropriate. Subject to this I recommend accordingly.

SUMMARY OF REASONS FOR APPROVAL

The proposal has no significant detrimental impact on nearby residential amenity, nor would it have an adverse visual impact or be to the detriment of highway safety.

RECOMMENDATION: That Committee be minded to approve the application subject to the County Surveyor and applicant agreeing an appropriate monitoring scheme as well as the following condition and therefore defer and delegate to the Director of Development Services to negotiate the satisfactory completion of a revised unilateral undertaking.

1. This permission shall be read in conjunction with the unilateral undertaking signed and dated 20 March 2007 and implemented in accordance with the revision thereto dated ...

REASON: For the avoidance of doubt as the original unilateral undertaking concerning competitive events has been amended for a 12 month period and in order to comply with Policy G1 of the Ribble Valley Districtwide Local Plan.

APPLICATION NO: 3/2010/0185/P (GRID REF: SD 370971 452030)
NEW PUMPING STATION IN CONNECTION WITH NEW POTABLE WATER SUPPLY TO
SLAIDBURN VILLAGE AND OUTLYING PROPERTIES AT CHURCH STREET, SLAIDBURN,
CLITHEROE, LANCASHIRE

PARISH COUNCIL: The Parish Council objected to the original position of the
pumping station on the basis that,

- the siting of it next to the burial ground at St Andrews Church is insensitive,
- it would also be one of the first things visitors would see on entering the village,
- insufficient research had been done and that no clear reasons could be given as to why it would be positioned there.

There have been no comments received at the time of the reports submission in relation to the revised location, and any additional views will be reported verbally.

LCC TRAFFIC AND DEVELOPMENT ENGINEER: No formal observations or comments have been received at the time of the reports submission in relation to the revised location, and any views will be reported verbally.

LCC PLANNING OFFICER (ARCHAEOLOGY): No objection subject to a relevant condition.

ENGLISH HERITAGE: In respect of the original proposal, English Heritage do not object in principle to the installation of a pumping station that is sensibly proportioned, of inconspicuous design, and built using appropriate vernacular materials. On this basis, whilst the proposal complies with this in terms of its design, the proposed location is considered to affect the setting of the Grade I Listed St Andrew’s Church adjacent to the site.

There have been no comments received at the time of the reports submission in relation to the revised location, and any additional views will be reported verbally.

ADDITIONAL REPRESENTATIONS: Three letters have been received from residents of Slaidburn, with the following points of objection being raised to the original proposal,

- Only in England in an Area of Outstanding Natural Beauty would a large corporate body consider putting a pumping station at the entrance to a village interrupting a view of St Andrew’s Church,
- Visual impact on ‘gateway’ to the Village,
- Will detract from setting of the Listed Building,
- It seems extraordinary that a Utility Company should think of putting a new water system and pumping station beside a historic graveyard,

- Not only is it an archaeological site, but the thought of pumping water beside the ground in which lie the bodies of victims of the Black Death in 1349 and Plague (buried in 1632) seems extraordinary, and
- The concept of sacrilege in disturbing the ground in and around graveyards has sound practical basis as the consequences of a leaking pipe pumping water through contaminated corpses is extraordinary.

There have been no comments received at the time of the reports submission in relation to the revised location, and any additional views will be reported verbally.

Proposal

The application seeks planning permission for a new pumping station building in connection with the new potable water supply being provided to Slaidburn village and other outlying properties. The proposal has been amended once due to the objections from English Heritage and surrounding neighbours, and as such the plans to consider are those submitted on the 28th of April 2010, which indicate the building moved further away from the boundary with St Andrews Church and closer to the cluster of agricultural buildings off Church Street, Slaidburn. The proposed pumping station measures 5.6m long x 3.6m wide x 4.2m high. It has been sized to be as small as possible to house the pumping equipment whilst maintaining safe working practices for personnel. The building will also be partially screened by the planting of two trees to the east of the site, as well as the existing dry stone wall to the south.

Site Location

The site lies off Church Street (B6478), Slaidburn, on land adjacent to the agricultural property of Baile Laithe and south of St Andrews Church. The site lies within the Slaidburn Conservation Area, and also lies within the Forest of Bowland Area of Outstanding Natural Beauty.

Relevant History

N/A

Relevant Policies

Policy G1 - Development Control.

Policy G5 – Settlement Strategy.

Policy ENV1 – Area of Outstanding Natural Beauty.

Policy ENV16 – Development within Conservation Areas.

PPS5 – Planning for the Historic Environment.

Planning (Listed Buildings and Conservation Areas) Act 1990.

Environmental, AONB, Human Rights and Other Issues

As background to the application, currently the village of Slaidburn is supplied by a private water supply provided by the Estate Owner. The Local Authority, as the regulatory authority for private water supplies, has reported to United Utilities that there have been numerous complaints from the residents of Slaidburn about the water quality. The Drinking Water Safety Plan (DWSP) risk

assessment identified that there was an unacceptable risk to public health from the existing supply, with the responsibility for this quality lying with the private supply. United Utilities Water Plc, in agreement with the Drinking Water Inspectorate (DWI) and the Estate Owner, have an undertaking to take over responsibility for supplying potable water to the village of Slaidburn and to some outlying properties, with the project being given a DWI imposed regulatory date of March 11th 2011. The project involves the construction of a new pipeline and infrastructure to each of the 115 properties with a total of 139 connections in Slaidburn Village. The pipeline has been assessed under the Environmental Impact Assessment Regulations 1999, with the conclusion being that only the pumping station building requires planning permission (with the work involved in laying the pipes can be carried out under Permitted Development), and that an additional Environmental Impact Assessment would not be required with this application.

The proposal has been amended once following the receipt of consultation response, and as such the amended plans submitted on the 28th of April 2010 now indicate the building moved further away from the boundary with St Andrews Church and closer to the cluster of agricultural buildings off Church Street, Slaidburn. Therefore, given the clear benefits the proposed development will bring to the village of Slaidburn, the main issues to consider in respect of this amended proposal are the visual impact of the proposed building in relation to the adjacent Listed Building, the Slaidburn Conservation Area and the Forest of Bowland Area of Outstanding Natural Beauty, any potential highway safety implications by virtue of the alterations to the access point off Church Street.

VISUAL IMPACT

The physical look of the development has been designed to minimise its visual impact as well as blend in with the adjacent agricultural buildings. This revised location is considered to be far more acceptable than the previous site adjacent to the highway as the building is now not easily visible on your approach to Slaidburn, and does not mask any views of the Listed Church, St Andrew's. The building is still visible from long distance views (as you drop into Slaidburn from the Tosside Road), however it will be seen against the backdrop of the existing buildings on site. The building is proposed to be built from natural stone, and will have a slate roof. The doors proposed would be steel in construction for security reasons, but clad in timber effect material in order to blend in. The landowner will still use the vehicular access to the site, with the proposal seeking improvements/alterations to the entrance and the access track in order for it to be safer to pull off the highway. These alterations, including the extension of the crushed limestone track down to the new building, have all been done so in order to blend in with its location. On this basis, in order for the new building not to stand out too starkly in contrast to the adjacent older buildings, I would recommend the use of locally sourced, reclaimed stone. That aside, it is considered that the design and style of the building is appropriate for this type of area, and as such I do not consider the building will be unduly prominent to the detriment of the visual amenity or setting of either the adjacent Listed Building, Slaidburn Conservation Area or the Forest of Bowland Area of Outstanding Natural Beauty.

HIGHWAY SAFETY

With regards to the impact of the scheme on nearby highway safety, whilst no formal comments have been received by the LCC Traffic and Development Officer, he has viewed the scheme and has verbally raised no objections to the scheme on highways safety grounds. The amendments to the access retain the sightlines on this section of highway, and the existing arrangements for accessing this field are suitably improved. In addition, the alignment of the

service track and the location of the security gate also provide additional provision for vehicles turning from and emerging onto Church Street.

OTHER ISSUES RAISED

In respect of the other issues raised by neighbours, the LCC Archaeologist has raised no objections in respect of the proposed work, subject to the relevant condition, and the Council's Environmental Health Officer has raised no objections in respect of the proposed new water pipe network. Therefore, whilst I am mindful of the objections made by the Parish Council and the nearby neighbours, I consider the scheme to comply with the relevant Local Plan Policies, and as such be recommended accordingly.

SUMMARY OF REASONS FOR APPROVAL

The proposal represents an appropriate form of development and given its design, size and location would not result in visual detriment to the surrounding countryside, nor would its use have an adverse impact on highway safety.

RECOMMENDATION: That Committee be minded to approve the application subject to the following conditions and defer and delegate to the Director of Development Services subject to no other material issues arising by the end of the consultation period.

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 P214/80018882/00/97/1001 Issue B, P214/80018882/00/97/1002 Issue B and P214/80018882/00/97/1003 Issue C.

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

3. This permission shall be implemented in accordance with the proposal as amended by letter and plans received on the 28 April 2010.

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

4. No works shall take place on the site until the applicant, or their agent or successors in title, has secured the implementation of a programme of archaeological work. This must be carried out in accordance with a written scheme of investigation, which shall first have been submitted to and agreed in writing by the Local Planning Authority.

REASON: To ensure and safeguard the recording and inspection of matters of archaeological/historical importance associated with the site.

5. The building hereby approved, shall be faced in locally sourced, re-claimed natural stone and roofed in re-claimed natural slate unless alternative materials have first been agreed in writing with the Local Planning Authority. Prior to the commencement of the development

hereby permitted, details of the materials to be used shall be submitted to, and approved in writing by, the Local Planning Authority.

REASON: In accordance with Policies G1, ENV1 and ENV16 of the Ribble Valley Districtwide Local Plan to ensure a satisfactory standard of external appearance, given the location of the site within the Slaidburn Conservation Area and within the Forest of Bowland Area of Outstanding Natural Beauty.

6. 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.

7. Before the access is used for vehicular purposes, any gateposts erected at the access shall be positioned 5m behind the nearside edge of the carriageway and visibility splay fences or walls shall be erected from the gateposts to the existing highway boundary, such splays to be not less than 45° to the centre line of the access. The gates shall open away from the highway. Should the access remain ungated 45° splays shall be provided between the highway boundary and points on either side of the drive measured 5m back from the nearside edge of the carriageway.

REASON: To comply with Policy G1 of the Ribble Valley Districtwide Local Plan and to permit vehicles to pull clear of the carriageway when entering the site and to assist visibility.

8. Before the access is used for vehicular purposes, that part of the access extending from the highway boundary for a minimum distance of 6m into the site shall be appropriately paved in tarmacadam, concrete, block paviers, or other approved materials.

REASON: To comply with Policy G1 of the Ribble Valley Districtwide Local Plan and to prevent loose surface material from being carried on to the public highway thus causing a potential source of danger to other road users.

APPLICATION NO: 3/2010/0236/P (GRID REF: SD 374093 440847)
PROPOSED ERECTION OF CHILDREN'S DAY NURSERY, CAR PARKING AREA AND NEW ACCESS AND ASSOCIATED ENGINEERING WORKS AT FORMER BARKER'S GARDEN CENTRE, WHALLEY ROAD, CLITHEROE

TOWN COUNCIL: No objection.

ENVIRONMENT
DIRECTORATE
(COUNTY SURVEYOR):

I have no objections in principle to this application on highway safety grounds.

Vehicular access to the proposed Day Nursery is from Littlemoor and has been designed to appropriate standards. The access layout provides for 18 car parking spaces, of which 2 are for use by those with impaired mobility. In addition to the parking spaces identified on site, adequate space is provided for dropping off and manoeuvring sufficient to meet the demands of the site.

The specifications for the width of both the access road and the footway provisions are satisfactory.

The provision of a 1.8m wide continuous footway link from Whalley Road through to the main entrance is welcomed, as are measures to discourage parents from dropping off their charges from Whalley Road through the lack of a direct footway link. It will be important to maintain the hedge and low fence to Whalley Road to ensure that it is not seen as a convenient route into the development.

Subject to maintaining or improving the existing sightlines from Littlemoor I would have no objections to introducing a more substantial fence than is presently suggested. This would have benefits in relation to the security of the site and a more substantial barrier to potential pedestrian activity from Whalley Road.

Mention is made of a gated access but no details are provided. I would welcome an amended site plan giving more information concerning the position and operation of this aspect of the proposal.

ADDITIONAL
REPRESENTATIONS:

One letter of objection has been received which makes the following comments:

Concern over the proposed access and exit onto Littlemoor Road and that the development may lead to conditions to the detriment of highway safety. There is a very sharp bend near some of the adjacent properties and there are no traffic calming measures and as this development will result in more traffic it could lead to the likelihood of vehicular accidents.

Proposal

This proposal is to erect a new children's nursery which will be a single storey building. There is a car park with an entrance onto Littlemoor Road and an outdoor play area in association with the children's nursery located adjacent to the properties on Whalley Road, Clitheroe.

The single storey building measures approximately 20m x 18m and would have a maximum height of approximately 4.9m. The building is of a hipped roof construction with two separate gables and would have an entrance porch on the front elevation. The building would be accessed via the proposed car park which itself has a vehicular access off Littlemoor Road, approximately 50m from the junction of Whalley Road. The outdoor hard play area which is adjacent to the boundaries of 159 Whalley Road measures approximately 15m x 22m and would have a 1.8m screen fence surrounding the area. The car parking area is for 18 parking spaces which incorporates two disabled spaces.

Due to the land levels the building itself will be set at a lower level than the main Whalley Road and the finish floor levels would indicate that the building would be approximately 1½ m lower than the floor level of No. 159 Whalley Road and ½m lower than the main road.

Site Location

The site is located on the former Barkers Nursery site and has a boundary on to both Littlemoor Road and Whalley Road, Clitheroe. The site is not within the Conservation Area but some of the trees are subject of a draft Tree Preservation Order.

Relevant History

3/2003/0829/P – Residential development. Withdrawn.

3/2003/0595/P – Erection of 33 residential units and associated garages. Refused and dismissed on Appeal.

Relevant Policies

Policy G1 - Development Control.

Policy G2 - Settlement Strategy.

Policy EMP11 - Loss of Employment Land.

Policy ENV10 - Development Affecting Nature Conservation.

Policy ENV13 - Landscape Protection.

Environmental, AONB, Human Rights and Other Issues

Matters for consideration of this application relate to visual, including impact on trees, and residential amenities, as well as highway safety.

The building itself is single storey and given the drop in land levels it will not be readily visible from the main highways. However, it is important to ensure that the boundary treatment facing onto Whalley Road is acceptable.

The materials used for the main building are red brick on a walling material and concrete grey tiles on a roofing material. I am satisfied that, subject to precise details, these materials would sit comfortably in this location.

The most significant impact in relation to residential amenities will be the disturbance from additional traffic and likely noise from the use of the outside play area. In relation to noise from the activities I am satisfied that the nature of the business is one that can be accommodated in this locality. The most affected property would be the one adjacent to the outdoor play area

associated with the nursery. Although there may be some impact I am of the opinion that this is likely to be an acceptable level given that the scheme shows the retention of the existing boundary screening and a screen fence separating this area from the adjacent property.

It is evident that concern has been expressed about the likely increase in vehicular activity on to Littlemoor Road but it is clear that this view is not shared by the County Surveyor who requests that people should be discouraged from dropping off children on Whalley Road and use the access and car park off Littlemore Road.

The site is the subject of a draft Tree Preservation Order and it is important to ensure that the development does not have an adverse effect on the trees. A visual assessment has been carried out but in order to fully assess the impact it is necessary to have a climbing inspection as well as a Picus Tomogram and Resistograph technology to give the appropriate information. On the basis of that advice I am of the opinion that no decision should be issued until adequate details have been submitted.

However, as this remains the only issue that needs to be resolved I am of the opinion that the application can be deferred and delegated to the Director of Development Services to await such information and if the details indicate that trees are significantly affected a report will be taken back to a future meeting.

SUMMARY OF REASONS FOR APPROVAL

The proposal has no significant detrimental impact on nearby residential amenity, nor would it have an adverse visual impact or be to the detriment of highway safety.

RECOMMENDATION: That the application is DEFERRED AND DELEGATED subject to details of the additional arboricultural report being to the satisfaction of the Local Planning Authority and 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. Precise specifications or samples of walling and roofing materials and details of any surface materials to be used including their colour and texture, and details of all fencing and gateway, 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. 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. Prior to commencement of use the parking and parking details shown on Plan ref: TRI-0540 site layout shall be implemented to the satisfaction of the Local Planning Authority and thereafter retained in perpetuity.

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

5. Prior to commencement of the development, precise details of the gated access and its method of operation shall be submitted to and approved in writing by the Local Planning Authority.

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

6. This permission shall relate to Plan ref: TRI-0540-0 Elevations, TRI-0540-0 Site layout and cross section plan, TRI-0540-0 Sheet 1, 2 and 3.

REASON: For the avoidance of doubt.

7. Prior to commencement of development an additional tree report shall be submitted to the Local Planning Authority and shall include detailed tree protection measures and ground remedial works in the form of terraventing, reinstatement of natural ground levels and the application of Mycorrhizael compound.

REASON: In the interest of visual amenity and the protection of trees which are seen as an important landscape feature and to comply with Policy G1 of the Districtwide Local Plan.

APPLICATION NO: 3/2010/0333/P (GRID REF: SD 367679 434018)
PROPOSED REAR AND SIDE EXTENSIONS, PORCH, ROOF LIFT, DETACHED GARAGE
AND ALTERATIONS (RE-SUBMISSION) AT RIBBLESDALE COTTAGE, COPSTER GREEN

PARISH COUNCIL: No representations had been received in respect of this current application at the time of report preparation.

In respect of the previous application, the Parish Council commented that, having visited the site, they objected on the following grounds:

1. The proposed works will cause a significant loss of light to the property known as Old Manor Cottage. At present Old Manor Cottage has small windows which allows small amounts of light in. By raising the roof of Ribblesdale Cottage, it is envisaged that all light will be blocked out of Old Manor Cottage.
2. Raising the roof at Ribblesdale Cottage will have a detrimental effect upon Old Manor Cottage.
3. Due to the proximity and height of the side lean-to and the rear extension, we deem that the project would be a significantly un-neighbourly development.
4. Due to the proximity and height of the side lean-to and the rear extension, we deem that the project would lead to a loss of what little visual amenity exists at present along these elevations.

ADDITIONAL REPRESENTATIONS:

No representations had been received in respect of this current application at the time of report preparation.

In respect of the previous application, letters were received from the two immediate neighbours who objected on the following grounds:

1. The height of the proposed single storey extension replacing the outbuildings will take light away from the side living room window of the adjoining property to the north meaning that the lights would need to be on all day.
2. The proposed extension of the sun lounge could take away views at the back of the cottage to the north of the application site.
3. The proposed replacement garage would cause loss of light to a lounge window of the adjoining property to the south.

Proposal

The application relates to the general extension and renovation of an existing detached dwelling comprising the following:

1. The eaves and ridge height of the main roof of the dwelling would be raised by 400mm.
2. On the front elevation an existing porch would be widened from 2.8m to 3.5m in order to incorporate a downstairs WC.

3. On the eastern side elevation a single storey pitched roofed sunroom extension would be erected. This would have approximate dimensions of 4m x 4.5m with an eaves height of 2.5m and a ridge height of 3.8m.
4. An existing detached garage (5m x 5m with a maximum height of 2.75m) at the south eastern corner of the building would be demolished and replaced with a 6m x 5m garage with an eaves height of 2m and a ridge height of 3.75m
5. At the rear of the property there is a detached outbuilding with approximate dimensions of 7.4m x 1.1m. The rear wall of this outbuilding immediately abuts the rear boundary wall and there is a gap of approximately 1.6m between its front wall and the rear wall of the cottage. At its rear elevation the outbuilding has a height of approximately 1.8m and it is approximately 2.5m high at the front.

It is proposed to demolish the outbuilding and construct an extension over its footprint and over the existing gap between the outbuilding and the rear elevation of the dwelling. The extension would have approximate dimensions of 7.4m x 2.7m with an eaves height (at the rear) of 2.5m x and a maximum height (at the rear wall of this existing dwelling) of 3.6m.

Site Location

The property is on the east side of Copster Green. It is orientated so that its front elevation faces south looking down The Green and partly across the front garden of the adjoining property on that side. The rear elevation faces the adjoining cottage to the north. The western side elevation faces The Green and the eastern side elevation faces the private "rear" garden of the property.

Relevant History

3/2009/1008/P – Proposed rear and side extensions providing extended porch, sun lounge and kitchen/dining room, roof lift and detached garage. Refused.

Relevant Policies

Policy G1 - Development Control.

Policy H10 - Residential Extensions.

Policy SPG – "Extensions and Alterations to Dwellings".

Environmental, AONB, Human Rights and Other Issues

This is a re-submission of application 3/2009/1008/P that was refused by Committee at its meeting on 15 April 2010 for the reason that the extension on the northern elevation "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 visual amenity and as such be contrary to Policy G1 of Districtwide Local Plan".

Permission is again sought for the same extensions, alterations and detached garage as in the original application. More information, however, is provided in respect of the rear extension that would replace the existing detached outbuilding.

The considerations that were relevant to the original application, and that remain relevant to this current application, are the effects of the proposed extensions and alterations upon visual amenity and upon the amenities of the adjoining dwellings to the north and south of the site.

The property had white painted random stone walls and a grey slate roof. As part of the overall refurbishment the paint will be removed to leave natural random stone walls and the new roof will be blue slates. These changes will represent an improvement in the visual amenities of the locality. The slight increase in the height of the roof would not, in my opinion, result in any detriment to visual amenity. The extended porch and the side and rear extensions are all of appropriate design with pitched roofs and would be constructed using matching external materials. Overall, with regards to visual amenity, I considered the original proposal to be acceptable. The Committee did not refuse the original application for any reason relating to visual amenity.

With regards to the amenities of nearby residents, both of the nearest neighbours expressed objections to the original application. The neighbour to the south considered that the proposed replacement garage, being larger than the existing, and in a different position, would cause a loss of light to a lounge window in his property. The window concerned, however, is a side window in the northern elevation of that property, and it is a secondary window to the room with the main window facing east over the property's rear garden. In view of the orientation (facing north) I consider that any loss of light to the window would be negligible. When added to the fact that it is a secondary window, I do not consider that loss of light to the adjoining property to the south would represent a sustainable reason for refusal of the proposal. The original application was not refused for any reason relating to the garage.

The sun lounge extension on the eastern side elevation is set towards the front (southern) elevation approximately 5m away from the northern boundary. This extension would have no effect on light to the adjoining property to the north because of the intervening rear extension. The original application was not refused for any reason relating to this particular extension.

In her letter of objection to the original application, the neighbour to the north did not mention the increase in the height of the main roof (although this was mentioned by the Parish Council). However, I do not consider that an increase of only 0.4m (approximately 1ft 3ins) would have such significant effects upon the neighbour's light to represent a sustainable reason for refusal of the proposal. The original application was not refused for any reason relating to the increase in height of the roof of the main dwelling.

The single reason for refusal of the original application related only to the effects of the rear extension on the amenities of the adjoining property to the north that has a side elevation with habitable room windows close to the boundary with the rear elevation of the application property.

As more accurately shown on this current application, the existing outbuilding that would be replaced has an eaves height (at the rear boundary wall) of 1.8m and a maximum height (1.1m away from the rear wall) of 2.5m. The proposed extension would be 2.5m high at the rear boundary wall and 3.6m high where its roof joins the rear elevation of the dwelling. Its eaves height is therefore 0.7m higher than the existing outbuilding. Its maximum height is 1.1m higher than the maximum height of the outbuilding. The maximum height of the extension, however, would be 1.6m further away from the neighbouring dwelling than the point of the maximum height of the outbuilding.

The main rear wall, the main roof and the existing outbuilding already have an overbearing and overshadowing effect on the adjoining property to the north. Although slightly higher than the outbuilding at both eaves and ridge, the extension would have minimal effects upon the light to the neighbour as it would, itself, be in the shadow of the two-storey high main building. Also, I do not consider that the relatively small height increase would result in any seriously overbearing effects on the neighbour above those that already result from the outbuilding. Additionally, although included in the application as part of the overall scheme, of extensions and renovation works, the rear extension falls within the category of permitted development defined by Class A1 of the General Permitted Development Amendment Order. It could therefore be erected legitimately even if this application was refused.

A bat survey submitted with the original application (and included in the current application) concludes that the building operations, including removal of any roofing material and/or modifications to the main roof and roof void are unlikely to cause any disturbance to roosting bats or result in the loss of a nursery bat roost, resting place or hibernaculum or cause injury or death of a European Protected Species (EPS). The scale of impact on an EPS is likely to be low or negligible.

For the reasons given in the report, I remain of the opinion that there are no sustainable reasons for refusal of the rear extension. As the introduction of any new reasons for refusal could represent unreasonable behaviour, I consider that permission should be granted in respect of this current application.

However, as the period for the receipt of representations does not expire until 21 May 2010, I recommend in the terms set out below.

SUMMARY OF REASONS FOR APPROVAL

The proposal has no significant detrimental impact on nearby residential amenity nor would it have an adverse visual impact.

RECOMMENDATION: That Committee DEFER AND DELEGATE to the Director of Development Services to grant permission following the expiry of the statutory consultation period on the basis that no new material planning issues are received regarding this application.

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 shown on drawing numbers CS/10/0333/1 and CS/10/0333/2.

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

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:

APPLICATIONS APPROVED

<u>Plan No:</u>	<u>Proposal:</u>	<u>Location:</u>
3/2009/0812/P	Discharge of condition 12 relating to the vehicular trip monitoring of planning consent 3/2006/0583	British Aerospace Samlesbury
3/2009/0926/P	Creation of a small light manufacturing unit and associated storage area for timber screen business located on what was agricultural land	Hawkshaw Farm Longsight Road Clayton-le-Dale
3/2009/1033/P	Side conservatory resubmission	40a Knowsley Road Wilpshire
3/2010/0063/P	Proposed conversion of White Lion Farm Barn to form a single dwelling, and the erection of a detached double garage to serve	White Lion Farm Ribchester Road Hothersall
3/2010/0070/P	Demolition of agricultural buildings. Construction of 2 no. holiday cottages and construction of new access and turning space	Halsteads Farm Rimington Lane, Rimington Clitheroe
3/2010/0080/P	Proposed two-storey side extension	14 Green Drive, Clitheroe
3/2010/0086/P	Proposed conversion of an attached barn	Lower Paradise Farmhouse Horton-in-Craven, Skipton
3/2010/0087/P	Attachment of heritage 'blue plaques' to exterior of building (LBC)	The Brabin's Shop Talbot Street, Chipping
3/2010/0089/P	Demolition of the existing conservatory and utility/WC in order to build a new single storey rear extension in order to accommodate dining/kitchen and lounge areas. Internally changes to reduce the garage to create WC/utility rooms	29 Moorland Crescent Clitheroe
3/2010/0104/P	Demolition of existing attached garage and erection of new garage on existing footprint with new dormer roof extension at first floor level; new pitched roof to existing flat roofed single storey extension to the rear	53 Coniston Close Longridge
3/2010/0106/P	Proposed demolition of existing rear outrigger and construction of a single storey rear and side extension. Demolition of existing detached garage/store and construction of replacement garage/garden room. New boundary fence, gate and associated external works	9 Hawthorne Place Clitheroe

<u>Plan No:</u>	<u>Proposal:</u>	<u>Location:</u>
3/2010/0112/P	Change of use of Unit 1 from A1 to A2	Unit 1, Calder Avenue Longridge
3/2010/0122/P	Demolition of two-storey and single storey rear extensions, conservatory, bedroom annex and porch area. Proposed new two-storey extension to create dining, kitchen, ancillary, bedrooms, bathrooms and en-suites at the rear of the two properties with a shared party wall (under single ownership)	3 & 4 The Green Osbaldeston Lane Osbaldeston
3/2010/0127/P	Proposed wind turbine on a free standing 15m mast on the grounds	Dutton Doghouse Moor Game Hall Farm Old Clitheroe Road, Dutton
3/2010/0131/P	Partial careful demolition of bulge in gable wall of barn and rebuilding in stone from demolition (using a mix of 1-part NHL 3.5: 3-part sand) at Barn	Talbot Arms Talbot Street Chipping
3/2010/0133/P	Garage conversion and glazed link extension (single storey)	White Carr Lodge Barn, Dilworth Bottoms, Ribchester
3/2010/0138/P	Rear single storey infill extension	16 Clitheroe Road, Whalley
3/2010/0139/P	Proposed construction of front entrance canopy, alterations to create games room and bedroom over garage and utility room, erection of single storey side garden room extension, formation of dormer roof window on rear roof pitch, installation of roof lights and associated external works (Re-submission of approved scheme 3/2007/1162/P with design amendments)	Witton Lodge School Lane Simonstone
3/2010/0141/P (LBC)	Amendment/addition work in respect of planning application 3/2009/0789/P and 3/2009/0587/P. To re-roof the rear elevation and replace existing concrete tiles with blue slate to match the front elevation	Dinckling Green Farmhouse Little Bowland Road Whitewell
3/2020/0144/P	Application for a non-material amendment relating to planning consent 3/2009/0988/P – internal layout amended, size of garage altered, alterations to windows and doors to rear elevation and rear dormer with reduction and alterations to number of rooflights to front roofslope	Twin Oaks Whins Lane Simonstone
3/2010/0146/P	Replace existing plastic conservatory with stone walls and slate roof construction	The Coach House Clitheroe Road, W Bradford
3/2010/0147/P	Proposed outdoor play areas and landscaping comprising a traverse wall, musical instruments, planters and willow tunnel	Whalley C of E School Church Lane Whalley

<u>Plan No:</u>	<u>Proposal:</u>	<u>Location:</u>
3/2010/0148/P	Proposed 3 no. fascia signs and 1 no. totem sign	Somerfield Stores Inglewhite Road, Longridge
3/2010/0153/P	Demolish existing garage and build single storey side/rear extension	15 Abbey Fields, Whalley
3/2010/0158/P	Proposed erection of a single storey rear extension and internal alterations	18 Dilworth Lane Longridge
3/2010/0161/P	Proposed hobby shed approx. 10m x 7m x 3.6m to apex	Walton Fold Cottage Walton Fold, Longridge
3/2010/0170/P	Proposed sun room and utility room to rear	12 Whins Avenue, Sabden
3/2010/0173/P	Proposed single storey rear extension	13 The Crescent, Whalley
3/2010/0175/P	Conversion of a 3-bedroom bungalow to a 4-bedroom two storey house	Moorside Old Row Whalley Road, Barrow
3/2010/0177/P	Construction of 2no. canopies, one to front of the nursery building and one to the rear. Rear canopy to include steel roller shutter to create a secure space	Alston Lane RC School Preston Road Alston
3/2010/0181/P	Change of use from B1 to A2 for alternative/complimentary therapies (i.e. psychotherapy, counselling, hypnotherapy, crystal therapy, reiki, relaxation techniques etc.)	3 Castlegate Clitheroe
3/2010/0182/P	Resubmission of application 3/2009/1016 for proposed two storey/single storey extension to the rear for extended family accommodation	13 Standen Road Clitheroe
3/2010/0191/P	Application for non-material amendment to planning consent 3/2007/0880/P to change siting of garage at barn no 3 (house B)	Barn No 3, (House B) Higher Standen Hey Farm Pendleton
3/2010/0193/P	Application for a non-material amendment to planning consent 3/2009/0428/P – alterations to rear elevation for structural purposes, materials not to be altered	The Cottage Newton-in-Bowland Clitheroe
3/2010/0197/P	Proposed two storey extension to side of dwelling	Painter Wood Farm Painter Wood, Billington
3/2010/0198/P	Toilet block attached to existing portakabin	Unit S417 Samlesbury Aerodrome, Balderstone
3/2010/0200/P	Install solar panels on the dormer flat roof to the rear	17 Fairfield Drive, Clitheroe
3/2010/0209/P	Installation of solar PV panels at rear of school on two roof aspects, facing SE and SW	Brabins Endowed Primary School, Longridge Road Chipping
3/2010/0211/P	Application for a non material amendment to planning consent 3/08/0549 – removal of roll over car wash and move four jet wash bays to rear boundary in order to provide appropriate washing facilities	Primrose Garage Whalley Road Clitheroe
3/2010/0213/P	Provision of new timber garden shed (re-submission of 3/2009/0610/P)	Foxfield, Alston Lane Longridge

<u>Plan No:</u>	<u>Proposal:</u>	<u>Location:</u>
3/2010/0215/P	Erection of free standing canopy	St James CE Primary School Greenacre Street, Clitheroe
3/2010/0218/P	Application for discharge of condition no. 2 (relating to landscaping) of planning consent 3/2009/0776/P	Causeway Farm Sawley Road Grindleton
3/2010/0220/P	Single storey side extension and balcony	Park Hill, Waddington Road Clitheroe
3/2010/0222/P	Proposed demolition of existing lean-to extension and construction of replacement single storey extension	9 Milton Avenue Clitheroe
3/2010/0226/P	Removal of condition no. 9 of planning consent 3/2009/1013/P to allow hours of operation 24 hours a day, 7 days a week	Salthill Industrial Estate Lincoln Way, Clitheroe
3/2010/0228/P	Installation of a cycle shelter	Clitheroe Royal Grammar School, York Street Clitheroe
3/2010/0232/P	Re-cladding of existing self site building in olive green cladding	Johnston Matthey Catalysts West Bradford Road Clitheroe
3/2010/0235/P	Proposed first floor side extension above existing garage and single storey rear extension	109 Ribchester Road Salesbury
3/2010/0242/P & 3/2010/0243/P (LBC)	First floor extension to form bedrooms	The Spread Eagle Hotel Sawley
3/2010/0272/P	Discharge of condition no 4 in relation to materials	former Village Hall site Kirklands, Chipping

APPLICATIONS REFUSED

<u>Plan No:</u>	<u>Proposal:</u>	<u>Location:</u>	<u>Reasons for Refusal</u>
3/2010/0067/P	Replacement of existing timber framed windows with PVC double glazed windows. Design and appearance of windows will be similar to existing	Stork Cottage Pendleton	The proposal would be unduly harmful to the character and significance of the listed building because the UPVC window frames would have a distinctly modern, reflective and featureless appearance which would be conspicuous and incongruous.
3/2010/0068/P	Proposed two-storey side extension, single storey rear extension and detached garage	56 Redwood Drive Longridge	G1, H10, and SPG "Extensions and Alterations to Dwellings" – Loss of open space to the detriment of the visual amenity of the area.

<u>Plan No:</u>	<u>Proposal:</u>	<u>Location:</u>	<u>Reasons for Refusal</u>
3/2010/0124/P	Demolition of the existing dwelling and replace with a new four bedroomed two storey dwelling	The Chalet Lower Newhouse Farm Cross Lane Waddington	G1, ENV1, H12, H14 – overlarge dwelling and excessive curtilage to the detriment of the visual amenities of the Area of Outstanding Natural Beauty.
3/2010/0156/P	Proposed erection of stable, covered open muck store and formation of collecting yard	Lowergate Barn Twiston Lane Twiston	Policies G1, G5 and ENV1 – Given the location of the scheme, the proposed development would be an incongruous feature to the detriment of visual amenity thereby prejudicing the aims and enhancement of the A.O.N.B.
3/2010/0166/P	Two storey side extension to provide a granny flat	50 Branch Road Mellor Brook	G1, H10, SPG – Extensions and alterations to dwelling, scale, design and massing, resulting in a terracing effect to the visual detriment of the street scene.
3/2010/0167/P Cont/ Cont....	Replace 2 No circular first floor front window, existing timber cream colour with transom rail 1/3 rd / 2/3 rd opening bottom 2/3 rd , with pvcu Veka Matrix 70 pvcu cream outside/white inside complete with opening (full) no transom rail	Marl Hill Byre Easington Road Cow Ark	The proposal would be unduly harmful to the character and significance of the listed building because the incorporation of UPVC window frames to the historic agricultural openings at the front elevation of the former barn would be conspicuous, incongruous and intervisible with the principal listed building.
3/2010/0172/P	Proposed garden room extension to south-east elevation	Lambing Clough Barn Lambing Clough Lane Hurst Green	G1, ENV3 & H17 – Detrimental impact upon the traditional character of the barn to the visual detriment of the Open Countryside.

SECTION 106 APPLICATIONS

<u>Plan No:</u>	<u>Proposal/Location:</u>	<u>Progress:</u>
	None	

AGRICULTURAL NOTIFICATIONS WHERE PLANNING CONSENT **WILL** BE NECESSARY

<u>Plan No:</u>	<u>Proposal:</u>	<u>Location:</u>
3/2010/0240/P	Proposed agricultural building for storage of animal feed and seasonal machinery	Pillings Farm Grindleton Road West Bradford

CERTIFICATE OF LAWFULNESS FOR A PROPOSED USE OR DEVELOPMENT

<u>Plan No:</u>	<u>Proposal:</u>	<u>Location:</u>
3/2009/0836/P	Certificate of Lawfulness from agricultural grazing land to organic growing of soft fruit and vegetables for own consumption	Waddow Lodge Clitheroe Road Waddington
3/2010/0101/P	Application for a lawful development certificate for a proposed side utility room extension	4 Whalley Road Langho
3/2010/0192/P	Application for a Lawful Development Certificate for a proposed single storey extension at the rear	18 Stubbins Lane Sabden
3/2010/0206/P	Application for a Lawful Development Certificate for a proposed single storey rear extension	Rosemount 2 Sunnyside Avenue Ribchester
3/2010/0212/P	Application for a Lawful Development Certificate for a proposed garden room	Patchwork Cottage Mount Pleasant, Townend Slaidburn

APPLICATIONS WITHDRAWN

<u>Plan No:</u>	<u>Proposal:</u>	<u>Location:</u>
3/2008/0779/P	Installation of a 10kw wind powered generator on a 12m freestanding column and associated switchgear building (flat roof domestic garden shed)	Field of East Cuttock Clough Barn Slaidburn Road Waddington
3/2010/0032/P	One sign comprising non-illuminated internally applied vinyl graphics	40 King Street Whalley

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>
3/2009/0352 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	Hearing – held 4 May 2010	AWAITING DECISION
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	Hearing - held 13 April 2010	AWAITING DECISION
3/2009/0945 D	3.2.10	Mr Philip Thompson Install a drop kerb at the property 9 Edisford Road Clitheroe	Householder Appeal	–	APPEAL DISMISSE D 30.3.10
3/2009/0951 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	–	APPEAL ALLOWED 5.5.10

<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>
3/2009/0718 C	31.3.10	Mr Peter Ratcliffe Change of use and conversion of former hotel/restaurant to 6no. dwellings, including partial demolition of existing buildings, alterations, extensions and erection of new garages Former De Tabley Arms Ribchester Road Clayton-le-Dale	Hearing	Hearing – to be held 15 June 2010	
3/2009/1017 D	6.4.10	Mr Andrew Atkinson Proposed erection of an 11kw wind turbine on land approx. 440m NE of the farm buildings Readwood Stables Back Lane, Read	WR	–	Awaiting site visit
3/2009/0752 D	19.4.10	Mr & Mrs D Bowden Detached two storey house and parking in garden area to the rear of Wellsprings House Woodlands Drive Whalley	WR	–	Notification letter sent 23.4.10 Questionnaire sent 28.4.10 Statement to be sent by 28.5.10 Awaiting site visit Notification letter 29.4.10 Questionnaire sent 5.5.10 AWAITING DECISION
3/2010/0027 D	28.4.10	Mr & Mrs Baines Proposed two storey rear extension 2 Cowper Place Sawley	Householder appeal	–	Notification letter 29.4.10 Questionnaire sent 5.5.10 AWAITING DECISION

LEGEND

D – Delegated decision
C – Committee decision
O – Overtun