

## Minutes of Planning and Development Committee

Meeting Date: 17 June 2010 starting at 6.30pm  
Present: Councillor R E Sherras (Chairman)

Councillors:

D Berryman	J S Sutcliffe
R Croasdale	M Thomas
T Hill	R Thompson
B Hilton	J White
J Rogerson	

In attendance: Director of Development Services, Building and Development Control Manager, Forward Planning Manager, Legal Services Manager, Principal Planning Officer (Design and Conservation), Rural Regeneration Officer and Assistant Planning Officer

Also in attendance: Councillors E M H Ranson and N C Walsh.

### 131 APOLOGIES

Apologies for absence from the meeting were submitted on behalf of Councillors R Elms and D Taylor.

### 132 MINUTES

The minutes of the meeting held on 20 May 2010 were approved as a correct record and signed by the Chairman.

### 133 DECLARATIONS OF INTEREST

There were no declarations of interest.

### 134 PUBLIC PARTICIPATION

There was no public participation.

### 135 REFERENCES FROM OVERVIEW AND SCRUTINY COMMITTEE

There were no references from Overview and Scrutiny Committee.

### 136 PLANNING APPLICATIONS

1. 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

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.

(Councillor EMH Ranson was given permission to speak on this item. Mr A Kinder spoke in favour of the above application).

2. 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

The Building and Development Control Manager reported an additional item.

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.

3. 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

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.

4. Within four weeks of the date of this permission the galvanised steel barrier on the roadside elevation shall be painted an olive green colour (RAL6003) and thereafter retained in that manner in perpetuity.

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

(Councillor Walsh was given permission to speak on this item)

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#### APPLICATIONS APPROVED

<b><u>Plan No:</u></b>	<b><u>Proposal:</u></b>	<b><u>Location:</u></b>
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

<b><u>Plan No:</u></b>	<b><u>Proposal:</u></b>	<b><u>Location:</u></b>
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
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	Olympic House The Sidings Business Park Whalley
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<b><u>Plan No:</u></b>	<b><u>Proposal:</u></b>	<b><u>Location:</u></b>
Cont .....	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	
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
3/2010/0248/P	Extension to rear elevation of bungalow	Gadshill Tunstead Avenue Simonstone



<b><u>Plan No:</u></b>	<b><u>Proposal:</u></b>	<b><u>Location:</u></b>
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

<b><u>Plan No:</u></b>	<b><u>Proposal:</u></b>	<b><u>Location:</u></b>
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
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 apart 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

<b><u>Plan No:</u></b>	<b><u>Proposal:</u></b>	<b><u>Location:</u></b>
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

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APPLICATIONS REFUSED

<b><u>Plan No:</u></b>	<b><u>Proposal:</u></b>	<b><u>Location:</u></b>	<b><u>Reasons for Refusal</u></b>
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.

<b><u>Plan No:</u></b>	<b><u>Proposal:</u></b>	<b><u>Location:</u></b>	<b><u>Reasons for Refusal</u></b>
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 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	Salthill Villa Salthill Road Clitheroe	G1 – Over dominant and incongruous structure to detriment of visual
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<u>Plan No:</u>	<u>Proposal:</u>	<u>Location:</u>	<u>Reasons for Refusal</u>
Cont ...	and the construction of a two storey granny annex		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.

139 SECTION 106 APPLICATIONS

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

140 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

141 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	APPEAL ALLOWED & Enforcement notice quashed 11.5.10

<b><u>Application No:</u></b>	<b><u>Date Received:</u></b>	<b><u>Applicant/Proposal/Site:</u></b>	<b><u>Type of Appeal:</u></b>	<b><u>Date of Inquiry/Hearing:</u></b>	<b><u>Progress:</u></b>
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
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

<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>
3/2009/1019 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

142 PROPOSED CONSERVATION AREA ARTICLE 4 DIRECTION CONSULTATION

The Principal Planning Officer (Design and Conservation) informed Members about a proposed consultation on the withdrawal of permitted development rights for some unlisted dwelling houses in conservation areas by means of Article 4 Direction. He reminded Committee that every local authority had a duty from time to time to determine which parts of their area are areas of special architectural or historic interest. Local authorities also had a duty to formulate and publish proposals for the preservation and enhancement of any parts of their areas which were conservation areas and to pay special attention to the desirability of preserving or enhancing the character or appearance of that area.

He commented that an Article 4 Direction restricted the right of landowners to carry out certain categories of permitted development. The effect was not that developments within a particular category could never be carried out but that it was no longer automatically permitted and the local planning authority could control, as appropriate, development that may otherwise harm the character or integrity of an area.

He also gave detailed background behind the proposed changes and, in particular, referred to English Heritage's Guidance on Making Article 4 Direction which had been published in December 2009. He referred to the gradual erosion of the character and appearance of conservation areas and referred to a recently reported English Heritage document entitled Heritage at Risk which indicated the top ten threats facing conservation areas. He also referred to the recent development at Kirk Mill Chipping which had been found to be outside control of conservation legislation and within permitted development rights and had therefore been able to proceed without any input from planning or conservation officers. Members then discussed the report in some detail.

**RESOLVED:** That Committee authorise the Director of Development Services to consult the owners and occupiers of affected properties and the relevant parish councils in regard to progression of the Article 4 Directions recommended by the

Conservation Studio consultants in their appraisal of the Borough's conservation areas.

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## LOCAL DEVELOPMENT FRAMEWORK – DRAFT CORE STRATEGY

The Forward Planning Manager submitted a report explaining the implications of the Government's recent announcements on the changes to regional spatial strategies for the Ribble Valley Core Strategy.

Officers were due to present the draft Core Strategy with a view to publication for public consultation over this summer. Members had had previous briefings on this in conjunction with the work on the Strategic Housing Land Availability Assessment (SHLAA) undertaken last year. This indicated the scale of land that would need to be released to meet housing requirements and around which other land uses such as open space and employment land would also need to be determined.

The Government had recently announced its intention to abolish RSS issuing a statement to the effect which is to be treated as a material consideration as appropriate.

Members were asked to give consideration to how the Council should continue to treat the RSS in the current circumstances, in particular in relation to housing matters. In terms of housing numbers it sought to ensure that in the Ribble Valley's case a minimum of 161 dwellings per year were planned for. Ribble Valley as a Council had taken the position where it had not sought to challenge the current RSS figures based upon the needs of the Borough and the desire to protect the character of its area.

In the absence of any additional evidence work it was suggested that the Council should continue to apply the existing RSS figures as the basis of its housing requirements.

The next key and critical step to the Ribble Valley Core Strategy was to publish for consultation a series of options formulated around a vision and a number of objectives. This would be subject to a six week period of statutory consultation which would then lead to the Council preparing what was in effect its preferred or proposed plan informed by that consultation together with the supporting evidence that the Council had drawn together. The strategy options were designed to deliver the level of housing provision set out in the RSS, namely 161 houses per year over a 15 year period.

The Strategy options developed so far would require the release of relatively extensive areas of green field land. There was a need to put in place a local level strategy (Core Strategy) to provide an up to date framework to help manage development in the area. In Ribble Valley's case it was considered important therefore to continue with the current stages of the work on the core strategy to get to a position whereby options were tested and a preferred approach could be identified.



Councillor Ranson was given permission to speak and voiced his concern at the prospect of the Council being asked to accommodate many more homes than the area was capable of assimilating. Members also discussed the report in detail.

RESOLVED: That Committee

1. confirm the application of the adopted Regional Spatial Strategy as a strategic basis for housing land supply monitoring and developing the draft Core Strategy pending further information or revisions to the Statutory Development Plan process; and
2. instruct the Director of Development Services to present proposals and options for the draft Core Strategy to the next available Committee.

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#### ECONOMIC ACTION PLAN FOR LONGRIDGE

The Rural Regeneration Officer asked Committee to agree the draft Economic Action Plan for Longridge.

He commented that officers from the regeneration team had been working in conjunction with local interest groups and had helped produce an action plan for Longridge. The issues had been explored and agreed for inclusion in the document by a working group made up of representatives from Ribble Valley Borough Council, Longridge Town Council, Longridge Business Group, Longridge Social Enterprise Company, Longridge Partnership, Lancashire County Council and Business Link Northwest.

The action plan dealt with a range of issues some of which local groups and organisations would develop and carry forward. There were a number of proposals that would require specific support from the regeneration team and also linked with a range of Council activities such as community development and the progression of the Local Development Framework. Other activity would also be carried out through the auspices of the Local Strategic Partnership. The Plan broadly subdivided into four main themes:

1. supporting and maintaining business in Longridge;
2. improving the environment and appearance of Longridge and the overall visitor experience;
3. enhancing the role of Longridge as a key rural service centre; and
4. strengthening economic opportunities and relationships between the town and wider area.

Members voiced some concern about the lack of reference to car parking and traffic movements in Berry Lane. There was also concern raised about the timescale and the need to see some real results from this new partnership approach.

RESOLVED: That Committee

1. endorse the Economic Action Plan for Longridge and form a Longridge Town Team to work in partnership to assist in the delivery, monitoring, reviewing and development of the Plan; and
2. instruct the Director of Development Services to report back to Committee where appropriate with regard to detailed projects and progress as they arise and keep this Committee informed of those actions.

145 CLITHEROE TOWN CENTRE MASTER PLAN

The Rural Regeneration Officer presented the final draft of Clitheroe Town Centre Master Plan for their approval.

He reminded Members that Ribble Valley Borough Council, the Lancashire County Council and Ribble Valley Strategic Partnership had formed a project steering group and this had commissioned the Clitheroe Town Centre Master Plan. This had set out three key work stages as follows:

Base line  
Vision and Concepts  
Implementation Plan

The proposal set out in the Master Plan document had been the subject of consultation through individual meetings, a stakeholders' day and community consultation days.

The first catalyst project proposal was to create a town team which would set in place an accountable forum to take forward the ideas and proposals set out in the Master Plan. Leadership and town centre management were essential to drive forward ideas, check progress and performance and build confidence in the town and its ability to deliver. The membership of the town team would be drawn from existing officers/members of the Borough Council, Ribble Valley Strategic Partnership, Lancashire County Council, Clitheroe Chamber of Trade and possibly other representatives from the local community.

A further three catalyst projects were proposed relating to each of the priority areas which were:

- Castle Street and Clitheroe Market;
- Moor Lane and Lowergate;
- Market Place and Wellgate.

Members questioned the language used within the plan and asked about the timescales which would be involved.

RESOLVED: That Committee

1. endorse the Clitheroe Town Centre Master Plan and adopt it in principle as a framework for further project development in Clitheroe town centre and that a town team be formed and work in partnership to assist in the delivery, monitoring, reviewing and development of the plan ; and
2. instruct the Director of Development Services to report back to Committee where appropriate with regard to detailed projects as they arise and keep this Committee informed of progress on the master plan.

146 LOCAL DEVELOPMENT FRAMEWORK EVIDENCE BASE – REVIEW OF POLICY G6 – ESSENTIAL OPEN SPACE

Committee received a report asking them to confirm the essential open space audit for consultation.

Members were reminded that Policy G6 Essential Open Space within the Districtwide Local Plan identified sites which had significant amenity value either visually or through their recreational value, which protected them from unnecessary development in order to preserve the characteristics of the plan area. Due to the fact that these sites were identified in the previous plan it had been necessary to consider whether the designation was still relevant. The review was an evidence based document which would feed into the Local Development Framework. In carrying out the review the Council had used a list of criteria which consisted of an evaluation of the visual quality of the site, an assessment of the contribution the site made to the townscape of the area or enhancement of the setting of important buildings and its importance as an area of recreation open space.

In summary out of the 178 sites surveyed, 140 of the sites were considered to be still worthy of retention for their amenity or recreational/amenity value. The remaining 38 sites were listed within the report. The withdrawal of the designation would result in any future planning applications being judged against the relevant settlement strategy policy for the respective main settlement/village.

By changing the effective designation, some sites may be considered for development where previously they had been protected. Land could therefore be released for development including residential where a scheme complied with the development plan and national policy guidance by way of a planning application.

**RESOLVED:** That Committee agree the essential open space review for consultation as appropriate following which, in consultation with the Chairman, to review the consultation responses and where it was agreed that the responses raised no issue of concern, to adopt the essential open space review as part of the Local Development Framework Evidence Base and to treat the review as a material consideration when determining planning applications.

147 AFFORDABLE HOUSING MEMORANDUM OF UNDERSTANDING

Committee were informed of a suggested revision to the Affordable Housing Memorandum of Understanding following the review. The Memorandum had

been utilized to offer pre-application advice and for determining planning applications. Further guidance was needed within the document to help understand the relationship between the Memorandum and the context of its supporting development plan policies. A number of planning appeals had made reference to the Memorandum, the most recent of which had acknowledged the process that the document had gone through in terms of consultation and that it had some weight as a material consideration.

RESOLVED: That the report be noted.

148 PLANNING POLICY STATEMENT 5 (PPS5) – PLANNING FOR THE HISTORIC ENVIRONMENT

Committee were informed of the issue of PPS5 and the cancellation of PPG's 15 and 16 on the 23 March 2010.

PPS5 and the HEPPG had addressed some of the Borough Council's concern expressed in October 2009. The status of Grade II listed buildings and conservation areas appeared to have been retained by their inclusion within "Designated Heritage Assets". The new system appeared less technically prescriptive and no longer grounded on the assumption of the preservation of a few designated elements of the historic environment. There was a new more encompassing but less defined emphasis on the conservation of heritage assets.

RESOLVED: That the report be noted.

149 CLITHEROE FINE FOODS AND CRAFT MARKETS

Committee received a report from the Director of Community Services about the Clitheroe Fine Foods and Craft Markets which was scheduled for 14 August 2010 and would be held on Castle Street, Clitheroe. Clitheroe Chamber of Trade would act as event organisers with support from the Borough Council.

An application has been made to the Performance Reward Grant to fund the street market and other related activities, such as the proposed food festival, re-launch of the food trail and food business support.

RESOLVED: That the report be noted.

150 APPEALS

- (a) 3/2009/0135/P – Refusal of planning permission and award of costs for demolition of existing commercial building and re-development of site for 14 dwellings at Old Manchester Offices, Whalley New Road, Billington – appeal dismissed, and application for costs refused.
- (b) 3/2009/0951/P – Refusal of planning permission for modifications to first floor roofline, new doorway and upgrade of existing dwelling on 13 Main Street, Bolton-by-Bowland – appeal allowed with conditions.

- (c) 3/2009/0352/P – Refusal to grant planning permission for the retention of agricultural workers dwelling and residential curtilage at Lower Monubent Farm, Bolton-by-Bowland and issue of Enforcement Notice – appeal allowed with conditions and Enforcement Notice quashed.

The meeting closed at 8.23pm.

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

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