

**RIBBLE VALLEY BOROUGH COUNCIL
REPORT TO PLANNING AND DEVELOPMENT COMMITTEE**

Agenda Item No

meeting date: THURSDAY, 17 JUNE 2010
 title: PLANNING APPLICATIONS
 submitted by: DIRECTOR OF DEVELOPMENT SERVICES

PLANNING APPLICATIONS UNDER THE TOWN AND COUNTRY PLANNING ACT 1990:

APPLICATION NO: 3/2010/0258/P (GRID REF: SD 376020 445016)
 PROPOSED ERECTION OF AN OFFICE BLOCK (RESUBMISSION OF 3/2007/0205/P) AT
 LAND AT THE SPINNEY, GRINDLETON

PARISH COUNCIL: Object on the following grounds:

1. The development is on the banks of the River Ribble in an Area of Outstanding Natural Beauty.
2. There is no other development on the banks of the river between Sawley Bridge and Brungerley Bridge, Clitheroe.
3. The application is incorrectly submitted – Section 14 states it cannot be seen from a public road or public footpath. This is wrong as it adjoins a public road and can be clearly seen from the road, Grindleton Bridge and for several hundred yards from the footpath that joins the River Ribble.

ENVIRONMENT DIRECTORATE (COUNTY SURVEYOR): No objection in principle on highway safety grounds and would refer to comments provided in relation to previous submissions for this development 3/07/0205/P.

HEALTH AND SAFETY EXECUTIVE: Does not object to the granting of planning permission in this case.

ENVIRONMENT AGENCY: Have no objection to the proposed renewal of planning permission and no further comments to add to our consultation responses to applications 3/2006/0244 (dated 2 August and 13 September 2006) and 3/2007/0205 (dated 23 March 2007).

ADDITIONAL REPRESENTATIONS: For letters of objection have been received along with an accompanying list of nine signatories to one of the letters. Members are referred to the file for full details which can be summarised as follows:

1. When permission was granted residents of The Spinney were told that work would begin immediately. Nothing has happened in the past three years with continued stress and aggravation caused to residents.

2. The construction of an office block in a residential area continues to be inappropriate and out of keeping.
3. Office space on the A59 at Gisburn has been continuously available and advertised for the last three years – a similar rural location that has not created local employment.
4. The parking and traffic problems on East View/Ribble Lane continue to grow with the construction of a concessionary footpath link to sections of the Ribble Way evidence of the increased dangers presented by this route.
5. The forms state the site cannot be seen from a footpath or road:
 - The site is in full view of all walkers on the Ribble Way.
 - The site cannot be seen from the road currently as Reedley Leisure have not maintained the Leyandii trees.
 - Should construction take place, the many large trees on the site which currently hide it from the road will need to be removed if there is to be room for a building, and it will be highly visible.
6. Reference to flood risk and events recently where the brook wall collapsed.
7. Concern over highway safety with the inclusion of a car park for 15 cars and question over whether sufficient allowance has been made for parking.
8. Reference to previous applications and concerns expressed over the height of a building on this plot of land.
9. Loss of privacy to residents of The Spinney and East View.
10. Noise and disturbance from workers and delivery vehicles arriving and leaving.
11. The site is unsuitable as it has a gas mains pipeline.
12. Devaluation of house prices.

Proposal

Consent is sought for a renewal of planning consent 3/2007/0205/P which granted consent for the erection of an office block having overall approximate dimensions of 27m x 14m x 7.4m in height being constructed of stone under a hardrow roof. Its design has the appearance of a traditional barn having glazed cart door openings in the two long sides with that facing the car park being recessed between offshoots to either side. The number, scale and treatment of the openings is modest compared to previous schemes (see planning history section).

A small plant room is shown to the south east corner being of stone construction and having approximate dimensions of 2.9m x 3.2m x 4m to the apex of its pitch being accessed via a door on the southern elevation. The scheme would also provide 15 car parking spaces and cycle spacing.

Site Location

The site lies to the north of the River Ribble within the settlement boundary of Grindleton. Residential properties lie to its north, the River Ribble to its south with the main road leading from Chatburn to Grindleton lining its eastern boundary.

Relevant History

3/2007/0205/P – Erection of office block (Resubmission). Approved with conditions 5 April 2007.

3/2006/0244/P – Erection of office block. Refused. Appeal dismissed.

3/2005/0168/P – Reserved matters application for erection of office block and associated car parking (outline application 3/2002/1060/P). Approved with conditions 22 April 2005.

3/2002/1060/P – Outline consent for office block. Refused. Appeal allowed.

Relevant Policies

Policy G1 - Development Control.

PPS4 – Sustainable Economic Development.

Environmental, AONB, Human Rights and Other Issues

Planning consent 3/2007/0205/P was granted consent on 5 April 2007 with condition 1 of that consent requiring works to commence not later than the expiration of three years beginning with the date of that permission, ie by 5 April 2010. The application before Committee to renew that consent was made valid on 29 March 2010 and thus the 2007 permission was extant when the current application was made. Government guidance is clear that where no material change in planning circumstances occurred a refusal to a new planning permission may be unreasonable and leave the Authority open to a potential award of costs should a planning appeal be lodged against any refusal of permission.

Members will note from the planning history section that there has been a number of consents granted previously on this site for an office block and thus the principle of that usage is well established. The only material change that has taken place since the last approval is the

emergence of new Government guidance in the form of PPS4 "Sustainable Economic Development" to replace PPG4 "Industrial and Commercial Development and Small Firms". However, both of these documents support development that would suit small firms and provide sustainable rural employment subject to development protecting the countryside and being sensitive to its setting. Thus, whilst the national policy document against which this scheme should be judged has changed since the last approval, it does not significantly alter the planning policy approach to a development of this nature. For this reason I do not consider there to have been a material change in planning circumstance.

Members will note the many objections raised to amenity issues. However, as stated previously it would be considered unreasonable to refuse to renew a consent where all those matters have been considered previously with no objections raised. I refer Members back to the report presented to them on 3 April 2007 regarding application 3/2007/0205/P at which time matters of design, highway safety, visual and residential amenity were addressed. Issues surrounding potential for flooding have been established through previous appeals and thus, on the basis that there has been no material change in planning circumstances since the original permission was granted which this application seeks to renew, 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 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 REE/03 drawing 01B proposed plans and elevations and REE/03 drawing 02B proposed site plan that were originally submitted under 3/2007/0205/P.

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

3. The premises shall be used for offices and for no other purpose (including any other purpose within Class B1 of the schedule to the Town and Country Planning (Use Classes) Order 1987 or in any provision equivalent to that class in any statutory instrument revoking or re-enacting that Order with or without modification.

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.

4. Details of any external lighting shall be submitted to and approved in writing by the Local Planning Authority before the development hereby permitted commences and the building is occupied. Development shall be carried out in accordance with the approved details.

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

5. The site access, car parking and turning areas shall be surfaced or paved in accordance with a scheme to be submitted to and approved in writing by the Local Planning Authority and there must be no excavations, soil stripping or site grading within the root zone areas. Therefore, construction of such areas must be above the existing ground level using three components: a geogrid, an aggregate sub-base and fine gravel. The car parking spaces and manoeuvring areas shall be marked out in accordance with the approved plan and made available for use prior to first occupation of the building. The parking and turning areas shall be retained as such thereafter and used for no other purpose.

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

6. Precise specifications or samples of walling, glazing 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.

7. 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.

8. Prior to being discharged into any watercourse, surface water sewer or soakaway system, all surface water drainage from parking areas shall be passed through trapped gullies with an overall capacity compatible with the site being drained.

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

9. Prior to commencement of any site works, including delivery of building materials and excavations for foundations or services all trees identified shall be protected in accordance

with the BS5837 [Trees in Relation to Construction] and tree details attached to this decision notice.

The protection zone must cover the entire branch spread of the trees, [the area of the root soil environment from the trunk to the edge of the branch spread] and shall remain in place until all building work has been completed and all excess materials have been removed from site including soil/spoil and rubble.

During the building works no excavations or changes in ground levels shall take place and no building materials/spoil/soil/rubble shall be stored or redistributed within the protection zone, in addition no impermeable surfacing shall be constructed within the protection zone.

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

REASON: In order to ensure that any trees affected by development and included in a Tree Preservation Order considered to be of visual, historic or botanical value are afforded maximum physical protection from the adverse affects of development.

10. Prior to commencement of development a gateway design to the car park shall be submitted to and agreed in writing by the Local Planning Authority and implemented to their satisfaction.

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

11. Within six months of first occupation of the building, a full travel plan with enforceable aims, targets and penalties for non achievement shall be submitted to and agreed in writing by the Local Planning Authority in consultation with the Highway Authority.

REASON: To reduce the dependency on the private car and encourage other modes of travel in accordance with Policy G1 of the Ribble Valley Districtwide Local Plan.

12. This proposal shall be implemented in accordance with the design and access statement submitted in support of 3/2007/0205/P which confirms that the finished slab level of the building shall be 66.5m above AOD as outlined within the submitted Flood Risk Assessment.

REASON: For the avoidance of doubt since the proposal was the subject of further clarification in respect of potential flood risk in accordance with Policy G1 of the Ribble Valley Districtwide Local Plan.

NOTE(S):

1. The watercourse adjoining the site is designated a main river and is therefore subject to land drainage by-laws. In particular no trees or shrubs may be planted, no fences, buildings, pipelines or any other structure erected within 8m of the top of any bank, retaining wall of the watercourse without prior consent. Full details of such works together with details of any

proposed new surface water outfalls which should be constructed entirely within the bank profile must be submitted to the Environment Agency for consideration.

2. Due to the proximity of the development to the trans-Pennine ethylene pipeline the developer is advised to contact SABIK UK PetroChemicals on 01928 512677 on setting up on site. An inspector will then visit and ensure any precautions required during construction are agreed.
3. The applicant's attention is drawn to the response of the Environment Agency dated 28 April 2010 and 23 March 2007 which recommends the use of SUDs on developments as identified in previous correspondence made in relation to 3/2006/0244/P dated 22 August 2006 and 13 September 2006.

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 COUNCIL: No observations or comments have been received at the time of the reports submission.

ADDITIONAL REPRESENTATIONS: At the time of the reports submission, no letters have been received in respect of the amended plans, however one letter was received from the adjacent neighbour in respect of the originally submitted plans, with the following points of objection were raised:

- 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, particularly by reason of overbearing effect,
- 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 building previously approved 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 to roof over and partially enclose the existing silage clamp on site. The new structure will measure 32m x 12.26m, and will measure 7.43m to the eaves, approx. 9.1m to the ridge. The proposed building will be comparable in height to an existing 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, approx. 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

This application was initially taken to the May 2010 Committee but was deferred in order to enable consideration of revised accurate plans that were submitted on the 20th of May 2010.

The Agent, in line with the points raised by the objector and following re-measuring the existing buildings on site, has since revised the submitted plans again to more accurately portray the existing and proposed situation on site, and as such, the amended plans submitted on the 2nd of June 2010 are those being considered. Again, 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 the 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 important to note that there are two silage clamps on site, and one of them has already been covered with a roof, which was subject to the submission of an agricultural notification (3/2009/0410/N). However, following queries by the objector, it has also come to light that there is some discrepancy with this recently erected structure, as the applicant initially indicated that the structure would be approx. 7.7m in height (as indicated on his Agricultural Notification Application).

The structure has since been built at approx. 9.1m, the same height as now proposed for the new building, however despite the roof being clearly larger than indicated on the Notification, it must be noted that had the structure been submitted at this size under the Agricultural Notification, it still would NOT have required full planning permission as it would have fallen within normal Agricultural Permitted Development (which does not stipulate the maximum height of a building at this particular location). 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, that the buildings are partially screened from Hothersall Hall by existing planting on the northern and western boundaries of the site and that the applicant has now chosen to further enclose the end of the building with dark green, box profile sheeting to match the roof of the building (see amended plans), 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 - Amendment A.

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.

APPLICATION NO: 3/2010/0294/P (GRID REF: SD 365560 431075)
PROPOSED BOUNDARY FENCING/TREATMENT TO RECENTLY CONSTRUCTED
HOUSING DEVELOPMENT COMPRISING OF 16 UNITS AT WEAVERS FOLD, MELLOR

PARISH COUNCIL: Originally raised no objection but a further letter raised objection to the erection of the galvanised steel barrier on the following grounds:

1. Its size and appearance is totally out of keeping with its surroundings.
2. It would appear overlarge to protect the inside of the bend on which it is sited.
3. It has been erected before the necessary planning consent has been granted.
4. The small hamlet of stone built cottages in the immediate vicinity have already been blighted by the construction of the new development and the barrier further compounds the extent to which the character of that particular part of the village has been ruined. It would be more in keeping at the side of a motorway.
5. A barrier more in harmony with its surroundings should be substituted. We believe a substantial stone wall was originally planned for this part of the boundary to the development.

**ADDITIONAL
REPRESENTATIONS:**

Four letters of objection have been received. Members are referred to the file for full details which can be summarised as follows.

1. The nature and appearance of the galvanised metal barrier is at odds with the immediate surroundings. A stone wall would have been a much better solution and more in keeping.
2. Concerns that the barrier is in place before it has been approved by the Council and before local residents have been allowed to make representations.
3. Could the barrier not be disguised with a second layer of the ivy covered fencing or wood as the rest has or low level bushes/shrubs.
4. Comments regarding cars driving on the grass verge and a previous retaining wall along Abbott Brow that had fallen in disrepair and been removed by the developer.
5. Aesthetically, none of the new development is in anyway in keeping with the village and whilst the wall, wooden fencing and hedgeway may be tolerable, the metal railings are not.

Proposal

Consent is sought retrospectively for the boundary fencing/treatment to a recently constructed housing development that is roughly L shaped in appearance wrapping around the backs of

properties that front Abbott Brow. The screening to the site's northern and western boundaries is formed by a low coursed stonework wall (which matches the material of the houses) with a close boarded timber fence with stained finish above. The ground levels fall away in both a westerly and southerly direction and the fence has a stepped appearance to echo the falling land levels. Thus the overall height of the sections of fence/wall vary from approximately 2.2m to 1.9m. The eastern boundary immediately abuts Abbott Brow and has three component parts. Immediately adjacent to No 6 Abbott Brow and running behind plots 15 and 16 a 1.5m high secure by design hedgerow has been provided and joined to this, running around the bend to the roadside and gable elevation of plot 14, a close boarded timber fence to 1.5m high was been erected. Immediately in front of the timber fence on the corner a vehicle impact barrier to a height of approximately 1.24m has been installed.

Site Location

The site is set to the north of Mellor Lane with residential properties to its immediate east. The site rises in a northerly direction being L shaped wrapping around the aforementioned houses to Abbott Brow. To its west is an open field then the Methodist church. Directly to the south is the Traders Arms Public House.

Relevant History

3/2010/0295/P – Application for non material development to 3/2008/0661/P for the repositioning of a fence to the rear of plots 15 and 16 to improve visibility splay from the driveway of No 6 Abbott Brow. Approved 25 May 2010.

3/2009/0550/P – Application for approval of details reserved by condition relating to condition 3 (roofing material) condition 5 (landscape plan/management) and condition 10 of 3/2008/0661/P. Approved 10 July 2009.

3/2010/0026/P – Erection of sheds to the rear of 8 proeprties. Approved with conditions 16 April 2010.

3/2009/0322/P – Application for discharge of condition 3 (materials) condition 5 (landscaping) conditions 6 & 7 (site drainage) condition 8 (site layout) condition 9 (renewable energy) and condition 12 (wheel wash) of 3/2008/0661/P. Approved with conditions 19 June 2009.

3/2008/0661/P – Proposed erection of 16 dwellings. Approved with conditions 8 October 2008.

Relevant Policies

Policy G1 - Development Control.

Environmental, AONB, Human Rights and Other Issues

Matters for consideration are visual impact, highway safety and residential amenity.

In respect of visual amenity the scheme has been subject of negotiations in order to limit the overall height of the fencing and provide a hedgerow treatment on Abbott Brow. In its submitted form I do not consider that the stonework walls with fencing above appear unduly obtrusive in the wider landscape. The living hedge on the Abbott Brow frontage which complies with secure by design offers a softer roadside boundary treatment that reflects the 'contextual elevations'

that were submitted in support of the original planning application for the development of this site. Thus I consider it an appropriate treatment.

Whilst the highway engineer at Lancashire County Council has not been formally consulted on this matter, there have been extensive discussions with him regarding the optimum height and form of boundary treatment to Abbott Brow. It was as a result of these that a height of 1.5m was agreed as a maximum for the living hedge/fence and close boarded timber fence. In respect of the vehicle impact barrier, the submitted plans state that this was required and approved by highways and from the information received from the county surveyor it has been constructed in accordance with a specification required by one of his colleagues at Lancashire County Council. Whilst recognising the concerns expressed by objectors regarding the type of barrier installed, this has been done to highway requirements and the important consideration is therefore the visual impact of this part of the boundary treatment. In its current galvanised state it does appear as a stark feature having regard to its immediate surroundings. Discussions have taken place with the highway engineer to ascertain whether there would be any objection to the cladding of the barrier in order to soften its appearance and this has resulted in the applicants submitting details of low planting climbers to the roadside of the barrier. I am of the opinion that an appropriate planting scheme from the barrier and roadside would sufficiently soften its appearance and provide a more naturalistic boundary treatment appropriate to its location. Should Committee be minded to approve the application a suitably worded condition could ensure an appropriate planting mix and its maintenance for a given period.

Turning to residential amenity, I am mindful of the property immediately adjacent to the development site and consider that the living hedgerow would not significantly compromise their existing amenity. There are properties opposite where the vehicle impact barrier has been installed and again I do not consider residential amenities are compromised. As stated above there is scope for improving the aesthetics of the boundary treatment at this corner which could be remedied by the imposition of an appropriately worded condition.

Objectors have made comments about the vehicle impact barrier being in place before the necessary planning consent had been granted. For Members information, the developer was advised that any works carried out in accordance with the details now before them for consideration were done at risk. Mention has also been made of the removal of a previous retaining wall and vehicles crossing the grass verge to increase speed and these comments have been forwarded to the County Surveyor.

Therefore, having very carefully considered all the above, I am of the opinion that subject to an appropriate planting scheme to soften the appearance of the vehicle impact barrier the scheme would not prove significantly detrimental to the visual amenities of the area. 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. This permission shall be implemented in accordance with the proposal as detailed on amended drawing 500.PL.10 Revision B received on 2 June 2010 which details a proposed planting scheme to the roadside of the vehicle impact barrier.

REASON: For the avoidance of doubt to clarify which plans are relevant as the scheme was subject to amendments in the interests of visual amenity.

2. Within 4 weeks of the grant of planning permission, precise details of the planting scheme to the front of the vehicle impact barrier on Abbott Brow shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall indicate, as appropriate, the type and number of shrubs/climbers, their distribution on site and those areas to be seeded or turfed.
3. The approved planting scheme shall be implemented to the first available planting season following its approval 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.

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>
3/2010/0152/P	Creation of a new double garage with pitched roof to replace existing which ties in with the existing utility room roof plus an extension to the store room and rationalising of boiler room and front elevation of the house	Whins Lodge Whins Lane Sabden
3/2010/0171/P	New window opening to the rear elevation	Lowergate Barn Twiston Lane, Twiston
3/2010/0184/P	Proposed ground and first floor extension	19 George Lane Read
3/2010/0185/P	New pumping station in connection with new potable water supply to Slaidburn Village and outlying properties	land off Church Street Slaidburn
3/2010/0190/P	Hard standing area 80sq.m. in size to be installed adjacent to road in woodland to be used for low level timber extraction (for conservation purposes) and parking for persons working on the site	Rabbit Lane Bashall Eaves Clitheroe
3/2010/0202/P	Change of use and conversion of former De Tabley Arms (restaurant with managers accommodation) to six dwellings, including partial demolition of existing buildings, alterations, extensions and erection of new garages (resubmission of planning application 3/2009/0718/P)	former De Tabley Ribchester Road Clayton-le-Dale
3/2010/0207/P	Proposed alterations to form entrance porch, extension at rear of garage to form boot/ boiler room and proposed orangery on the rear elevation of the property	2 West Elswick Lodge Mellor
3/2010/0208/P	Conversion of barn to one dwelling and erection of double garage	Eastham House Farm Clitheroe Road, Mitton
3/2010/0210/P	Replacement windows to the shop front	63 King Street, Whalley
3/2010/0216/P	Change of use and conversion of former De Tabley Arms (restaurant with managers accommodation) to three dwellings, including partial demolition of existing buildings, alterations, extensions and erection of new garages	former De Tabley Arms Ribchester Road Clayton-le-Dale

<u>Plan No:</u>	<u>Proposal:</u>	<u>Location:</u>
3/2010/0219/P	Proposed single storey rear extension, construction of a new dormer window and detached garage	100 Mitton Road Whalley
3/2010/0221/P	Variation of condition No 1 of planning consent 3/2005/0837 so that it reads "the ground floor of the building hereby permitted shall be used for either dentistry purposes only, or as a crèche and day nursery only, but not for any other use [including other uses within Class D1 of the Town and Country Planning (Use Classes) Order 1987] and the first floor of the building shall be used either for dentistry purposes only or as a crèche and day nursery only or for any use within Class B1 of the Town and Country Planning (Use Classes) Order 1987	Olympic House The Sidings Business Park Whalley
3/2010/0223/P	Demolish existing conservatory and build single storey rear extension	42 Riverside, Low Moor Clitheroe
3/2010/0224/P	Application for discharge of condition 3 (materials) of planning consent 3/2010/0025/P	Hodgson Barn Slaidburn Road Waddington
3/2010/0229/P	Change of use of field for use for play field and activities	Beacon Reach School Beacon Reach (formerly Ward Hall) Ward Green Lane, Longridge
3/2010/0230/P	Single storey side extension to front elevation to extend kitchen/dining room	Peaks House Martin Top Lane, Rimington
3/2010/0234/P	Proposed erection of an iron age roundhouse	Bowland Wild Boar Park Chipping
3/2010/0235/P	Conversion of existing holiday accommodation to form two separate holiday letting units	Todber Caravan Park Burnley Road Gisburn
3/2010/0237/P	Proposed change of use of one room only to a Neighbourhood Police Office	St. Nicholas Church Hall Wesley Street, Sabden
3/2010/0244/P	Single storey front extension to create porch	3 Bushburn Drive Langho
3/2010/0245/P	Application for non-material amendment to planning permission 3/2009/0806/P changing the side and rear elevations to the northern extension from artificial stone to render as sourcing of the stone is exhausted	1 Lawrence Avenue Simonstone
3/2010/0247/P	Provision of new turning head and parking for one vehicle and retrospective application for the retention of a garden shed	Brookside Cottage Worston

<u>Plan No:</u>	<u>Proposal:</u>	<u>Location:</u>
3/2010/0248/P	Extension to rear elevation of bungalow	Gadshill, Tunstead Avenue Simonstone
3/2010/0251/P	Proposed two storey side extension and rear conservatory	8 Talbot Close Clitheroe
3/2010/0252/P	Demolition of the existing detached garage. Proposed two-storey side extension with attached single storey double garage	Bluebell Cottage 3 Manor Row Copster Green
3/2010/0254/P	Proposed extension to east elevation approximately 5.45m long x 1.9m wide x 4.34m high	Terra Cottage Kayley Lane Chatburn
3/2010/0255/P	Rear dormer loft conversion with full width dormer windows	1 Eightacre Avenue Sabden
3/2010/0260/P	Side extension (living room)	4 Whalley Road, Langho
3/2010/0264/P	Demolition of the existing conservatory. Proposed new two-storey side extension and a single storey rear extension	109 Kemple View Clitheroe
3/2010/0265/P	Demolition of existing garage and replace with a new garage and garden room	22 Mitton Road, Whalley
3/2010/0268/P	Proposed change of use from retail (A1) to beauty salon (sui generis)	28 Wellgate, Clitheroe
3/2010/0273/P	Proposed single storey kitchen extension to rear of the property	47 Bleasdale Avenue Clitheroe
3/2010/0275/P	Silage clamp	Carlinghurst Farm, Dutton Longridge
3/2010/0276/P	Extension of existing silage clamp	Laneside Farm, Mearley Clitheroe
3/2010/0280/P	Two illuminated fascia signs, one non-illuminated freestanding sign and one double sided freestanding pylon	Bay Horse Garage Ltd Longsight Road Osbaldeston
3/2010/0281/P	To roof a hard cored area between silage clamp and existing building to store manure and feeds, using fibre cement sheets and roof lights. Floor will be concreted	Lower Alston Farm Riverside Ribchester
3/2010/0284/P	Proposed revised/amended application for a split-level extension to provide a granny annex following demolition of the existing garage	Hazel Lea, Longsight Road Copster Green
3/2010/0286/P	Single storey rear extension to form kitchen and utility room	5 Moorfield Drive Whalley
3/2010/0287/P	Proposed conservatory to the rear of the dwelling	33 Barnacre Road Longridge
3/2010/0289/P	Proposed positioning of six solar panels, surface mounted on the south facing roof slope to approved hotel extension (05/0044)	Mytton Fold Hotel Whalley Road Langho

<u>Plan No:</u>	<u>Proposal:</u>	<u>Location:</u>
3/2010/0290/P	Proposed demolition of the exiting lean-to extension and replacement with a new larger lean-to on the same elevation	Dairy Barn Farm Green Lane, Chipping
3/2010/0295/P	Non-material amendment to planning consent 3/2008/0661/P for the repositioning of a fence to the rear of Plots 15 and 16 to improve visibility splay from the driveway of number 6 Abbott Brow	Weavers Fold Mellor
3/2010/0298/P	Proposed extension to form sun room/ breakfast room to rear of dwelling	12 Bleasdale Avenue Clitheroe
3/2010/0299/P	Lounge and kitchen extension at rear of the dwelling	8 Higher Ramsgreave Road Clayton-le-Dale
3/2010/0306/P	Proposed informal vegetable and soft fruit garden and orchard for domestic consumption. Erection of an ancillary single storey storage barn and roof water harvesting system - all as part of the sustainable garden and land management strategy.	Fields House Farm Edisford Road Waddington
3/2010/0307/P	It is proposed to adjust the site of the garage slightly further back; reduce the garage size in width by 2500mm due to the location of the telegraph pole; amend the pitch of the garage roof to be symmetrical and omit the store to the side; relocate the gazebo and make minor amendments to the log stores	Pear Tree Cottage Blackburn Road Ribchester
3/2010/0310/P	Proposed agricultural building for a cattle and implement store	Bowker Farming Woods Brow, Balderstone
3/2010/0317/P	Proposed new industrial unit for storage of stock for an existing agricultural supplies business	Plot 4, Lincoln Way Clitheroe
3/2010/0338/P	Single storey extension forming new staffroom, and toilets	Alston Lane CP School Preston Road, Longridge
3/2010/0339/P	Application for non-material amendment to planning consent 3/2005/0588 – to change rear extension from a true conservatory to a sun lounge which involves a slate roof instead of glass/polycarbonate and overall width of glazing (to rear elevation) reduced, and sill lowered to enable new proposal to match existing lounge doors detail	Proctor Fold Farm Osbaldeston Lane Osbaldeston
3/2010/0371/P	Retrospective application for the discharge of condition no. 2 (relating to materials) and condition no. 3 (relating to the Velux rooflights) of planning consent 3/2007/0790/P	3 Talbot Street Chipping

APPLICATIONS REFUSED

<u>Plan No:</u>	<u>Proposal:</u>	<u>Location:</u>	<u>Reasons for Refusal</u>
3/2009/0261/P	Resubmission of outline application for a farm worker's dwelling including siting, with all other matters reserved	The Old Dairy Farm Chaigley	G5, ENV1 and H2 of Ribble Valley Districtwide Local Plan and PPS7 – Lack of agricultural justification resulting in further development to the detriment of the visual amenities of the AONB.
3/2010/0142/P	Conversion of redundant cottage and adjacent barn into a residential dwelling	Moornook Farm Clitheroe Road Knowle Green	G1, ENV3, H16, H17 – Extensions and alterations to detriment of original character of building and visual amenities of open countryside.
3/2010/0169/P	Extend the existing smoking shelter	The Castle Public House Station Road Clitheroe	G1, ENV16 – Inappropriate design and materials to the visual detriment of this Building of Townscape Merit and the Conservation Area.
3/2010/0233/P	Proposed detached house in garden area to side of	Manor House Copster Green (Resubmission of 3/2009/0449)	Policy G1, G4, Policy DP7 – The proposal by virtue of its scale and location would result in an incongruous, additional building to the detriment of both, residential and the visual amenity of the area.
3/2010/0256/P	Installation of a 11kw Gaia Turbine on an 18m high mast	Whittaker Farm Back Lane Read	Proposal by virtue of its location, siting, design, colour and height would be contrary to Policies G1, ENV1, ENV24, ENV25, ENV26 of the Districtwide Local Plan and PPS 22, in

Cont/

<u>Plan No:</u>	<u>Proposal:</u>	<u>Location:</u>	<u>Reasons for Refusal</u>
Cont.....			that it would represent an isolated, incongruous feature into the open landscape to the detriment of the visual amenity of the area.
3/2010/0271/P	Resubmitted application for the demolition of an existing single storey garage/utility building and the construction of a two storey granny annex	Salthill Villa Salthill Road Clitheroe	G1 – Over dominant and incongruous structure to detriment of visual and residential amenity.
3/2010/0300/P	Change of use of alterations to attached barn to form a dwelling	Pages Farm Woodhouse Lane Slaidburn	G1, ENV1, H16, H17 – Extensions and alterations to the detriment of visual character of the building and the visual amenities of the Area of Outstanding Natural Beauty.

SECTION 106 APPLICATIONS

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

CERTIFICATE OF LAWFULNESS FOR A PROPOSED USE OR DEVELOPMENT

<u>Plan No:</u>	<u>Proposal:</u>	<u>Location:</u>
3/2010/0069/P	Application for a Lawful Development Certificate for the use of the building as an independent dwelling (resubmission)	The Granary Sunnyside Avenue Ribchester

APPEALS UPDATE

Application No:	Date Received:	Applicant/Proposal/Site:	Type of Appeal:	Date of Inquiry/Hearing:	Progress:
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	APPEAL ALLOWED & Enforcement notice quashed 11.5.10
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	APPEAL DISMISSED 6.5.10
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 – CANCELLED	APPEAL WITHDRAWN 2.6.10
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

Application No:	Date Received:	Applicant/Proposal/Site:	Type of Appeal:	Date of Inquiry/Hearing:	Progress:
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	–	Awaiting site visit
3/2010/0027 D	28.4.10	Mr & Mrs Baines Proposed two storey rear extension 2 Cowper Place Sawley	Householder appeal	–	AWAITING DECISION
3/2009/1019 D	6.5.10	Mr Sam Holden Proposed two-storey extension to dwelling to create additional bedroom, bathroom, dining/kitchen and store, also proposed resurfacing of drive for two car spaces. Materials to match existing 3 Nightingale Close Whalley	Householder appeal	–	Notification letter sent 7.5.10 Questionnaire sent 12.5.10 AWAITING DECISION

LEGEND

- D – Delegated decision
- C – Committee decision
- O – Overturn