

Minutes of Planning and Development Committee

Meeting Date: Thursday, 9 September 2010 starting at 6.30pm
Present: Councillor R E Sherras (Chairman)

Councillors:

D Berryman	J S Sutcliffe
R Croasdale (6.40pm)	D Taylor
R J Elms	M Thomas
M Fielding	R Thompson
B Hilton	J White
J Rogerson (6.40pm)	

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

270 APOLOGIES

Apologies for absence from the meeting were submitted on behalf of Councillors T Hill and C Punchard.

271 MINUTES

The minutes of the meeting held on 12 August 2010 were approved as a correct record and signed by the Chairman. The Building and Development Control Manager gave Members a brief update on the planning application with regard to Brockhall Village Hall and reported that there would be a residents meeting to see if the capital could be raised to purchase the village hall.

272 DECLARATIONS OF INTEREST

Councillor J Rogerson declared an interest in planning application 3/2010/0612/P in relation to Laund Farm, Bowland-with-Leagram.

273 PUBLIC PARTICIPATION

There was no public participation.

274 REFERENCES FROM OVERVIEW AND SCRUTINY COMMITTEE

There were no references from Overview and Scrutiny Committee.

275 PLANNING APPLICATIONS

1. APPLICATION NO: 3/2010/0303/P (GRID REF: SD 363563 445875)
PROPOSED ERECTION OF REPLACEMENT PORTAL FRAME BUILDING, COVERED MIDDEN SLURRY PIT AND 6 TON FEED HOPPER AND LAYING OUT OF ACCESS TRACK AND ASSOCIATED LANDSCAPING (RE-SUBMISSION) AT HIGHER LICKHURST FARM, BOWLAND-WITH-LEAGRAM, CHIPPING, LANCASHIRE.

The Building and Development Control Manager that the Parish Council had no objections.

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's LOWE/03 Dwg 01D, LOWE/03 Dwg 02A, LOWE/03 Dwg 03A and LOWE/03 Dwg 04A.

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

3. Precise specifications or samples of the materials to be used for the walls and roof of the approved building, including their colour and texture, shall have been submitted to and approved by the Local Planning Authority before their use in the proposed works.

REASON: In order that the Local Planning Authority may ensure that the materials to be used are appropriate to the locality in accordance with Policies G1 and ENV1 of the Ribble Valley Districtwide Local Plan ensuring a satisfactory standard of appearance given the location of the site within the Forest of Bowland Area of Outstanding Natural Beauty.

4. Unless otherwise agreed in writing with the Local Planning Authority the development shall be carried out in strict accordance with the recommendations of the bat survey and report submitted with the application dated 16 June 2009.

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

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

The root protection zone shall be 12 x the DBH and must cover at least 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 considered to be of visual, historic or botanical value are afforded maximum physical protection from the adverse affects of development, and in order to comply with planning policies G1 and ENV13 of the District Wide Local Plan.

6. The development hereby permitted shall not be commenced until details of the landscaping of the site, including wherever possible the retention of existing trees, have been submitted to, and approved in writing by, the Local Planning Authority. The scheme shall indicate, as appropriate, the types and numbers of trees and shrubs, their distribution on site, those areas to be seeded, turfed, paved or hard landscaped, including details of any changes of level or landform and the types and details of all fencing and screening.

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

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

7. This permission shall be implemented in accordance with the proposal as amended by letter and plan received on the 13 August 2010.

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

8. Within 3 months of the building works hereby approved being completed the existing agricultural buildings indicated on the approved plans to be demolished, shall be demolished.

REASON: Permission would not have been given for the proposed development but for the fact that the existing buildings are redundant.

INFORMATIVES

Consent of the Environment Agency is required prior to the discharge of effluent to surface or underground waters. Consent will only be considered if discharge to the foul sewer is not practicable, in which case the applicant should consider:

- (i) Construction of a soakaway area with no residual discharge to watercourse.
- (ii) Construction of a soakaway area with a high level overflow discharging to watercourse.

Direct discharge to watercourse which will only be considered where options (i) and (ii) are impracticable. The applicant should be advised to contact the Environment Agency, Area Planning Liaison Officer, Lutra House, Dodd Way, Off Seedlee Road, Walton Summit, Bamber Bridge, Preston PR5 8BX for any option not involving discharge to foul sewer.

The below ground slurry tank must comply with the Water Resources (Silage, Slurry and Agricultural Fuel Oil) Regulations 2010. Further guidance on the construction of slurry reception pits and in-situ or above-ground slurry stores or tanks is available on the following website www.environment-agency.gov.uk/static/documents/Business/SSAFO_Factsheet_1.pdf

Under the terms of the Water Resources Act 1991, the prior written consent of the Environment Agency may be required for any discharge of sewage or trade effluent into water including groundwater and may be required for any discharge of surface water liable to contamination of such controlled waters or for any discharge of sewage or trade effluent from buildings or fixed plant or into waters which are not controlled waters. Such consents must comply with the requirements of the Groundwater Regulations 1998 including prior investigation, technical precautions and requisite surveillance and may be withheld. (Controlled waters include rivers, streams, groundwater, reservoirs, estuaries and coastal waters).

The proposed covered midden does not fall under the Water Resources (Silage, Slurry and Agricultural Fuel Oil) Regulations 2010. The applicant must notify the Environment Agency at least 14 days before the new/altered structure is brought into use using Form WQE3.

The Council considers that the proposed midden and the front elevation of the portal frame building shall be faced in natural stone, given their location within the AONB.

- 2. APPLICATION NO: 3/2010/0424/P (GRID REF: SD 368478 432571)
PROPOSED 2 NO NEW DWELLINGS WITHIN THE GROUNDS OF CLAYTON MANOR, WILPSHIRE

The Building and Development Control Manager reported that the County Surveyor had no objections.
DEFERRED for further clarification on levels.

(Mr Heaton spoke in favour of the above application. Mr Hitchen spoke against the above application).

3. APPLICATION NO: 3/2010/0589/P (GRID REF: SD 369649 450440)
APPLICATION TO REMOVE CONDITION NO. 5 OF PLANNING CONSENT
3/2008/0091/P, TO ALLOW THE HOLIDAY LET TO BE SOLD AS A SEPARATE
PROPERTY AT DEERSTONES, NEWTON-IN-BOWLAND, LANCASHIRE

GRANTED and that Condition 5 is removed.

4. APPLICATION NO: 3/2010/0599/P (GRID REF: SD 359508 435242)
REPLACEMENT PORCH, NEW GABLE ELEVATION WINDOWS, NEW VELUX
ROOF WINDOWS AND NEW SLIDING DOORS IN ADJUSTED OPENING
INVOLVING VARIATION TO PORCH AND CHANGE TO WINDOWS ON SIDE
ELEVATION (RE-SUBMISSION) AT OAK TREE FARM BARN, PRESTON
ROAD, LONGRIDGE, LANCASHIRE, PR3 3BL.

DEFERRED for further clarification.

(Mr Riding spoke against the above application).

(Councillor Rogerson left the meeting).

5. APPLICATION NO: 3/2010/0612/P (GRID REF: SD 362758 444580)
CHANGE OF USE AND RE-BUILD FROM AN AGRICULTURAL STORAGE
BUILDING TO AN EDUCATION BUILDING FOR FARM VISITS AT LAUND
FARM, BOWLAND-WITH-LEAGRAM, CHIPPING, LANCASHIRE

The Building and Development Control Manager reported that the Parish Council
had no objections.

GRANTED subject to the following condition(s):

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

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

2. The permission shall relate to the development as shown on Plan Drawing
No's 189/201 and 189/202.

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

3. Precise specifications and samples of 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.

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

REASON: To comply with Policies G1 and ENV1 of the Ribble Valley Districtwide Local Plan to ensure a satisfactory standard of appearance in the interests of visual amenity.

5. Unless otherwise agreed in writing with the Local Planning Authority the development shall be carried out in strict accordance with the recommendations of the bat survey and report submitted with the application dated 21 July 2010. Should bats be found, all work shall cease until further advice has been sought from a licensed ecologist.

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

(Councillor Rogerson returned to the meeting).

6. APPLICATION NO: 3/2010/0626/P(GRID REF: SD 377647 435644)
CONVERSION OF FORMER COACH HOUSE TO A TWO-BEDROOM RESIDENTIAL DWELLING AT THE COACH HOUSE, HIGHER TRAPP FARM, TRAPP LANE, SIMONSTONE, LANCASHIRE

GRANTED subject to the following condition(s):

1. The development must be begun not later than the expiration of three years beginning with the date of this permission.

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

2. The permission shall relate to the development as shown on Plan Drawing No's 10.12/04 Rev. A, 10.12/05 Rev. A, 10.12/06 Rev. A and 10.12/07 Rev. A.

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

3. Precise specifications and samples of 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.

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

REASON: In the interests of visual amenity in order to retain the character of the barn and to comply with Policies G1, H16 and H17 of the Ribble Valley Districtwide Local Plan.

5. The conversion hereby approved shall be completed with all the windows in the north west facing elevation being obscure glazed, details of which shall be submitted to, and agreed in writing, by the Local Planning Authority before development commences (the two large windows shall be fixed, with the smaller windows fitted with restrictors limiting the degree of opening of each opening light to not more than 45°. Thereafter it shall be maintained in that condition in perpetuity to the satisfaction of the Local Planning Authority.

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

6. 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 or external alterations to the dwelling, including any development within the curtilage, hard standing or fences, as defined in Schedule 2 Part 1 Classes A to H, and Part II Class A, shall not be carried out without the formal consent of the Local Planning Authority.

REASON: In order that the Local Planning Authority shall retain effective control over the development to ensure compliance with Policies G1, H16 and H17 of the Ribble Valley Districtwide Local Plan.

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

REASON: To comply with Policies G1, H16 and H17 of the Ribble Valley Districtwide Local Plan to ensure a satisfactory standard of appearance in the interests of visual amenity.

8. Unless otherwise agreed in writing with the Local Planning Authority the development shall be carried out in strict accordance with the recommendations of the bat survey and report submitted with the application dated 1 July 2010. Demolition and development work shall be implemented in accordance with the details of mitigation measures included in the mitigation notes attached to the protected species survey.

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

9. No development approved by this permission shall be commenced until a scheme for the disposal of foul and surface waters has been approved by the Local Planning Authority. Such a scheme shall be constructed and completed in accordance with the approved plans.

REASON: To ensure a satisfactory means of drainage in accordance with Policy G1 of the Ribble Valley Districtwide Local Plan.

7. APPLICATION NO: 3/2010/0659/P (GRID REF: SD 365069 435282)
APPLICATION FOR THE RENEWAL OF PLANNING CONSENT 3/2007/0701,
FOR A FIRST FLOOR EXTENSION ABOVE AN EXISTING GARAGE AND
UTILITY ROOM AT 22 WATER STREET, RIBCHESTER, LANCASHIRE, PR3
3YJ.

The Building and Development Control Manager reported an additional letter of objection.

GRANTED subject to the following condition(s):

1. The development must be begun not later than the expiration of three years beginning with the date of this permission.

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

2. The permission shall relate to the development as shown on Plan Drawing number 616 SK 01E.

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

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

4. The proposed garage/car port shall be for private and domestic purposes only and no trade or business whatsoever shall be carried out from within the building.

REASON: In order to safeguard nearby residential amenities as provided for within Policies G1 and H10 of the Ribble Valley Districtwide Local Plan and

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

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

REASON: In the interests of visual amenity and to facilitate adequate vehicle parking and/or turning facilities to serve the dwelling in accordance with Policy G1 of the Ribble Valley Districtwide Local Plan and the adopted Supplementary Planning Guidance “Extensions and Alterations to Dwellings”.

6. Notwithstanding the submitted plans, there shall be no windows in the side elevation of the proposed extension at first floor level, and the building shall not be altered by the insertion of any window or doorway without the formal written permission of the Local Planning Authority.

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

7. The windows in the rear elevation of the extension at first floor level shall be obscure glazed to the satisfaction of the Local Planning Authority and remain in that manner in perpetuity.

REASON: In order to protect nearby residential amenity as required by with Policies G1 and H10 of the Ribble Valley Districtwide Local Plan and the adopted Supplementary Planning Guidance - "Extensions and Alterations to Dwellings".

8. APPLICATION NO: 3/2010/0305/P (GRID REF: SD 375889 445842)
PROPOSED CONVERSION OF METHODIST CHAPEL INTO SIX ONE AND TWO BEDROOM AFFORDABLE FLATS INCLUDING PROVISION OF ADDITIONAL AMENITY AND CAR PARKING SPACE AT METHODIST CHAPEL, LOWER CHAPEL LANE, GRINDLETON

REFUSED for the following reason(s):

1. The proposal, by virtue of the additional dwellings would result in conditions detrimental to highway safety due to the substandard junction arrangement and lack of off street parking and as such be contrary to Policy G1 of the Ribble Valley Districtwide Local Plan.

(Mr Wilcock spoke against the above application).

9. APPLICATION NO: 3/2010/0573/P (GRID REF: SD 372810 437885)
PROPOSED APPLICATION TO MODIFY CONDITION 15 RELATING TO A UNILATERAL UNDERTAKING AND TO MODIFY CONDITION 16 TO ALLOW THE PROPERTY TO BE USED AS A PERMANENT RESIDENTIAL ACCOMMODATION AT PEAR TREE COTTAGE, BROOK HOUSE FARM, MITTON ROAD, WHALLEY

That Committee be MINDED TO APPROVE the application subject to the following conditions and therefore DEFER AND DELEGATE to the Director of Development Services to negotiate the satisfactory completion of a Section 106 Agreement to specify the revisions to the existing unilateral undertaking in respect of Pear Tree Cottage.

1. This permission 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 in relation to access shall be implemented in accordance with the proposal as amended by letter and plan received on the 8 November 2002.

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

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

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

4. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking or re-enacting that Order) any future extensions and/or alterations to the dwelling including any development within the curtilage as defined in Schedule 2 Part 1 Classes A to H shall not be carried out without the formal written consent of the Local Planning Authority.

REASON: In the interests of the amenity of the area in accordance with Policies G1, and H17 and of the Ribble Valley Districtwide Local Plan.

5. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking or re-enacting that Order) 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 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.

6. No works can begin until a survey has been conducted by a person, the identity of whom has been previously agreed in writing by the English Nature Species Protection Officer and the Local Planning Authority, to investigate whether the barn is utilised by bats or any other protected species, and the survey results passed to English Nature and the Local Planning Authority.

If such use is established, a scheme for the protection of the species/habitat shall be submitted to and agreed in writing by English Nature and the Local Planning Authority before any work commences on site.

REASON: To comply with Policies G1, ENV7 and H16 of the Ribble Valley Districtwide Local Plan ensuring that no species/habitat protected by the Wildlife and Countryside Act 1981 are destroyed.

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

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

8. This permission shall relate to the proposed conversion in accordance with the structural survey submitted as part of the application and dated 6 February 2002. Any deviation from the survey may need to be the subject of a further planning application.

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

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

REASON: In the interests of visual amenity in order to retain the character of the barn and to comply with Policies G1, H16 and H17 of the Ribble Valley Districtwide Local Plan.

10. Before any part of the development hereby approved is brought into use, the Mitton Road junction bell mouth shall be improved in accordance with the scheme to be agreed with the Local Planning Authority.

REASON: To ensure that satisfaction access is provided to the site before the development hereby permitted becomes operative in accordance with Policy G1 of the Ribble Valley Districtwide Local Plan.

11. Before any part of the development hereby approved is first brought into use, a 1.5m minimum width surfaced footway shall be provided in permanent pavement materials along one side of the access road between Mitton Road and the residential units.

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

12. There shall not, at any time in connection with this development, be any obstructions whatsoever above road level between the adjacent field boundaries and the nearside carriageway edge of Mitton Road within 150m either side of the centre line of the access road.

REASON: To ensure adequate visibility at the street junction or side access in accordance with Policy G1 of the Ribble Valley Districtwide Local Plan.

13. No development approved by this permission shall be commenced until a scheme for the containment and storage of manure has been approved by the Local Planning Authority. Such a scheme shall be constructed and completed in accordance with approved plans.

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

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

REASON: To ensure and safeguard the recording and inspection of matters of archaeological/historical importance associated with the building in accordance with Policies G1, ENV14 and ENV15 of the Ribble Valley Districtwide Local Plan.

15. This permission shall be read in conjunction with the unilateral undertaking dated 4 October 2002 and Section 106 Agreement dated ... which outlines that Pear Tree Cottage can be occupied as permanent residential accommodation.

REASON: For the avoidance of doubt as the site is subject of a unilateral and Section 106 Agreement.

16. The unit(s) of accommodation shall not be let to or occupied by any one person or group of persons for a continuous period of longer than 3 months in any one year and in any event shall not be used as a permanent

accommodation. A register of such lettings shall be kept and made available to the Local Planning Authority to inspect on an annual basis. The unit of accommodation at Pear Tree Cottage shall be available for use as permanent residential accommodation.

REASON: In order to comply with Policies G1, G5, ENV3, RT1 and RT3 of the Ribble Valley Districtwide Local Plan. The building is located in an area where the Local Planning Authority would not normally be minded to grant the use of building for a permanent residential accommodation.

17. The agricultural feed store building shall inure for the personal benefit of the Townson's and only retail seed/pet products and not for any other retail use within Part A1 of the Town and Country Planning Use Class Order.

REASON: The Council would not normally seek to permit a retail use within this area other than exceptional circumstances in this case.

NOTE(S):

1. This consent requires the construction, improvement or alteration of an access to the public highway. Under the Highways Act 1980 Section 184 the County Council as Highway Authority must specify the works to be carried out. Only the Highway Authority or a contractor approved by the Highway Authority can carry out these works and therefore before any access works can start you must contact the Environment Directorate for further information by telephoning Area Surveyor East 01254 823831 or writing to the Area Surveyor East, Lancashire County Council, Area Office, Riddings Lane, Whalley, Clitheroe BB7 9RW quoting the planning application number.
2. The granting of planning permission does not entitle a developer to obstruct a right of way and any proposed stopping up or diversion of a right of way should be the subject of an Order under the appropriate Act. Footpath numbers 2, 3 and 5 affects the site and footpath number 7 emerges at the boundary of the site.
3. The applicants attention is drawn to the Environment Agency letter dated 13 March 2002 which has been forwarded direct to the agent and he has advised of the need to comply with their requirements.

10. APPLICATION NO: 3/2009/0975/P (LBC) (GRID REF: SD 377641 448621)
PROPOSED DEMOLITION OF TALL STONE BARN WITHIN THE CURTILAGE OF BOLTON PEEL FARM. THIS IS FOR SEVERE STRUCTURAL AND SAFETY REASONS AS THE BARN IS IN A DANGEROUS STATE AT BOLTON PEEL FARM, BOLTON-BY-BOWLAND

That the Director of Development Services be authorised to grant listed building consent for approval of demolition following referral of the application and proposed decision to the Secretary of State and 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. All recommendations contained in paragraphs 5.1 and 5.2 shall be followed in accordance with the details submitted in the bat survey undertaken on 5 May 2010 by Envirotech.

REASON: In order to minimise potential risk of harm to a protected species and to compensate for the loss of potential bat roosts.

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

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

276 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:

277 APPLICATIONS APPROVED

<u>Plan No:</u>	<u>Proposal:</u>	<u>Location:</u>
3/2010/0134/P	Installation of decking, seating and planting to create outdoor dining area	Piccolino's Moor Lane Clitheroe
3/2010/0263/P	Extension to existing light engineering units	Clitheroe Light Engineering Units A-D Up Brooks Industrial Estate, Clitheroe
3/2010/0334/P	Proposed conversion of first floor store into a flat for disabled occupants	St Ann's Court High Street Low Moor, Clitheroe
3/2010/0348/P	Proposed two-storey side extension to create annex accommodation	Chilsey Green Farm Stoneyhurst
3/2010/0381/P	Demolish the existing garage. Rebuild the garage attached to house with a second storey above and a single storey extension to the rear	Rock Mount Main Street Grindleton

<u>Plan No:</u>	<u>Proposal:</u>	<u>Location:</u>
3/2010/0397/P	Remove the existing conservatory. Proposed construction of a two storey side extension, rear conservatory and rebuild the front porch	21 Moorland Avenue Clitheroe
3/2010/0429/P	Improvements and alteration to the existing garage/store to provide ancillary guest accommodation	Dovesyke Farm Eaves Hall Lane West Bradford
3/2010/0436/P	Demolition of redundant agricultural sheds. Conversion and extension of existing barns to 2no. new dwellings and improvements to existing access (Resubmission)	Lawson House Farm Bolton-by-Bowland
3/2010/0442/P	Internal alterations at ground floor between no's 32 and 34 to create retail shop at ground floor and separate offices at first floor	32-34 Berry Lane Longridge
3/2010/0443/P	Proposed animal barn	Stables Cottage Wolfen Hall, Chipping
3/2010/0451/P	Proposed single storey Edwardian type conservatory to the rear of	28 Chesterbrook Ribchester
3/2010/0452/P	Proposed construction of a rear two-storey extension	10 Whalley Road Hurst Green
3/2010/0470/P	Erection of welfare facility, associated landscaping and car parking	Samlesbury Aerodrome Myerscough Road Balderstone
3/2010/0471/P	Remove existing conservatory to side elevation and build new garden room	1 Cockhill Cottages Accrington Road Whalley
3/2010/0476/P (LBC)	Insertion of two no conservation roof lights into the west (rear) elevation of the roof, reformation of original gable window in south elevation and associated works	Eaves House Farmhouse Waddington Road West Bradford
3/2010/0478/P	Proposed two-storey rear extension, single storey side extension and internal alterations	2 Masefield Close Brockhall Village Old Langho
3/2010/0479/P (LBC)	Repair the existing roof	Eaves House Farmhouse Waddington Road West Bradford
3/2010/0481/P	Application for the discharge of condition No 5 (materials) of planning permission 3/1994/0025/P	The Old Farmhouse Rimington Lane Rimington
3/2010/0494/P	Proposed conversion of garage into living accommodation (P.D. removed)	1 Bowland Close Longridge

<u>Plan No:</u>	<u>Proposal:</u>	<u>Location:</u>
3/2010/0495/P	Proposed construction of an all-weather multi use-playing surface with 3m high weld mesh fencing, consolidation and extension of existing footpath and associated landscaping	Bowland County High School, Sawley Road Grindleton
3/2010/0497/P	Two extensions including first storey extension over garage to form new internal rooms, ground floor and first floor extension to principal entrance to form new staircase. External envelope to be rendered, new balcony formed at first floor to rear elevation. Minor internal amendments to existing spaces	9 Bosburn Drive Mellor Brook
3/2010/0502/P	Proposed change of use of A2 office accommodation at first floor to form a single residential flat	1 New Market Street Clitheroe
3/2010/0504/P	Application for the discharge of condition No 3 (historic building report) and condition No 4 (ground investigation report) of planning permission 3/2009/0664/P	Watery Gate Farm Watery Gate Lane Bleasdale, Chipping
3/2010/0505/P	Three gable signs on a proposed food store and one flagpole type sign at entrance to the proposed car park, all with static internal illumination	Shawbridge Mill Shawbridge Street Clitheroe
3/2010/0515/P	Application for the discharge of condition 5 (building record) of planning consent 3/2005/0434/P	Craven Fold Farm Dinckley
3/2010/0519/P	Construction of a ménage adjacent to the proposed stables – see planning consent 3/2009/0692/P	Higher Birks House Birks Brow Thornley-with-Wheatley
3/2010/0522/P	Application to convert no. 10 back to two separate dwellings (no's 8 and 10 original)	10 Windy Street Chipping
3/2010/0529/P	Conversion of an existing detached barn to form a dwelling	The Barn (No 2) High House Farm Dilworth, Longridge
3/2010/0530/P	The removal of an existing masonry parapet wall to a previously built single storey garage extension to be replaced with a Mansard effect slate roof above the flat garage roof	106 Ribchester Road Clayton-le-Dale

<u>Plan No:</u>	<u>Proposal:</u>	<u>Location:</u>
3/2010/0533/P	Works including the removal of existing previous extensions and outbuildings, plus the re-presentation of the existing two storey house. Proposed extensions provide a lounge, kitchen/dining room, additional bedrooms plus ancillary accommodation	Withgill Lodge Withgill Fold Withgill Clitheroe
3/2010/0535/P	Proposed construction of a lift shaft, ground floor lobby with associated disabled access, accessible W.C facility and ground floor bedroom with an en-suite	Beech Grove Residential Home St Pauls Street Clitheroe
3/2010/0541/P	Retrospective application for the erection of a replacement garage in the rear garden	East Bank 78 Whalley Road Wilpshire
3/2010/0543/P	Application for the discharge of condition no. 4 (containment of manure) of planning consent 3/2008/0694/P at land adjacent	Beechwood Osbaldeston Lane Osbaldeston
3/2010/0546/P	Proposed conservatory to be erected on the side elevation of the dwelling and insertion of first floor window	Delph Rock Bowland Gate Lane West Bradford
3/2010/0547/P	Installation of slurry lagoon to serve the dairy enterprise	Mason Green Farm Clitheroe Road Bashall Eaves Clitheroe
3/2010/0551/P	Proposed formation of a first floor self-contained flat and ground floor alterations to form a travel agency with a single storey rear extension	54 Derby Road Longridge
3/2010/0552/P	Proposed two-storey side extension and single storey rear extension	11 Meadowlands Low Moor
3/2010/0553/P	Two storey side extension	5 Higher Road Longridge
3/2010/0558/P	Change of use and alteration to attached barn to form dwelling (Resubmission)	Pages Farm Woodhouse Lane Slaidburn
3/2010/0559/P	Demolition of the existing conservatory and erection of a two-storey rear extension on the conservatory footprint	29 Redwood Drive Longridge
3/2010/0560/P	Single storey extension to rear of an existing attached garage	24 Willows Park Lane Longridge

<u>Plan No:</u>	<u>Proposal:</u>	<u>Location:</u>
3/2010/0563/P	Proposed erection of golf practice bay shelter	Longridge Golf Club Fell Barn, Jeffrey Hill Longridge
3/2010/0569/P	Proposed conversion of a barn to one residential dwelling.	Barn adjacent to Shays Cottage, Tosside Skipton
3/2010/0571/P	Application for the discharge of condition 4 (materials) and condition 8 (containment/storage of manure) of planning consent 3/2009/0933/P	Salesbury Hall Farm Salesbury Hall Road Ribchester
3/2010/0580/P	Install a drop kerb	72 Padiham Road Sabden
3/2010/0586/P	Demolition of the existing dwelling and replacement with a new dwelling (Resubmission)	The Chalet Lower Newhouse Farm Cross Lane Waddington
3/2010/0601/P	Proposed extension of existing front and rear dormers and construction of garden wall on boundary with George Lane	9 George Lane Read
3/2010/0614/P	Application for a non material amendment to planning permission 3/2009/0677/P. The applicant wishes to reduce the length of the proposed conservatory to 4000mm in line with permitted development rights, so as not to have to fit obscure glazing to the boundary line	4 St Nicholas Avenue Sabden
3/2010/0622/P	Application for a non-material amendment to planning consent 3/2009/0566/P – relocation of the detached garage to comply with critical roof exclusion zone over the established oak tree; substitution of two garage doors instead of the three approved and variation to size and location of velux roof lights on house.	Shire Lane Farm Shire Lane Hurst Green
3/2010/0628/P	Resubmission of an application to convert a redundant cottage and adjacent barn into a residential dwelling	Moornook Farm Clitheroe Road, Dutton

<u>Plan No:</u>	<u>Proposal:</u>	<u>Location:</u>
3/2010/0638/P	Application for a non-material amendment to planning consent 3/2009/0107/P – to move the position of the front door approx. 1.8m to the west and provide additional windows to the east elevation	Sandybank Cottage Folly Lane Chipping
3/2010/0664/P	Application for a none material amendment to planning permission 3/2009/0841/P comprising revisions to fenestration, alterations to chimneys/roof lights and alteration to basement size	Dennisfield House Rimington Lane Rimington
3/2010/0668/P	Application for non-material amendment to planning consent 3/2009/0646/P, to allow revision of rear boundary of properties from 2m high (on garden side) brick wall to concrete post and timber panel fence; revision of rear access to properties to improve privacy of rear gardens and revision of communal space to the apartments from grass to paving to reduce maintenance issues	Bobbin Mill Terrace Victoria Street Longridge

278

APPLICATIONS REFUSED

<u>Plan No:</u>	<u>Proposal:</u>	<u>Location:</u>	<u>Reasons for Refusal</u>
3/2010/0002/P	Proposed erection of 2no. affordable dwellings in the garden of the existing house, demolition of outbuilding, re-aligning of vehicular access to Cherry Hall and removal of part of wall to site	Cherry Hall Grindleton	Contrary to Policies G1, ENV1 and ENV16 of the Ribble Valley Districtwide Local Plan and PPS5 as the proposed new dwellings by virtue of their design, scale, size, massing and location on site would be harmful to the character and appearance of both the Forest of Bowland A.O.N.B. and the Grindleton CA. Contrary to Policy H20 by virtue of the submitted S106, as the development

Cont

<u>Plan No:</u>	<u>Proposal:</u>	<u>Location:</u>	<u>Reasons for Refusal</u>
Cont'd			proposed would not meet a proven local need. Insufficient information.
3/2010/0321/P	Change of use from empty shop to walk-in taxi booking office and airport, minibus and disabled vehicle hire	84 Lowergate Clitheroe	Policy G1 – detriment to highway safety and nearby residential amenity.
3/2010/0418/P	Removal of outbuildings and building of a two storey extension onto the side of the existing building. Reinstate double height windows to front of existing building. Create drive from existing road access point. This will require a change of use from agricultural to domestic for the access drive	The Old School Room Walker Fold Chaigley	Policies G1, ENV1, H10 and SPG: Extensions and Alterations to Dwellings – over prominent and discordant feature to the detriment of the appearance of the property itself and the appearance and character of the Forest of Bowland Area of Outstanding Natural Beauty.
3/2010/0503/P	Single storey rear extension	9 Bramley View Barrow	G1, H10, and SPG “Extensions and Alterations to Dwellings” – Loss of light and overbearing impact to the detriment of neighbouring residential amenity
3/2010/0585/P	Proposed new porch on the ground floor and dormers to the front and rear roof slope	2 Timbrells Avenue Sabden	G1 and ENV16 - Incongruous development to the detriment of the visual amenity of the conservation area.

279 SECTION 106 APPLICATIONS

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

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

<u>Plan No:</u>	<u>Proposal:</u>	<u>Location:</u>
3/2010/062/P	All weather housing for pigs	Sedgwicks Farm Grunslagill Road Tosside

281 CERTIFICATE OF LAWFULNESS FOR A PROPOSED USE OR DEVELOPMENT

<u>Plan No:</u>	<u>Proposal:</u>	<u>Location:</u>
3/2010/0512/P	Application for a Certificate of Lawfulness for the proposed building of an aviary within the curtilage of a residential dwelling	26 Mitton Road Whalley

282 APPLICATIONS WITHDRAWN

<u>Plan No:</u>	<u>Proposal:</u>	<u>Location:</u>
3/2009/0286/P	Loft conversion with three flat roof rear dormers and removal of rear apexes to accommodate loft living	6 Hammond Drive Read
3/2009/0868/P	Variation of condition	Hawkshaw Farm Longsight Road Clayton-le-Dale
3/2009/0877/P	Application to vary condition 2 of planning consent 3/2008/0945 to allow longer opening hours	Genos 39 Berry Lane Longridge
3/2009/0878/P	Balcony	3 Bridge End Billington
3/2009/1034/P	Change of use from industrial to leisure use	Units 12-15 Primrose Mill, Primrose Road Clitheroe
3/2010/0168/P	Outline application for agricultural workers dwelling	Brockthorn Farm Wigglesworth Road Tosside
3/2010/0261/P	5 two bedroomed terraced houses (including one affordable house)	Former Village Hall site Kirklands, Chipping
3/2010/0369/P	Confirmation as to whether all obligations in the Section 106 Agreement 12-9-1994 have been complied with	7 Colthirst Drive Clitheroe
3/2010/0372/P	New poultry building – phased development	The Hills Farm Higher Road, Longridge

<u>Plan No:</u>	<u>Proposal:</u>	<u>Location:</u>
3/2010/0463/P	Four new residential dwellings to the rear	Hazelmere Pimlico Road Clitheroe
3/2010/0558/P	Dormer extension to first floor	9 Homeacre Avenue Sabden
3/2010/0567/P	Retrospective application for approval of new garage	32 The Sands Whalley

283 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>
3/2010/0327	6.7.10	Mr J Parkinson Proposed conversion of an existing integral garage into a dining room 33 Copperfield Close Clitheroe	Householder appeal	—	APPEAL DISMISSED 16.8.10
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	
3/2009/1040	8.7.10	Mr Paul Hodson Proposed new dwelling in garden area 56 Chapel Hill Longridge	WR	—	Awaiting site visit

284 RECENTLY ISSUED ENFORCEMENT NOTICES

<u>Ref No:</u>	<u>Type:</u>	<u>Activity:</u>	<u>Location:</u>
3/2010/095E	BCN	Closing off vehicular access contrary to planning condition	1 Rock Cottage Whalley Old Road Billington

285 APPEALS

- a) 3/2010/0327/P – Proposed conversion of existing integral garage into a dining room at 33 Copperfield close, Clitheroe – Appeal dismissed.

The meeting closed at 7.18pm.

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