

## Minutes of Planning and Development Committee

Meeting Date: Thursday, 7 October 2010 starting at 6.30pm  
Present: Councillor R E Sherras (Chairman)

Councillors:

D Berryman	D Taylor
T Hill	R Thompson
J Rogerson	J White

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

Also in attendance: Councillors S Hore and C Ross.

### 381 APOLOGIES

Apologies for absence from the meeting were submitted on behalf of Councillors Croasdale, Elms, Fielding, Hilton, Punchard, Sutcliffe and Thomas.

### 382 MINUTES

The minutes of the meeting held on 9 September 2010 were approved as a correct record and signed by the Chairman.

### 383 DECLARATIONS OF INTEREST

There were no declarations of interest.

### 384 PUBLIC PARTICIPATION

Other than the public participation within the planning applications, there was one public participation in relation to item 9 – the tree preservation order at Wilpshire Methodist Church.

### 385 REFERENCES FROM OVERVIEW AND SCRUTINY COMMITTEE

There were no references from Overview and Scrutiny Committee.

### 386 PLANNING APPLICATIONS

1. APPLICATION NO: 3/2010/0283/P (GRID REF: SD 361175 441485)  
PROPOSED TWO BAY WORKSHOP AND OFFICE FACILITY FOR COACH  
BUSINESS AT MILL LANE DEPOT, MILL LANE, HESKETH LANE, CHIPPING

WITHDRAWN by Officers.

2. APPLICATION NO: 3/2010/0285/P (GRID REF: SD 360736 437564)  
PROPOSED ERECTION OF ONE TWO-STOREY DWELLING IN THE GARDEN  
OF 5 HORNBY ROAD, LONGRIDGE

WITHDRAWN by Officers.

3. APPLICATION NO: 3/2010/0288/P (GRID REF: SD 373945 440682)  
PROPOSED REGENERATION OF FORMER STALWART RESERVOIR BASIN  
FOR RESIDENTIAL DEVELOPMENT (8 DWELLINGS) INCLUDING  
IMPROVEMENTS TO PRIMROSE ROAD AND ANCILLARY LANDSCAPING AT  
FORMER STALWART RESERVOIR BASIN, PRIMROSE WORKS, PRIMROSE  
ROAD, CLITHEROE

The Building and Development Control Manager referred to changes to condition  
No 2.

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 BD/SL/001A Planning Layout as amended 1 July 2010;  
BD/SL/002 Floor Plans Plot 1; BD/SL/003 Elevations 1 Plot 1; BD/SL/004  
Elevations 2 Plot 1; BD/SL/005 Floor Plans Plots 2 and 8; BD/SL/006  
Elevations 1 Plots 2 and 8; BD/SL/007 Elevations 2 Plots 2 and 8; BD/SL/008  
Floor Plans Plot 3; BD/SL/009 Elevations 1 Plot 3; BD/SL/010 Elevations 2  
Plot 3; BD/SL/014 Floor Plans Plot 5; BD/SL/015 Elevations 1 Plot 5;  
BD/SL/016 Elevations 2 Plot 5; BD/SL/020 Floor Plans and amended plans  
BD/SL/011a Floor Plans Plot 4; BD/SL/012a Elevations 1 Plot 4; BD/SL/013a  
Elevations 2 Plot 4; BD/SL/017a Floor Plans Plots 6 and 7; BD/SL/018a  
Elevations 1 Plots 6 and 7; BD/SL/019a Elevations 2 Plots 6 and 7, received  
on 14 September 2010; 3806.01B Landscape Proposal; BD/SL/020 Floor  
Plans and Elevations Double Garage Plot 1 received on 27 September 2010;  
and BD/SL/020a Floor Plans and Elevations Double Plot 3 received 16  
September 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. The approved landscaping scheme shall be implemented in the first planting season following occupation or use of the development and shall be maintained thereafter for a period of not less than 5 years to the satisfaction of the Local Planning Authority. This maintenance shall include the replacement of any tree or shrub which is removed, or dies, or is seriously damaged, or becomes seriously diseased, by a species of similar size to those originally planted.

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

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

REASON: To reduce the increased risk of flooding in accordance with Policy G1 of the Ribble Valley Districtwide Local Plan.

6. No development approved by this permission shall be commenced until a scheme for the provision of surface water drainage works has been submitted to and approved in writing by the Local Planning Authority. The scheme shall be completed in accordance with the approved plans.

REASON: To reduce the increased risk of flooding by showing the provision of a satisfactory means of surface water disposal in accordance with Policy G1 of the Ribble Valley Districtwide Local Plan.

7. No development shall take place until a scheme for the provision and management of compensatory habitat creation has been submitted to and approved in writing by the Local Planning Authority and implemented as approved. The scheme shall include the details of timing and thereafter the development shall be implemented in accordance with the approved scheme.

REASON: To ensure that there is no net loss to bio diversity as a result of the proposed development in accordance with Policies ENV7 and ENV13 of the Ribble Valley Districtwide Local Plan.

8. 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/ Conservation area/considered to be of visual, historic or botanical value are afforded maximum physical protection from the adverse affects of development.

9. Prior to commencement of development a detailed mitigation plan shall be submitted to and approved in writing by the Local Planning Authority to detail how the recommendations of the Thomson Ecology Report, Sections 4.5 and 5.4 will be implemented. The plan shall include details of timing of works and thereafter the development shall be implemented in accordance with the approved scheme.

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.

10. Prior to commencement of development precise details of the method of construction of the re-routed footway leading from Whalley Road to Primrose Road and the works involved in the removal of the existing footway to Primrose Road and subsequent road widening shall be submitted to and approved, in writing, by the Local Planning Authority. The scheme shall detail appropriate tree protection measures, any excavation works necessary and proposed surfacing materials to be used and shall be implemented in accordance with the details so approved.

REASON: In order to ensure that the trees affected by the development considered to be of visual amenity value are afforded maximum protection in accordance with Policies G1 and ENV13 of the Ribble Valley Districtwide Local Plan.

11. No trees shall be removed or pruned without the formal written approval of the Local Planning Authority. Only those trees that are proven to propose a danger to life and property will be considered for removal or pruning.

REASON: In order to ensure that the collective bio diversity and visual amenity value/integrity of the tree cover identified A2/T1 – T35 inclusive in the survey details for trees at Stalwart Lodge is maintained in the interests of the

visual amenities of the area in accordance with Policy G1 of the Ribble Valley Districtwide Local Plan.

12. Prior to commencement of development details of the rear fencing/screening/boundary treatment to the garden areas shall be submitted to and approved in writing by the Local Planning Authority. The boundary treatment shall thereafter be provided in accordance with the details so approved.

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

13. Unless otherwise agreed in writing with the Local Planning Authority, all construction traffic involved in the infilling of the reservoir basin shall enter the site via the existing gated access to the west of the site. they shall not access directly off Primrose Road whilst those works are being undertaken.

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

14. Prior to commencement of development a scheme identifying how a minimum of 10% of the energy requirements generated by the development will be achieved by renewable energy production methods shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall then be provided in accordance with the approved details prior to occupation of development and thereafter retained.

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

#### NOTE

1. The grant of planning permission will require the applicant to enter into an appropriate legal Agreement with the County Council as Highway authority, and this is linked to the Section 106 Agreement that forms part of the consent for 3/2008/0526/P. The Highway Authority may also wish to implement their right to design all works within the highway related to this proposal.

(Mr Wilcock spoke in favour of the application).

4. APPLICATION NO: 3/2010/0387/P (GRID REF: SD 369951 436694)  
PROPOSED ERECTION OF TWO SIX BEDROOMED HOUSES AND ONE FOUR BEDROOMED HOUSE ON LAND AT HILLSIDE, BROCKHALL VILLAGE

The Building and Development Control Manager referred to additional letters of concern.

GRANTED subject to the following condition(s):

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

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

2. This permission shall relate to the proposal as shown on drawing Nos BVB/03/04/05 and 10A.

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

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

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

4. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (Amendment) (No 2) (England) Order 2008 (or any Order revoking or re-enacting that Order) any future extensions and/or alterations to the dwellings on Plots 1 and 2 including any developments within the curtilages as defined in the Schedule to Part 1 Classes A-E shall not be carried out unless a further planning permission has first been granted in respect thereof.

REASON: In the interests of the amenities of nearby residents in accordance with Policy G1 of the Ribble Valley Districtwide Local Plan.

5. 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.

6. 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 all trees identified in the application for retention are afforded maximum physical protection from the adverse effects of development in order to comply Policies G1 and ENV13 of the Ribble Valley Districtwide Local Plan.

7. The gradient of the driveway on plot 1 shall not exceed 1:25 and there shall be no planting or walls/fences above 0.9m high within 3m of the front boundary of this plot.

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

8. At all times during development works the following measures shall be followed:
  - Vegetation on site should be kept short (approximately 10-15cm) in length. Strimming to be undertaken with hand held strimmers.
  - If construction of track or hard standing is required then it should be kept throughout the construction period to avoid the creation of voids which might attract amphibians.
  - Any open trenches should be back filled/covered (so that there are no gaps) each night to prevent amphibians from being trapped.

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.

(Doctor Johnson spoke against the above application).

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

GRANTED subject to the following condition(s):

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

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

2. This permission shall be implemented in accordance with the proposal as amended by plans received on the 26 July 2010 - drawing no. 2101-03 relating to proposed floor plans and drawing no. 2101-05 relating to the elevational setting of the proposal in relation to Clayton Manor, plan received on the 24 August - drawing no. 2101-04 relating to proposed elevations, plan received on the 14 September – drawing no. 2101-02 Revision B relating to the proposed site plan indicating finished floor levels and drawing no. 2101-06 relating to the elevational setting of the proposal in relation to Glendene Coach House.

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

3. The proposed garages 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'.

4. 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 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'.

5. 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 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) the western gable elevation of the three-bedroomed property facing the side elevation of Glendene Coach House 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. Prior to commencement of any site works including delivery of building materials and excavations for foundations or services all trees growing on adjacent land and included in the Glendene Tree Preservation Order shall be protected in accordance with the BS5837 [Trees in Relation to Construction] the details of which shall be agreed in writing and all 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 + 20% [9.36m] and shall remain in place until all building work has been completed and all excess materials have been removed from site including soil/spill 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 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 in accordance with Policies G1 and ENV13 of the Ribble Valley Districtwide Local Plan.

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

6. APPLICATION NO: 3/2010/0472/P (GRID REF: SD 373767 440827)  
PROPOSED TO AMEND THE POSITION OF THE ESTATE ROAD ON TO  
WOONE LANE AND AMENDED PARKING ARRANGEMENTS FOR BLOCKS 1  
AND 4 AT LAND TO REAR OF PRIMROSE MILL, WOONE LANE, CLITHEROE

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. Permission shall be implemented in accordance with the proposal as detailed on drawings 6371/15A car port details Block 1 and 6371/01B planning layout.

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. The new estate road shall be constructed in accordance with the Lancashire County Council's specification for construction of estate roads.

REASON: To comply with Policies G1 and T1 of the Ribble Valley Districtwide Local Plan and to ensure that satisfactory access is provided.

5. Prior to commencement of development facilities shall be provided within the site by which means the wheels of vehicles may be cleaned before leaving the site. Details of which shall have been first submitted to and approved in writing by the Local Planning Authority.

REASON: To comply with Policy G1 of the Ribble Valley Districtwide Local Plan and to avoid the possibility of the highway being affected by the deposit of mud and/or loose materials thus creating a potential hazard to road users.

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

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

7. Prior to commencement of development approved by this planning permission (or such other date or stage in development as maybe agreed in writing with the Local Planning Authority) the following components of a scheme to deal with the risks associated with contamination of the site shall each be submitted to and approved in writing by the Local Planning Authority.
  1. A site investigation scheme, based on desk duty report, Primrose Mill, Primrose Road, Clitheroe, Lancashire for Beck Developments Ltd, GEA, June 2008, Ref J07352 to provide information for a detailed assessment of the risk to all receptors that maybe affected, including those off site.
  2. The site investigation results and the detailed risk assessment (1) and, based on these, an options appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken.
  3. A verification plan providing details of the data that will be collected in order to demonstrate that the works set out in (2) are complete and identifying any requirements for longer term monitoring of pollutant linkages, maintenance and arrangements for contingency action.

REASON: To prevent the pollution of controlled waters from potential contamination on site in accordance with Policy G1 of the Ribble Valley Districtwide Local Plan.

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

REASON: To reduce the increased risk of flooding in accordance with Policy G1 of the Ribble Valley Districtwide Local Plan.

9. Prior to commencement of development road and parking levels shall be submitted to and approved in writing by the Local Planning Authority with works completed in accordance with the details so approved.

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

#### NOTE

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.

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

7. APPLICATION NO: 3/2010/0485/P (GRID REF: SD 366084 432905)  
PROPOSED CHANGE OF USE OF LAND TO EXTEND THE EXISTING CARAVAN AND CAMPING SITE TO INCLUDE NEW STATIC CARAVANS, ALTERATIONS TO EXISTING ACCESS AND ALTERATIONS TO EXISTING GARAGE/OUTBUILDINGS AT NORTHWOOD, LONGSIGHT ROAD, CLAYTON-LE-DALE

The Building and Development Control Manager reported on extra correspondence received.

GRANTED subject to the following condition(s):

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

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

2. This permission shall relate to the development as shown on Drawing Nos. 777.01, 01B, 03A, 04 and 05.

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

3. Prior to the commencement of any development a visibility splay of 215m in both directions, measured 2.4m back from the carriageway edge shall be physically marked out at the site to be inspected and agreed in writing by the Local Planning Authority (in consultation with the County Highway Authority).

REASON: To ensure that the sightlines are fully achievable before any other development works are commenced, in the interests of highway safety and to comply with Policy G1 of the Ribble Valley Districtwide Local Plan.

4. Prior to the first use of the site for the purposes hereby permitted, the improvements to the site access shall be carried out in accordance with the details shown on the submitted plans, and a visibility splay of 215m in both directions, measured 2.4m back from the carriageway edge shall be provided. Thereafter, the access in its improved form and the visibility splay shall be permanently retained. Nothing in excess of 0.9m above carriageway level shall be placed, constructed or grown within the visibility splay.

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

5. Prior to the formation of the internal site roads, precise details of their proposed surface materials shall be submitted to and approved in writing by the Local Planning Authority.

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

6. None of the additional touring caravan pitches hereby permitted shall be used and no static caravans shall be brought to the site until details of the scheme of landscaping and supplementary boundary screen planting 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/screen planting 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 visual amenity and the amenities of nearby residents and to comply with Policy G1 of the Ribble Valley Districtwide Local Plan.

7. The terms of occupancy of the 11 static caravans hereby permitted shall be as follows:
  - i) The caravans shall be occupied for holiday purposes only.
  - ii) The caravans shall not be occupied as a persons sole or main place of residence.
  - iii) The owners/operators of the site shall maintain an up to date register of the names of all owners/occupiers of the static caravans on the site, and their main home address, and shall make this information available at all reasonable times to the Local Planning Authority.

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

8. The period of occupancy of the site shall be limited to 7 March to 6 January in any succeeding year. Outside these dates, there shall be no touring caravans on the site and no static caravans shall be occupied.

REASON: In accordance with Policy RT6 of the Ribble Valley Districtwide Local Plan to ensure that the site is for short stay visitor usage only.

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

8. APPLICATION NO: 3/2010/0527/P (GRID REF: SD 376908 436071)  
ERECTION OF A WIND TURBINE TO GENERATE ELECTRICITY (RE-SUBMISSION OF APPLICATION 3/2010/0256/P) AT WHITTAKERS FARM, BACK LANE, READ, LANCASHIRE, BB12 7SA

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 RLP/WF/01 and WF/GWT/GT/01.

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

3. Notwithstanding the approved details submitted as part of this application, details of the colour of the blades, rotor head and mast shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of the development. Development shall be carried out in accordance with the approved plans.

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

#### INFORMATIVES

1. The preferred colour for the blades, rotor head and mast is Light Grey RAL COLOUR 7035.

9. 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

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. 433/2.

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

3. The use of the premises in accordance with this permission shall be restricted to the hours between 0800 to 1800 Monday to Saturday only, and there shall be no opening on Sundays or bank holidays. There shall be no deliveries to the premises outside of these times.

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

4. Prior to use of the building in association with this approval, further details of bin storage areas and the access arrangements for such areas shall be submitted to the Local Planning Authority and approved in writing and thereafter maintained in perpetuity.

REASON: To ensure adequate bin storage and to comply with Policy G1 of the Districtwide Local Plan.

5. The development hereby permitted shall be used for B1 'office use' only and for no other purpose, including any use falling within Class B1 of the Town and Country Planning (Use Classes) Order 1987 (As Amended).

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

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

10. 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

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. 433/2.

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

3. The use of the premises in accordance with this permission shall be restricted to the hours between 0800 to 2000 Monday to Saturday, and 1100 to 1700 on Sundays and bank holidays. There shall be no deliveries to the premises outside of these times.

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

4. Prior to use of the building in association with this approval, further details of bin storage areas and the access arrangements for such areas shall be submitted to the Local Planning Authority and approved in writing and thereafter maintained in perpetuity.

REASON: To ensure adequate bin storage and to comply with Policy G1 of the Districtwide Local Plan.

5. The development hereby permitted shall be used for A1 'retail' use only and for no other purpose, including any use falling within Class A1 of the Town and Country Planning (Use Classes) Order 1987 (As Amended).

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

11. APPLICATION NO: 3/2010/0561/P (GRID REF: SD 373067 436571)  
PROPOSED ERECTION OF A COMMERCIAL BUILDING FOR B1 BUSINESS USE WITH DESIGNATED CAR PARKING AND CYCLE STORE AT LAND ADJACENT TO UNITS 7 AND 8 THE SIDINGS, WHALLEY

GRANTED subject to the following condition(s):

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

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

2. This permission shall relate to the proposal as shown on drawing numbers PH/AR/100, 200, 300, 400, 500 and 600.

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



3. Prior to the first use of the building hereby permitted, six car parking spaces shall be formed in accordance with the submitted plans and shall be available for use. Thereafter, these spaces and their associated access and manoeuvring areas shall be retained permanently clear of any obstruction to their designated use.

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

12. APPLICATION NO: 3/2010/0576/P (GRID REF: SD 376896 456026)  
PROPOSED AMENDMENT TO APPROVED HOUSE TYPE INVOLVING SITING, MOVING GARAGE FORWARDS, EXTENSION OF LEAN-TO ROOFED AREA AT REAR TO FORM KITCHEN/DINER, ALTERATION TO WEST GABLE WINDOW TO FORM FRENCH DOORS, ALTERING KITCHEN WINDOW TO THREE LIGHT, ADDITIONAL WINDOW TO EN-SUITE BATHROOM REAR ELEVATION, CHANGING WINDOW TO DOOR ON EAST GABLE TO PROVIDE ACCESS TO UTILITY, RE-SITING OF CONSERVATION ROOF WINDOW FROM NORTH TO SOUTH ROOF SLOPE AND REVISED CURTILAGE BOUNDARY AT SMITHY COTTAGE, TOSSIDE

The Building and Development Control Manager reported on five additional letters of concern.

DEFERRED for an accompanied site visit to be arranged for 11am on 4 November 2010.

(Mrs Salmon spoke in favour of the above application).

13. 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

GRANTED subject to the following condition(s):

1. The permission shall relate to the development as shown on Plan Drawing No's 04 Revision D, 05 Revision C and the plan marked 'Proposed Landscaping Scheme'.

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

2. All new first and second floor windows within the side elevations of the property hereby approved shall be obscure glazed, details of which shall be

submitted to, and agreed in writing, by the Local Planning Authority before the development is completed; and also fitted with restrictors limiting the degree of opening of each opening light to not more than 45°. Thereafter they 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.

3. The landscaping scheme hereby approved shall be implemented within the first planting season following the date of the decision notice, and shall be retained and maintained thereafter in perpetuity. This maintenance shall include the replacement of any tree or shrub that is removed, or dies, or is seriously damaged, or becomes seriously diseased by a species of similar size to those originally planted.

REASON: In order to create an effective boundary screen and minimise any potential impact on the residential amenity of the occupiers of the adjacent dwelling.

(Mr Riding spoke against the above application).

14. APPLICATION NO: 3/2010/0606/P (GRID REF: SD 364722 431711)  
SINGLE STOREY REAR EXTENSION AT BAY HORSE, LONGSIGHT ROAD,  
OSBALDESTON

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 781.01 Rev. A, 781.02 and 781.03.

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

3. The extension hereby approved shall be constructed with fixed, non-opening windows in its side elevation, as per the detail provided within the e-mail from the Agent dated 20 August 2010, and shall remain so in perpetuity.

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

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

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

15. APPLICATION NO: 3/2010/0618/P (GRID REF: SD 365567 431004)  
PROPOSED SINGLE STOREY REAR EXTENSION, NEW DECKING AND A  
CAR PARK EXTENSION AT THE TRADERS ARMS, MELLOR LANE, MELLOR

GRANTED subject to the following condition(s):

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

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

2. This permission shall relate to the proposal as shown on drawing numbers 782.01A and 782.02.

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

3. Prior to the formation of the car park extension hereby permitted, precise surface water drainage details shall be submitted to and approved in writing by the Local Planning Authority. The development shall then be carried out in accordance with the approved details.

REASON: In order to ensure that surface water from the car park extension does not discharge on to adjoining residential gardens causing flooding to the detriment to the amenities of nearby residents contrary to Policy G1 of the Ribble Valley Districtwide Local Plan.

4. Prior to the commencement of works on the construction of the car park extension hereby permitted, a scheme of boundary treatment comprising fencing and screen planting shall be submitted to and approved in writing by the Local Planning Authority.

Any approved fencing shall be constructed prior to the first use of the approved car park extension. Any approved planting shall be carried out no later than the first available planting season following the first use of the car park extension. Thereafter, the planting shall be maintained for a period of not less than five 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 visual amenity and amenity of nearby residents and to comply with Policy G1 of the Ribble Valley Districtwide Local Plan.

5. No external lighting shall be installed at the premises (ie within the existing and proposed car parking areas or on the beer garden) unless precise details of such lighting have first been submitted to and approved in writing by the Local Planning Authority.

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

6. No chairs or tables shall be placed at any time on the approved decking adjoining the western side elevation of the building and this decking shall not be used as an outdoor eating and drinking area. The patio doors leading on to this area of decking shall only be used as an access to the beer garden and car park.

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

16. APPLICATION NO: 3/2010/0629/P (GRID REF: SD 374170 441987)  
ERECTION OF STABLE/TACK ROOM/MUCK STORE AND FORMATION OF COLLECTING YARD AT LOWERGATE BARN, TWISTON LANE, TWISTON, LANCASHIRE, BB7 4DE

The Building and Development Control Manager reported on a letter of objection received from Twiston Parish Meeting.

GRANTED subject to the following condition(s):

1. The development must be completed within one year of the date of this permission and this shall include all landscaping work and the retaining wall.

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 ASHWORT/01 Dwg 01F.

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

3. This permission shall be implemented in accordance with the proposal as amended by letter and plan received on the 22 September 2010.

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

4. Precise specifications or samples of the materials to be used for the walls and roof of the approved buildings, 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.

5. No development approved by this permission shall be commenced until the Local Planning Authority has approved a scheme for the disposal of surface waters. Such a site drainage plan will need to ensure that no contaminated water be discharged to the surface waters, and the 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.

6. The use of the stables shall be for private and domestic use only and for no commercial use.

REASON: In the interests of safeguarding residential amenity.

#### INFORMATIVES

1. The stables should be designed and constructed so that there is no discharge of effluent to any surface water or seepage to underground strata.

Any manure must be stored and handled so as not to pollute surface or underground waters.

2. 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. The applicant should ensure that there is no possibility of contaminated water entering and polluting surface or groundwater, both pre-/post-construction. Only clean surface water from the roof should be discharged to any surface water soakaway or watercourse. Any contaminated surface water-run off must be disposed of in such a way as to prevent any discharge to any borehole, well, spring, soakway or watercourse. It is the responsibility of the landowner to ensure that any activities undertaken on site do not cause pollution of the adjacent watercourse.

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

17. APPLICATION NO: 3/2010/0639/P (GRID REF: SD 373509 437596)  
PROPOSED ONE ILLUMINATED FASCIA SIGN AND ONE ILLUMINATED  
HANGING SIGN (RESUBMISSION) AT THE EAGLE AT BARROW,  
CLITHEROE ROAD, BARROW

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 amended drawing 2010/24/01REV B received on 14 September 2010.

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

3. This permission shall be implemented in accordance with the method of illumination details as provided in the agent's letter dated 7 September 2010 and subsequent details of microlux lighting received on 21 September 2010 and thereafter retained.

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

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

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

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

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

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

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

18. APPLICATION NO: 3/2010/0666/P (GRID REF: SD 381124 445356)  
PROPOSED APPLICATION TO VARY CONDITION NO 3 OF PLANNING  
CONSENT 3/1998/0453/P TO ALLOW THE HOLIDAY LET KNOWN AS TEWITT  
TO BE USED AS PERMANENT RESIDENTIAL ACCOMMODATION AT  
WINDHILL LAITHE BARN, STOOPS FARM, STOPPER LANE, RIMINGTON

REFUSED for the following reason(s):

1. The proposal by virtue of intensification of use of the property as an unrestricted dwelling would have a harmful effect on the character and appearance of the area as well as the setting of the building due to the likely impact of associated domestic paraphernalia. It is therefore considered contrary to Policies H15 and ENV3 of the Ribble Valley Districtwide Local Plan.

19. APPLICATION NO: 3/2009/0879/P (GRID REF: SD 376803 434448)  
PROPOSED REPLACEMENT OF 10 GARAGE UNITS BY FIVE THREE BED  
HOUSES WITH GARDENS ON LAND AT HAMBLEDON VIEW, READ

DEFERRED for further information

20. APPLICATION NO: 3/2010/0324/P (GRID REF: SD 374513 437388)  
PROPOSED RETROSPECTIVE CHANGE OF USE OF TWO FIRST FLOOR  
ROOMS FROM RESIDENTIAL ACCOMMODATION TO A LICENSED AREA AT  
THE FREEMASONS ARMS, 8 VICARAGE FOLD, WISWELL

That the application be DEFERRED AND DELEGATED to the Director of Development Services subject to satisfactory completion of a Unilateral Undertaking and the following conditions.

1. This permission shall relate to the Unilateral Undertaking dated ..... which seeks to restrict the number of covers in the restaurant to 81 and no more than 90 covers at any one evening sitting between the hours of 1700 and 2130.

REASON: For the avoidance of doubt and to protect residential amenity.

21. APPLICATION NO: 3/2010/0568/P (GRID REF: SD 373742 438221)  
PROPOSED ERECTION OF 64 DWELLINGS AND ASSOCIATED  
INFRASTRUCTURE AT LAND AT BARROW BROOK, BARROW, CLITHEROE

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

That the application be DEFERRED AND DELEGATED to the Director of Development Services to negotiate the satisfactory completion of a Section 106 Agreement which shall deal with affordable housing elements including any trigger mechanisms as well as a public open space contributions and 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 shall be implemented in accordance with the proposal as amended by letter received on 31 August 2010 and fence details shown on drawing SD22 and amended plans reference: RO51/1 REVC, RO51/102 REVA, RO51/103-1 REVA, RO51/103-2 REVA and RO51/200 REVA received on 27 September 2010 which detailed solar panels as well as plan numbers: RO51/102, RO51/103-1, RO51/103-2, HT48/P/01 REVA, HT5/P/01, HT4/P/01 REVA, HT47/P/01, HT47/P/02, HT47/P/03, HT47/P/04, HT49/P/01, RO51/104 REVA, RO51/105 REVA, SD1, SD46, RO51/200 AND RO5/201.

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. No development shall take place until the scheme for the boundary treatment adjacent to the watercourse has been approved by the Local Planning Authority.

REASON: To preserve the integrity of the habitat provided by the watercourse and to comply with Policies G1 and ENV10 of the Districtwide Local Plan.

5. Prior to commencement of development approved by this planning permission (or such other date or a stage in the development that may be agreed in writing with the Local Planning Authority) the following components of the scheme to deal with the risk associated with the contamination of the site shall be submitted to and approved in writing by the Local Planning Authority.

1. A preliminary risk assessment which has been identified:



- All previous uses
  - Potential contamination associated with those uses
  - A conceptual model of the site indicating sources, pathways and receptors
  - Potentially unacceptable risks arising from the contamination at the site.
2. The site investigate scheme based on (1) to provide information for a detailed assessment of the risk to all receptors that may be affected including those off site.
  3. The site investigation results and the detailed risk assessment (2) and based on these, an option appraisal and remediation strategy given full details of the remediation measures required and how they are to be undertaken.
  4. A verification plan providing details of the data that will be collected in order to demonstrate that the works set out in (3) are complete and identify any requirements for longer term monitoring of pollutants, leakages, maintenance and arrangements for contingency action.

REASON: To prevent pollution of controlled waters from potential contamination on site and to comply with Policy G1 of the Districtwide Local Plan.

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

REASON: To reduce the increased risk of flooding in accordance with Policy G1 of the Ribble Valley Districtwide Local Plan.

7. 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.

8. The solar panels detailed shown on the amended plans shall be implemented to the satisfaction of the Local Planning Authority and be provided prior to occupation of the units and thereafter retained in perpetuity.

REASON: In the interests of promoting sustainable development and to comply with Policy G1 of the Districtwide Local Plan.

9. This permission shall relate to a Section 106 Agreement dated ..... which includes delivery of affordable housing and community provision for public open space facilities.

REASON: For the avoidance of doubt and to comply with Policy G1 of the Districtwide Local Plan.

10. Prior to commencement of development precise details of a new entrance gateway and the access to the adjoining public open space shall be submitted to and approved in writing by the Local Planning Authority. This access shall be made available to the users of the public open space in perpetuity.

REASON: In order to ensure there is adequate access to the adjoining public open space and in the interests of visual amenity.

11. This permission shall relate to the bat survey ecological report and arboricultural report submitted with the application. All details shall comply fully with the report. The approved landscaping scheme shall thereafter be implemented in the first planting season following occupational use of the development, whether in whole or part and shall be maintained thereafter for a period of not less than five 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 diseased by a species of similar size to those originally planted.

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

387 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:

388 APPLICATIONS APPROVED

<b><u>Plan No:</u></b>	<b><u>Proposal:</u></b>	<b><u>Location:</u></b>
3/2010/0336/P & 3/2010/0373/P	Renewal of planning permission and listed building consent for change of use of former farm complex to visitor centre to include farm shop, café, retail unit, health spa, dog hotel and car parking	Higher Whitewell Farm Dunsop Bridge
3/2010/0386/P	Proposed two-storey rear extension, minor internal alterations and erection of external staircase from 81 Berry Lane rear yard	83 Berry Lane Longridge

<b><u>Plan No:</u></b>	<b><u>Proposal:</u></b>	<b><u>Location:</u></b>
3/2010/0403/P	Construction of detached building (garage/stables)	High Laithe Barn Holden Bolton-by-Bowland
3/2010/0483/P	Discharge of conditions relating to materials, tree protection, fencing, surface water and highway arrangements at land	Pendle Drive Calderstones Park Whalley (application 3/2008/0826/P)
3/2010/0523/P	Proposed two-storey and single storey side extension with single storey extension to rear with detached garage	5 Dewhurst Road Langho
3/2010/0524/P	Retrospective application for erection of concrete post and close boarded fence	2 Halton Place Longridge
3/2010/0548/P	Single storey detached store	23 Jeffrey Avenue Longridge
3/2010/0575/P	Application for a Lawful Development Certificate for an existing conservatory on the gable wall of the existing dwelling, and the insertion of windows in the rear elevation at ground floor	The Hawthorns Kiln Lane Paythorne
3/2010/0584/P	The property currently has four external exits. Proposal is to remove (infill) the external doorway located within the alley between properties numbered 21 and 22, and return the property to what is believed to be a more original appearance. The door is inconsistent with the adjacent five properties which form a group listing	21 Church Street Ribchester
3/2010/0587/P	Erection of a Zip Wire for educational and development purposes	Waddow Hall Clitheroe
3/2010/0592/P	Replacement of existing prefab garage with new slightly larger stone and block (rendered and pebble dashed) built new garage with built in coal and wood store	Valley Cottage 8 Park Gate Row Copster Green
3/2010/0593/P	Partial change of use for part of the shop floor area from Class A1 to Class A3 for a café	11 Park View Gisburn
3/2010/0596/P	Amalgamation of 9-11 Hellifield Road to make one property, installation of 2 new windows in the NE elevation and revision to door	9-11 Hellifield Road Bolton-by-Bowland
Cont/		

<b><u>Plan No:</u></b>	<b><u>Proposal:</u></b>	<b><u>Location:</u></b>
Cont...	access, replace existing window with new door in SW elevation and replace door opening with window	
3/2010/0608/P	Proposed first floor extension above existing single storey side extension	60 Brownlow Street Clitheroe
3/2010/0610/P	Proposed erection of a shed for dry storage of machinery and produce	Cross Gills Farm Whalley Road Hurst Green
3/2010/0611/P	Alterations to existing bungalows, garage and sun room at ground floor, bedrooms and bathrooms at first floor with dormer windows at the front elevation and velux windows at the rear	29 Durham Road Wilpshire
3/2010/0617/P	Rear conservatory	34 Durham Road Wilpshire
3/2010/0620/P	Application for the renewal of planning consent 3/2007/0519/P, to redevelop an existing car park for part retail/part office building	Land off King Lane (to rear of Cowgills) Clitheroe
3/2010/0624/P	Alterations and extensions to existing dwelling house	Bridgeway 16 Brookes Lane Whalley
3/2010/0630/P	Proposed insertion of a second floor window in the gable elevation, 1no. rooflight in the front elevation and 1no. rooflight in the rear elevation	Brick Barn, Settle Road Forest Becks Bolton-by-Bowland
3/2010/0636/P	Two storey extension to farmhouse (Resubmission)	Englands Head Farm Paythorne
3/2010/0637/P	Replacement of garage/store building forming annex residential accommodation (Resubmission)	Englands Head Farm Paythorne
3/2010/0640/P	Proposed front porch, garage extension and rear side extension	7 Hillside Close Clitheroe
3/2010/0641/P	Erection of an external glazed roof canopy supported on steel posts (resubmission)	7 York Lane Langho
3/2010/0642/P	Revise planning application 3/2010/0203P by providing a sloping roof on the rear single storey extension (replacing the flat roof previously approved)	6 Conway Avenue Clitheroe
3/2010/0643/P	Existing mono-pitched roof removed and new balcony and platform access to the driveway to the rear	2 Millstone Cottage West Bradford

<b><u>Plan No:</u></b>	<b><u>Proposal:</u></b>	<b><u>Location:</u></b>
3/2010/0652/P	Proposed erection of a rear orangery	High House Farm Higher Road, Longridge
3/2010/0654/P	Single storey rear extension	18 Water Street Ribchester
3/2010/0655/P	Application for the renewal of planning consent 3/2005/0700/P for the proposed erection of a two-storey rear extension	Hill Crest, Green Lane Longridge
3/2010/0657/P	Installation of lockable, covered cycle shelter to rear of school	Ribblesdale High School Queens Road Clitheroe
3/2010/0662/P	Single storey side extension	12 Bushburn Drive Langho
3/2010/0663/P	Replacement of the existing 14.3m high telecommunications installation with one 13.8m which will house Vodafone and 02 antennas behind a shroud. One replacement small scale equipment cabinet and minor ancillary works	Ribblesdale Wanderers Cricket Club off Brownlow Street Clitheroe
3/2010/0665/P	Proposed enlargement of an existing sunroom into a tiled roof extension with a glazed gable end, and the demolition of an existing lean-to extension. Proposed new longer extension with a pitched roof tiled to match the existing building	Brokers Folly Showley Road Clayton-le-Dale
3/2010/0667/P	Proposed fence (max. height 1.8m) behind the existing hedge to the front of the property and double gates to the drive	Glenburn Whalley Road Billington
3/2010/0690/P	Application for a non-material amendment to planning consent 3/2010/0186P, to alter the ground floor window on the rear elevation to a sliding glazed patio door at	12 Carlton Place Clitheroe
3/2010/0695/P	Application to discharge condition no. 3 (window materials) of planning consent 3/2010/0171/P	Lowergate Barn Twiston Lane Twiston
3/2010/0696/P	Proposed first floor extension and alterations	26 Harewood Avenue Simonstone
3/2010/0699/P	Proposed single storey garage	Lynbrook, Painterwood Whalley Old Road Billington
3/2010/0700/P	Application to discharge condition No 5 (roofing materials) of planning permission 3/1994/0025/P	The Old Farmhouse Rimington Lane Rimington

<b><u>Plan No:</u></b>	<b><u>Proposal:</u></b>	<b><u>Location:</u></b>
3/2010/0713/P	Application for a non-material amendment to planning permission 3/2008/0940/P to change from a tiled roof to a glass roof on the approved extension	101 Padiham Road Sabden
3/2010/0749/P	Application for non-material amendments to planning consent 3/2009/0269/P to allow an increase in height of the eaves and ridge on the approved garage	Stonehouse Barn Blackburn Road Ribchester

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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>
3/2010/0422/P	Proposed erection of a garage/hobbies room	Orchard House Longridge	Contrary to Policy G1 - incongruous and dominating addition that would prove detrimental to the visual amenities of the streetscene.  Contrary to Policies G1 and ENV13 - loss of trees included in the Alston, Longridge, 1954 Tree Preservation Order [W1].
3/2010/0499/P	Proposed erection of balcony above existing flat roof porch extension and insertion of door into gable at first floor level to gain access	22 Bolland Prospect Clitheroe	G1, H10 and SPG 'Extensions and Alterations to Dwellings - Loss of privacy to the serious detriment of neighbouring residential amenity. Approval would also set a dangerous precedent for the acceptance of other similar proposals, which

Cont/

<b><u>Plan No:</u></b>	<b><u>Proposal:</u></b>	<b><u>Location:</u></b>	<b><u>Reasons for Refusal</u></b>
Cont...			would have a significant impact upon residential amenity.
3/2010/0511/P	Retrospective application for balcony	8 Longridge Road Hurst Green	G1, H10 and SPG 'Extensions and Alterations to Dwellings – Loss of privacy to the serious detriment of neighbouring residential amenity.
3/2010/0554/P	Proposed first floor extension over existing kitchen with new utility extension	89 Regent Street Waddington	G1 and ENV16 – Detrimental visual impact upon the character of the property and appearance of Waddington Conservation Area.
3/2010/0556/P	Change of use from agricultural land to domestic curtilage and erection of a fence	1 Wheatley Cottages Longsight Road Copster Green	G1, ENV3 and H12 – Detriment to the visual amenities of the locality.
3/2010/0570/P	Dormer extension to rear and loft conversion	20 Longridge Road Chipping	The proposal by virtue of its scale and design is considered contrary to Policies G1, ENV1 and H10 of the Districtwide Local Plan and the Council's adopted Supplementary Planning Guidance on alterations and
Cont/			

<b><u>Plan No:</u></b>	<b><u>Proposal:</u></b>	<b><u>Location:</u></b>	<b><u>Reasons for Refusal</u></b>
Cont...			<p>extensions to dwellings. It would result in a flat roof dormer that would cause visual harm to the Area of Outstanding Natural Beauty and as such be to the detriment of the visual amenity of the area.</p> <p>The proposal if approved would set a dangerous precedent for the acceptance of other similar proposals which would cause visual harm to the Area of Outstanding Natural Beauty and render more difficult the implementation of the established planning principles of the Local Planning Authority.</p>
3/2010/0598/P	Re-submission of proposed sun-room extension to south-east elevation	Lambing Clough Barn Lambing Clough Lane Hurst Green	G1, ENV3 & H17 – Detrimental impact upon the traditional character of the barn to the visual detriment of the Open Countryside.



<b><u>Plan No:</u></b>	<b><u>Proposal:</u></b>	<b><u>Location:</u></b>	<b><u>Reasons for Refusal</u></b>
3/2010/0631/P	Proposed extension to existing Granny Annex and proposed new garage	Cockerham Hall Farm Saccary Lane Mellor	G1, ENV3 and H9: <ul style="list-style-type: none"> <li>• Incongruous and prominent garage to the visual detriment of the Open Countryside.</li> <li>• Inappropriate design of the extension to the visual detriment of the traditional form of the annex and main property.</li> <li>• Sizeable extension resulting in an annex, which is more akin to a new dwelling.</li> </ul>
3/2010/0635/P (PA)	Provision of a pair of handrails to vestry door in the east elevation of the church	St Mary and All Saints Church Church Lane Whalley	Proposal will be harmful to the character and significance of the listed building because of the unnecessary destruction of important historic fabric.

390

SECTION 106 APPLICATIONS

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

391 CERTIFICATE OF LAWFULNESS FOR A PROPOSED USE OR DEVELOPMENT

<u>Plan No:</u>	<u>Proposal:</u>	<u>Location:</u>
3/2010/0621/P	Application for a Certificate of Lawful Development confirming that work commenced on the development within the conditioned 3 year time period	Pages Barn Woodhouse Lane Slaidburn
3/2010/0623/P	Application for a Certificate of Lawful Development to formalise that a material start has been made within the three year time condition imposed on planning consent 3/2005/0927/P	Lower Standen Hey Whalley Road Pendleton

392 APPLICATIONS TO BE DETERMINED BY LANCASHIRE COUNTY COUNCIL

<u>Plan No:</u>	<u>Proposal:</u>	<u>Location:</u>
3/2010/0680/P	Conversion of temporary nursery building to a permanent structure and extension to the nursery building	Barrow Primary School Old Row, Barrow

393 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>
3/2009/0261 D	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 – to be held 23 November 2010	
3/2009/1040 D	8.7.10	Mr Paul Hodson Proposed new dwelling in garden area 56 Chapel Hill Longridge	WR	-	Site visit 11.10.10
3/2010/0474 D	1.9.10	Mrs K Hughes Proposed internal partition, new internal opening and false ceiling (Listed Building Consent) 35 King Street, Whalley	WR	-	Notification letter sent 2.9.10 Questionnaire sent 6.9.10 Statement to be sent by 8.10.10

<u>Application No:</u>	<u>Date Received:</u>	<u>Applicant/Proposal/Site:</u>	<u>Type of Appeal:</u>	<u>Date of Inquiry/Hearing:</u>	<u>Progress:</u>
3/2010/0249 O	8.9.10	Mr John Rowley Construction of detached bungalow in garden area of Hill Top Bungalow Copster Green	WR	—	Notification letter sent 9.9.10 Questionnaire sent 13.9.10 Statement to be sent by 18.10.10

394 NEW BUILDING REGULATION CHARGES

The Building and Development Control Manager submitted a report which informed Committee of the introduction of new building regulation charges that had commenced from 1 October 2010. He commented that the aim of the new regulations was to increase the flexibility, accuracy, transparency and fairness in the way local authorities charge for building control services, as well as to enable the authority to operate more effectively in a competitive environment. The new Ribble Valley scheme of charges followed the LABC model scheme in setting out standard charges for the majority of projects applicable in Ribble Valley. The scheme had been simplified over previous years by the addition of standard charges for additional types of work. As in previous years applications to provide access facilities for disabled persons to existing buildings and buildings to which the public have access are exempt from building regulation charges.

One of the main issues related to the need to be competitive with approved inspectors and to ensure that the market share was not reduced as a result of any price alterations.

RESOLVED: That Committee agree to the formally adopted charges mechanism as included in the report.

395 TREE PRESERVATION ORDER – BENTLEA ROAD, GISBURN

The Director of Development Services submitted a report asking Committee to ratify the making of a tree preservation order to protect a Sycamore tree growing on land affected by a planning application at Bentlea Road, Gisburn.

He informed Committee that a prominent mature Sycamore tree was not recorded on the plans submitted with the planning application and the tree in question was considered to be of visual amenity value to the locality and having a useful life expectancy. Prior to determination of the planning application it was considered expedient to make a tree preservation order.

RESOLVED: That Committee ratify the making of a tree preservation order to protect a Sycamore tree on land at Bentlea Road, Gisburn.

396 TREE PRESERVATION ORDER – WILPSHIRE METHODIST CHURCH

The Director of Development Services submitted a report asking Committee to decide whether or not to confirm a tree preservation order. He also informed Committee that a letter supporting the confirmation of the Tree Preservation Order had been received from Wilpshire Parish Council. Committee were addressed by Mr Fairweather from Wilpshire Methodist Church who spoke against the confirmation of making this tree preservation order. Committee were informed by the report that the tree preservation order had been made on 9 June 2010 to protect a Yew tree growing at the Wilpshire Methodist Church. Committee were reminded that when a tree preservation was made, it was made on a provisional basis continuing in force for six months or until the order was confirmed with or without modification.

Committee then discussed this matter and in particular the comments made by the Countryside Officer in his report.

RESOLVED: That Committee confirm the tree preservation order served on 9 June 2010 as an unmodified order, but also write to the tree's owners explaining in detail the process of applying for consent to carry out work on the tree.

397 REGENERATION UPDATE

Committee considered a regeneration update report from the Director of Development Services. The report gave details on the following matters:

- Regional economic development
- Enterprise employment and business support
- Business link
- Pennine Lancashire intensive start up support
- High growth programme
- Unemployment and redundancy
- Regenerate Pennine Lancashire projects
- Rural development programme for England
- Economic action plans
- Clitheroe Town Centre masterplan
- Town centres and business groups
- Future economic climate

RESOLVED: That the report be noted.

398 CAPITAL MONITORING 2010/11

Committee considered a report on capital monitoring for this Committee for the first four months of the current financial year.

RESOLVED: That the report be noted.

399 EXCLUSION OF PRESS AND PUBLIC

RESOLVED: That by virtue of the nature of the next item of business being exempt information under Category 3 of Schedule 12A to the Local Government Act 1972, the press and public be now excluded from the meeting.

400 CLITHEROE MARKET REDEVELOPMENT

The Forward Planning and Regeneration Manager presented his report on further joint working with Lancashire County Developments Ltd (LCDL) to examine issues around the re-development of Clitheroe market. He reminded Committee of the background behind this project and referred in particular to the important matter in relation to the differing options for delivery of this project. A number of options did exist including the use of a development agreement (through contractual partnership), joint venture or local authority delivery of the scheme. He commented that the most commonly applied approach was that of the joint venture agreement with a private sector development partner.

RESOLVED: That Committee

1. support the proposal for continued joint working with Lancashire County Developments Ltd and agree to match fund the proposal from within existing budgets in order to prepare a report on the options for re-development of the Clitheroe market area; and
2. instruct the Chief Executive to co-ordinate a steering group of relevant members and officers to assist in the further development of any project proposal.

The meeting closed at 8.48pm.

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