

Minutes of Planning and Development Committee

Meeting Date: Thursday, 12 August 2010 starting at 6.30pm
Present: Councillor R E Sherras (Chairman)

Councillors:

D Berryman	J Rogerson
R Croasdale	J S Sutcliffe
T Hill	D Taylor
B Hilton	M Thomas
C Punchard	

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

204 APOLOGIES

Apologies for absence from the meeting were submitted on behalf of Councillors R Elms, M Fielding, R Thompson and J White.

205 MINUTES

The minutes of the meeting held on 15 July 2010 were approved as a correct record and signed by the Chairman.

206 DECLARATIONS OF INTEREST

Councillor M Thomas declared an interest in planning application 3/2010/0437, proposed erection of 3m x 3m storage building in connection with existing fish farm plus external storage area on land adjacent to The Barn, Dunsop Road, Newton-in-Bowland.

Councillor D Berryman declared an interest in planning applications 3/2010/0467/P (LBC) and 3/2010/0455/P (PA), proposed replacement ground floor entrance and reception area incorporating additional first floor studio space at Roefield Leisure Centre, Edisford Road, Clitheroe.

207 PUBLIC PARTICIPATION

There was no public participation.

208 REFERENCES FROM OVERVIEW AND SCRUTINY COMMITTEE

There were no references from Overview and Scrutiny Committee.

PLANNING APPLICATIONS

1. APPLICATION NO: 3/2010/0205/P (GRID REF: SD 377652 446036)
PROPOSED REPLACEMENT DWELLING AND ERECTION OF TWO NEW
DETACHED HOUSES ON LAND AT RABECK HOUSE, SAWLEY

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 detailed on drawings 6005, 6006, 6007, 6008, 6009, 6010, 6013 and 6004/A, 6011/A and 6012/A as amended on 12 May 2010.

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

3. Notwithstanding the submitted details the dwellings shall be faced in natural stone and roofed in natural blue slate unless alternative materials have first been agreed in writing with the Local Planning Authority.

REASON: In accordance with Policies G1 and ENV1 of the Ribble Valley Districtwide Local Plan ensuring a satisfactory standard of external appearance given the location of the properties in the Forest of Bowland Area of Outstanding Natural Beauty.

4. Prior to the commencement of the development hereby permitted, details of the type, coursing and jointing of the natural stone to be used shall be submitted to and approved in writing by the Local Planning Authority. The development shall be built to conform with the details which shall have been so approved.

REASON: In the interest of the visual amenity of the area and so that the Local Planning Authority shall be satisfied as to the details and in accordance with Policy G1 of the Ribble Valley Districtwide Local Plan.

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

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

6. Prior to commencement of any site works, including delivery of building materials and excavations for foundations or services all trees identified in the

Arboricultural/Tree Survey received on the 1 April 2010 indicated on drawing number 6013 shall be protected in accordance with the BS5837 [Trees in Relation to Construction] and the details of which shall be agreed in writing, implemented in full, the tree protection monitoring scheme shall be agreed and tree protection measures inspected by the Local Planning Authority before any site works are begun.

The root protection zone shall be 12 x the DBH and shall remain 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 or without 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.

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

REASON: In the interests of the amenity of the area in accordance with Policies G1 and ENV1 of the Ribble Valley Districtwide Local Plan.

8. 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 Schedule 2 Part I Classes E, F and G, and Part II Class A, shall not be carried out without the formal written consent of the Local Planning Authority.

REASON: In order that the Local Planning Authority shall retain effective control over the development in accordance with Policy G1 of the Ribble Valley Districtwide Local Plan and in the interests of safeguarding any adjacent residential amenity or visual amenity.

NOTE(S):

1. Under the terms of the Water Resources Act 1991 and the Land Drainage By-laws, the prior written consent of the Environment Agency is required to build any structures in, under, over, or within 8m from the top of the bank of the River Ribble, which is designated as a main river watercourse. In particular, no trees or shrubs may be planted, nor fences, buildings, pipelines or any other structure erected with 8m of the top of any bank/retaining wall of the watercourse without the prior consent of the Environment Agency. Full details of such works, together with the details of any proposed new surface water outfalls, which should be constructed entirely within the bank profile, must be submitted to the agency for consideration.
2. The Environment Agency has a right of entry to the River Ribble by virtue of Section 172 of the Water Resources Act 1991 and a right to carry out maintenance and improvement works by virtue of Section 165 of the same Act.

(Mr S Bialecki spoke in favour of the above application).

2. APPLICATION NO: 3/2010/0249/P (GRID REF: SD 367544 433876)
PROPOSED CONSTRUCTION OF A DETACHED BUNGALOW IN GARDEN AREA OF HILL TOP BUNGALOW AT HILL TOP BUNGALOW, COPSTER GREEN

REFUSED for the following reason:

1. The proposed development due to its size and location will lead to an over development of the site and result in conditions to the detriment of adjacent residential amenity resulting from traffic disturbance and overlooking issues and as such would be contrary to Policy G1 of the Districtwide Local Plan.

(Mrs Douglas spoke in favour the above application. Mr Heggie spoke against the above application).

3. APPLICATION NO: 3/2010/0411/P (GRID REF: SD 360517 436003)
PROPOSED ERECTION OF THREE TIMBER VIEWING SCREENS AT ALSTON TO INCORPORATE THREE VIEWING SCREENS ON NATURE RESERVE WHICH WOULD BE SUNK INTO THE FORMER RESERVOIR BANK AND SET BACK FROM HEDGE AT ALSTON RESERVOIR, PINFOLD LANE, ALSTON

The Building and Development Control Manager advised Committee of one additional letter in support of the application.

GRANTED subject to the following condition(s):

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

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

2. Prior to commencement of development, precise details of the siting of the screens and internal footway path serving the viewing screens shall be submitted to and agreed in writing by the Local Planning Authority.

REASON: In order that the Local Planning Authority effectively control the development and to comply with Policy G1 of the Ribble Valley Districtwide Local Plan.

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

REASON: In order that the Local Planning Authority may ensure that the materials to be used are appropriate to the locality in accordance with Policy G1 of the Ribble Valley Districtwide Local Plan and the adopted Supplementary Planning Guidance – “Extensions and Alterations to Dwellings”.

(Mr Thomas spoke in favour of the application).

4. APPLICATION NO: 3/2010/0428/P (GRID REF: SD 377738 437187)
PROPOSED ERECTION OF GYM AND GAMES ROOM ADJACENT TO EXISTING GARAGES AT 7 SCHOOL HOUSE COTTAGES, PENDLE STREET EAST, SABDEN

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 2240:05 REVA and the foundation detail submitted on 9 July 2010.

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

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. Construction of the beam/pile foundation shall be in accordance with the detailed drawing submitted by e-mail on the 9th of July 2010 and shall consist of a reinforced concrete raft foundation at ground level on piles set outside the root protection area.

Prior to commencement of any site works including delivery of building materials and excavations for foundations or services the Beech tree growing on adjacent school land shall be protected in accordance with the BS5837 [Trees in Relation to Construction] the details of which shall be agreed in writing with the Local Planning Authority. A Tree Protection Monitoring Schedule shall also be submitted to the Local Planning Authority before any site works are begun.

The root protection zone shall be 12 x the DBH and shall remain in place until all building work have 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 Planning 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 considered to be of visual value are afforded maximum physical protection from the adverse affects of development in accordance with policies G1 and ENV13 of the Ribble Valley Districtwide Local Plan.

(Councillor Thomas declared an interest in the next item of business and left the meeting).

5. APPLICATION NO: 3/2010/0437/P(GRID REF: SD 368613 450356)
PROPOSED ERECTION OF 3M X 3M STORAGE BUILDING IN CONNECTION WITH EXISTING FISH FARM PLUS EXTERNAL STORAGE AREA (OVERALL BUILT FOOTPRINT 5.6M X 4.4M) ON LAND ADJACENT TO THE BARN, DUNSOP ROAD, NEWTON-IN-BOWLAND

GRANTED subject to the following condition(s):

1. The building shall only be used for storage purposes in association with the fish farming business at the property, and shall not be used for any other purposes (including use for residential purposes associated with the applicant's dwelling known as The Barn) unless a further planning permission has first been granted by the Council in respect of any such alternative uses.

REASON: For the avoidance of doubt and in the interests of the amenities and character of the rural locality and to comply with Policies G1 and ENV1 of the Ribble Valley Districtwide Local Plan.

2. The building hereby permitted, and the hard standing upon which it is sited, shall be removed on or before 31 August 2011 and the site restored to its former condition to the full satisfaction of the Local Planning Authority unless a renewal of this planning permission has first been granted by the Authority.

REASON: The permission has been granted on the basis of the use of the building in association with a rural business that is small-scale and appears to be at the early stages of development. The permission has therefore been granted on a temporary basis in order for its use to be monitored over a period of 1 year, as its use for many alternative uses could be detrimental to the appearance and character of the rural location, contrary to Policies G1 and ENV1 of the Ribble Valley District Local Plan.

(Councillor Thomas returned to the meeting)

(Councillor Berryman declared an interest in the next items of business and left the meeting).

6. APPLICATION NO: 3/2010/0467/P (LBC) & 3/2010/0455/P (PA)
(GRID REF: SD 372767 441459)
PROPOSED REPLACEMENT GROUND FLOOR ENTRANCE AND RECEPTION AREA INCORPORATING ADDITIONAL FIRST FLOOR STUDIO SPACE AT ROEFIELD LEISURE CENTRE, EDISFORD ROAD, CLITHEROE

RECOMMENDATION 1: That planning permission be granted subject to the following conditions:

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

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

2. This permission does not include the proposed incorporation of feature lighting units to the extension southeast elevation glazed curtain wall.

REASON: In order to safeguard the setting and significance of listed buildings.

3. This permission relates to plan numbers 4036-01, 4036-02A, 4036-21 and site plan RevA-19.07.10-PC.

REASON: For the avoidance of doubt.

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

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

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

2. This permission does not include the proposed incorporation of feature lighting units to the extension southeast elevation glazed curtain wall.

REASON: In order to safeguard the setting and significance of listed buildings.

3. This permission relates to plan numbers 4036-01, 4036-02A, 4036-21 and site plan RevA-19.07.10-PC.

REASON: For the avoidance of doubt.

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

(Councillor Berryman returned to the meeting)

7. APPLICATION NO: 3/2010/0542/P (GRID REF: SD 372536 437388)
TWO 3M X 1.5M STACK SIGNS ON A 4M POST, TOTAL HEIGHT 4M AT
CALDERSTONES PARK, MITTON ROAD, WHALLEY, LANCASHIRE

The Building and Development Control Manager reported additional items.

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

1. The signage hereby permitted shall be removed on or before the 1st of August 2013 and the site restored to its former condition to the full satisfaction of the Local Planning Authority.

REASON: This temporary consent has been granted in consideration of specific circumstances, and retention of the proposed signs on a permanent basis would be contrary to the provisions of Policy G1 of the Ribble Valley Districtwide Local Plan and PPG19 – Outdoor Advertisements.

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 Policies G1 and S14 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 1992.

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 1992.

8. APPLICATION NO: 3/2010/0544/P (GRID REF: SD 370082 436657)
PROPOSED CHANGE OF USE FROM CLASS D2 (VILLAGE HALL) TO B1 (OFFICE USE) AT THE VILLAGE HALL, FRANKLIN HILL, BROCKHALL VILLAGE, BLACKBURN, LANCASHIRE.

The Building and Development Control Manager reported additional items.

DEFERRED to enable further discussion between the applicant and the local residents.

(Mr Hitman spoke in favour of the above application. Mrs Baron spoke against the above application).

9. APPLICATION NO: 3/2010/0545/P (GRID REF: SD 370082 436657)
PROPOSED CHANGE OF USE FROM CLASS D2 (VILLAGE HALL) TO CLASS A1 (RETAIL) AT THE VILLAGE HALL, FRANKLIN HILL, BROCKHALL VILLAGE, BLACKBURN, LANCASHIRE

DEFERRED to enable further discussion between the applicant and the local residents.

10. APPLICATION NO: 3/2010/0470/P (GRID REF: SD 362789 431511)
PROPOSED ERECTION OF WELFARE FACILITY WITH ASSOCIATED
LANDSCAPING AND CAR PARKING AT SAMLESBURY AERODROME,
MYERSCOUGH ROAD, BALDERSTONE

RECOMMENDATION: That Committee be MINDED TO APPROVE and the application be DEFERRED AND DELEGATED to the Director of Development Services on the basis that there are no new issues arising from further consultation relating to ecology as well as 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 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. No tree felling, vegetation clearance works, demolition works that may affect nesting birds shall be carried out between March and August unless the absence of nesting birds has been confirmed by further surveys or inspections and agreed by the Local Planning Authority.

REASON: In the interests of protecting nature and conservation issues in accordance with Policy ENV10 of the Ribble Valley Districtwide Local Plan.

5. This permission shall be implemented in accordance with the proposed details on plan numbers:

P5102/L(00)02 11
P5102/L(1-)05 01
P5102/L(1-)03 02
P5102/L(2-)01 04
P5102/L(2-)03 02
P5102/L(2-)10 04

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

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:

210

APPLICATIONS APPROVED

<u>Plan No:</u>	<u>Proposal:</u>	<u>Location:</u>
3/2009/1027/P	Proposed first floor extension	119 Clitheroe Road Sabden
3/2010/0090/P & 3/2010/0091/P	Demolition of existing rear outbuildings and construction of new extension. Internal alterations and general repairs to update house to modern living requirements/standards	29 Church Street Ribchester
3/2010/0259/P	Rear first floor extension	37 Larkhill Cottages Brockhall Village
3/2010/0274/P	Application to vary conditions of application 3/2008/0826/P altered to read prior to commencement a detailed scheme showing the incorporation of a junction table at the junction of the access road and Pendle Avenue as well as details of interactive signage shall be submitted to the Local Planning	land at Calderstones Park Whalley

<u>Plan No:</u>	<u>Proposal:</u>	<u>Location:</u>
	Authority. Once approved the scheme shall be carried out in full accordance with the approved details unless otherwise agreed in writing by the Local Planning Authority	
3/2010/0278/P	Erection of CCTV camera on front elevation	Oxenhurst Cottage Back Lane, Newton
3/2010/0335/P	Outline planning application for proposed dwelling on land adjacent	3 Fleet Street Longridge
3/2010/0346/P	Proposed steel framed portal framed building	Lower House Farm Bezza Lane Balderstone
3/2010/0352/P	Re-grading of existing paths to form level entry to existing tower entrance door	St Paul's Church Union Street, Low Moor
3/2010/0357/P	First floor extension above existing ground floor extension	18 Hippings Way Clitheroe
3/2010/0363/P	Two storey side extension	1 Read Hall Cottages Hammond Drive, Read
3/2010/0374/P	Proposed change of use of existing photographic studio into residential use, no external or internal alterations are needed	Houghton School Hall Tosside
3/2010/0379/P	Application for the discharge of condition 3 (materials), condition 4 (walling/roofing materials), condition 7 (landscaping) and condition 8 (tree protection) of planning consent 3/2009/0643/P	Land adjacent to Millersdene Littlemoor Road Clitheroe
3/2010/0384/P	Proposed garage and hobby room to replace the existing double garage	Turnleys Barn off Four Acre Lane Thornley-with-Wheatley
3/2010/0388/P	Demolition of existing glazed porch/hallway and replacement extension with additional dormers and internal alterations	Harrop Bungalow Slaidburn
3/2010/0390/P	Proposed two-storey (including roof space) side extension	2 Langton Brow Longridge
3/2010/0393/P	The erection of a steel portal frame structure for use as a covered bedding muck store and the erection of a steel lean-to structure for use as cow isolation boxes	Moorhead House Farm Thornley Road Chaigley
3/2010/0394/P	Proposed two-storey side extension	7 Thirlmere Drive Longridge

<u>Plan No:</u>	<u>Proposal:</u>	<u>Location:</u>
3/2010/0398/P	Proposed single storey rear extension	84 Hacking Drive Longridge
3/2010/0400/P	Retrospective application for change of use from office at first floor to residential flat	25 Inglewhite Road Longridge
3/2010/0401/P	Retrospective application for change of use from office to residential use (single dwellinghouse)	23 Inglewhite Road Longridge
3/2010/0405/P	Construction of porch to front of dwelling	Palmers Greave Lovely Hall Lane Salesbury
3/2010/0410/P	Installation of new entrance door	37 Inglewhite Road Longridge
3/2010/0413/P	Two storey side extension to provide a granny flat. Resubmission	50 Branch Road Mellor
3/2010/0415/P	Demolition of dry stone wall to provide a turning head and parking for one vehicle	Brookside Cottage Worston
3/2010/0419/P	Erection of two storey dwelling as live/work unit	Weavers Croft Cherry Drive Brockhall Village
3/2010/0420/P	Construction of a single garage (Resubmission)	Carr Meadow Barn Carr Lane, Balderstone
3/2010/0423/P	Proposed two storey rear extension	21 Little Lane Longridge
3/2010/0425/P	Discharge of conditions in relation to materials and water supply (3/2009/0696/P)	Fellside Farm House Old Clitheroe Road Stonyhurst
3/2010/0426/P	Proposed conversion of a redundant workshop/store to a dwelling on land adjacent	26 Severn Street Longridge
3/2010/0433/P	Application for renewal of planning permission 3/2007/0562/P for proposed side and rear extension with dormer windows to front and rear	22 Fieldens Farm Lane Mellor Brook Blackburn
3/2010/0434/P	Proposed extension to the living room on the front elevation of the existing bungalow	White Cottage Morton Park Whalley
3/2010/0435/P	Creation of a direct gated pedestrian access to the dwelling with stone steps leading up to house and landscaping to match existing gradients	4 Greendale View Main Street Grindleton

<u>Plan No:</u>	<u>Proposal:</u>	<u>Location:</u>
3/2010/0439/P	Replacement of existing internally illuminated hanging sign and installation of internally illuminated post box. Addition of green film to back of ATM and small window above	7 Church Street Clitheroe
3/2010/0441/P	Conversion of existing outbuildings to holiday cottage	Bonny Blacks Farm Howgill Lane, Rimington
3/2010/0446/P	Discharge of condition 5 relating to parking area and gateway of planning consent 3/2008/0148/P	Piccolino, Moor Lane Clitheroe
3/2010/0449/P	Proposed extension of an existing single storey building to function as a single car garage	2 New Row Cottages Knowle Green
3/2010/0450/P	Application for the discharge of condition 3 (materials) and condition 6 (car park materials) of planning consent 3/2009/1071/P at former	Shawbridge Mill Shawbridge Street Clitheroe
3/2010/0453/P 3/2010/0454/P	Proposed rear conservatory Installation of an effluent treatment plant so as to ensure clean use of public drains for an existing food manufacturing business	15 Oak Close, Barrow Farmhouse Fare Anderson House Lincoln Way, Clitheroe
3/2010/0457/P	Application for discharge of condition no. 2 (relating to painting of shed) of planning consent 3/2010/0247/P	Brookside Cottage Worston
3/2010/0458/P	Alterations to window apertures	Lowergate Barn Twiston
3/2010/0464/P	One fascia sign and one projecting sign	Travis Yates & Marsden Building Society 32 Castle Street Clitheroe
3/2010/0468/P	Proposed dormer window to front elevation	14 Crow Trees Brow Chatburn
3/2010/0469/P	Non-material amendment following grant of permission. Proposed alterations to external hard and soft landscaping including construction and replacement storage shelter and proposed modifications to barn internal layout which relates to applications 3/2007/1094; 3/2007/1093	Browsholme Hall Clitheroe

<u>Plan No:</u>	<u>Proposal:</u>	<u>Location:</u>
3/2010/0475/P	Application for discharge of condition No. 2 (materials) of planning consent 3/2009/0566/P	Shire Lane Farm Hurst Green
3/2010/0480/P	Proposed change of use of existing workshop to 2 no. dwellings and detached garage (Re-submission of 3/2010/0136/P)	Roadside Farm Preston Road Longridge
3/2010/0491/P	One 'V' shaped double sided post sign	Brookhouse Farm Mitton Road, Whalley
3/2010/0492/P	Application for the discharge of condition no. 13 (building recording), and the part discharge of condition no. 12 (roofing materials), of planning consent 3/2009/0513/P	1 and 2 Harrop Gate Harrop Fold Grindleton
3/2010/0501/P	Single storey rear extension	41 Mitchell Street Clitheroe
3/2010/0506/P	Discharge of conditions	Clitheroe Grammar School Chatburn Road Clitheroe
3/2010/0508/P	Proposed front extension	14 Berkeley Drive Read
3/2010/0516/P	Application for non-material amendment to planning consent 3/2010/0105/P – to install 2no. Velux roof windows	11 Newlands Avenue Clitheroe
3/2010/0518/P	Application for the discharge of condition no. 2 (materials) of planning consent 3/2009/0339/P at land off the B6478, following a minor road from which an existing track leads into a field near	Newton Clitheroe
3/2010/0528/P	Lean-to structure to the rear of the property	5 Over Hacking Cottages Stonyhurst
3/2010/0538/P	Replacement of existing timber garage and link porch with a masonry garage and link porch	4 Chester Brook Ribchester
3/2010/0539/P	Non-material amendment to previously approved curved projection to the front of the sun-room	Park Hill Waddington Road Clitheroe
3/2010/0562/P	Application for discharge of condition 3 (materials) of planning consent 3/2010/0128/P	The Old Post House (Plot 2 Smithy Garage) Tosside

<u>Plan No:</u>	<u>Proposal:</u>	<u>Location:</u>
3/2010/0565/P	Demolish rear garage and build a side extension for a garage incorporating a room in the roof space	6 Stirling Close Clitheroe
3/2010/0566/P	Demolish rear garage and build a side extension for a garage incorporating a room in the roof space	4 Stirling Close Clitheroe

211

APPLICATIONS REFUSED

<u>Plan No:</u>	<u>Proposal:</u>	<u>Location:</u>	<u>Reasons for Refusal</u>
3/2010/0196/P	Proposed single storey extension to guest house and change of use of house to guest accommodation on ground floor with flat above	32 & 34 Pimlico Road Clitheroe	G1, RT1 & RT2 – Lead to conditions to the detriment of highway safety.
3/2010/0269/P	New dwelling for use as holiday accommodation	Kitchens Farm Bashall Eaves	Given the size, scale, massing and location of the scheme, it is considered to be an incongruous feature, detrimental to the visual amenity of the area, prejudicing the aims and enhancement of the A.O.N.B. For these reasons the scheme is considered at variance with Policies G1, G5, ENV1, RT1 and H2 of the Districtwide Local Plan.

<u>Plan No:</u>	<u>Proposal:</u>	<u>Location:</u>	<u>Reasons for Refusal</u>
3/2010/0389/P	Proposed extensions to the house to provide a kitchen to rear and study to the side	Austin House Malt Kiln Lane Chipping	Contrary to PPS5 and Policies G1 and ENV16 of the Local Plan as the proposed side extension by virtue of its location, design, size and materials, would be visually harmful to the streetscene, be to the further detriment of the character of the building, and would visually affect the character, appearance and setting of the newly designated Kirk Mill Conservation Area.
3/2010/0395/P	Proposed two-storey extension. Re-submission	3 Nightingale Close Calderstones Park Whalley	G1, H10, and SPG "Extensions and Alterations to Dwellings" – Dominant scale and massing to the visual detriment of the street scene.

212 SECTION 106 APPLICATIONS

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

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

<u>Plan No:</u>	<u>Proposal:</u>	<u>Location:</u>
3/2010/0462/P	Proposed lean-to off an existing building to cover a dirty cattle feed yard	Dairy Barn Farm Green Lane Leagram, Chipping

3/2010/0507/P Application for the renewal of Beckfoot Farm
planning application 3/2005/0560N, Tosside, Skipton
for a lean-to timber framed
agricultural storage building on an
existing building

214 CERTIFICATE OF LAWFULNESS FOR A PROPOSED USE OR
DEVELOPMENT

<u>Plan No:</u>	<u>Proposal:</u>	<u>Location:</u>
3/2010/0145/P	Certificate of Lawfulness for proposed use of part of land for outdoor seating/dining area	Piccolino, Moor Lane Clitheroe

3/2010/0459/P	Application for a lawful development certificate for an existing use – this being the use of land abutting the property as a private car parking area	22 Simonstone Lane Simonstone
---------------	---	-------------------------------

215 TOWN AND COUNTRY PLANNING (GENERAL PERMITTED DEVELOPMENT)
ORDER 1995
PARTS 6 & 7 PRIOR NOTIFICATION OF AGRICULTURAL AND FORESTRY
BUILDINGS AND ROADS PRIOR APPROVAL REQUIRED

<u>Plan No:</u>	<u>Proposal:</u>	<u>Location:</u>
3/2010/0571/P	Shed for dry storage of machinery and produce	Cross Gills Farm Whalley Road Hurst Green

216 TOWN APPLICATIONS TO BE DETERMINED BY LANCASHIRE COUNTY
COUNCIL

<u>Plan No:</u>	<u>Proposal:</u>	<u>Location:</u>
3/2010/0385/P	Construction and installation of an external tarmac surfaced multi use games area	Waddington & West Bradford CE Primary School West Bradford Road Waddington

217

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>
3/2009/1017 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	—	APPEAL ALLOWED 20.7.10
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	—	APPEAL DISMISSED 22.7.10
3/2010/0327	6.7.10	Mr J Parkinson Proposed conversion of an existing integral garage into a dining room 33 Copperfield Close Clitheroe	Householder appeal	—	Notification letter sent 6.7.10 Questionnaire sent 12.7.10 AWAITING DECISION
3/2009/0261	6.7.10	Chaigley Farms Limited Resubmission of outline application for farm worker's dwelling, including siting with all other matters reserved Old Dairy Farm Chipping Road Chaigley	—	Hearing – date to be arranged	Notification letter sent 7.7.10 Questionnaire sent 19.7.10 Statement to be sent by 16.8.10
3/2009/1040	8.7.10	Mr Paul Hodson Proposed new dwelling in garden area 56 Chapel Hill Longridge	WR	—	Notification letter sent 9.7.10 Questionnaire sent 20.7.10 Statement to be sent by 18.8.10

218

ECONOMIC ACTION PLAN FOR WHALLEY

Committee considered a report on the Economic Action Plan for Whalley.

They were reminded that the Council had previously identified in its economic strategy the need to work with businesses and local groups to formulate area

focused action plans to help in particular the key service centres to create a range of activities that would assist improvements in the local economy and steer both private and public resources and to act as a catalyst for further activities at local level.

Officers from the regeneration team have been working in conjunction with local interest groups and had helped produce an action plan for Whalley. The issues had been explored and discussed for inclusion in the document by a working group consisting of representatives from Ribble Valley Borough Council, Whalley Parish Council, Whalley Chamber of Trade, Lancashire County Council and Business Link North West.

The action plan dealt with a range of issues, some of which local groups and organisations would develop and carry forward and there are a number of proposals that would relate to the 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.

The programme sub-divided into four broad themes.

- Environment and appearance/transport, access and parking
- Marketing and promotion
- Business support, development and investment
- Community development

RESOLVED: That Committee

1. endorse the Economic Action Plan for Whalley and support further partnership working with existing organisations to assist in the delivery, monitoring, reviewing and development 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 on the actions.

219 CORE STRATEGY – DEVELOPMENT MANAGEMENT POLICIES

The Forward Planning and Regeneration Manager referred to minute 195 of Committee dated 15 July 2010 and now presented his report on the development management policy as an additional element of the Regulation 25 stage Core Strategy consultation. These statements would provide an up to date policy statement on a range of topics. They were intended to present a current policy statement for consultation, informed by changes in national policy or the LDF evidence base. Development management policies were intended to support the determination of planning applications. An additional key statement would be added to the delivery mechanism section of the Core Strategy to link with the development management statements.

The Forward Planning and Regeneration Manager reported that an 8 week period of public consultation would be undertaken. Following this, the testing of

the sustainability of the Core Strategy options would take place and then the preferred development strategy option would be taken forward in the next stage where there would be a further round of consultation.

Once the Council had tested and finalised its approach the submission stage which involved the formal submission of the Core Strategy to the Planning Inspectorate. The Core Strategy would then be subject to an independent examination in public. Subject to the Inspector's report, the Core Strategy would then be adopted. The Districtwide Local Plan would continue to be used as the adopted development plan for the borough against which planning applications would be determined unless other material considerations arose.

The Core Strategy report would be available on the Council's website along with a comments form for making representations and copies would also be made available at planning reception level D in the Council offices and at various local libraries during opening hours. Local adverts would also be placed in newspapers and posters distributed to Parish Councils. Parish Clerks would be asked to hold reference copies to make available on loan to local residents. Copies on CD would also be available. Finally, a briefing for Members to give more information on the consultation was programmed for 18 August. A briefing for Parish Clerks had also been included within the consultation programme.

Members welcomed the revised draft and congratulated the Forward Planning and Regeneration Manager on its content and design. They also made a number of comments on the content.

RESOLVED: That Committee

1. agree the development management statements as set out in Appendix 1 to be included in the Core Strategy consultation document together with the additional key statement set out at Appendix 2 and that the consultation period be extended to an 8 week period; and
2. authorise the Director of Development Services to prepare the necessary material for the consultation and to undertake any amendments for technical accuracy as required.

220

PLANNING APPEALS

- a) 3/2009/1017/P – Erection of an 11kw wind turbine on land approximately 400m north east of farm buildings at Readwood Stables, Black Lane, Read. Appeal allowed.
- b) 3/2009/0752/P – Detached two storey house and parking at Wellsprings House, Woodlands Drive, Whalley. Appeal dismissed.

221

PLANNING APPLICATION/ENFORCEMENT STATISTICS REPORT QUARTER
1 APRIL TO JUNE 2010

Committee received a statistical report on planning applications, appeals and enforcement notices submitted to the Council for the quarter 1 period April to June 2010.

RESOLVED: That the report be noted.

The meeting closed at 7.52pm.

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