

Minutes of Planning and Development Committee

Meeting Date: Thursday, 25 November 2010 starting at 6.30pm
Present: Councillor R E Sherras (Chairman)

Councillors:

R Adamson	C Punchard
D Berryman	J S Sutcliffe
R J Elms	D Taylor
T Hill	M Thomas
B Hilton	.J White

In attendance: Building and Development Control Manager and Legal Services Manager.

534 APOLOGIES

Apologies for absence from the meeting were submitted on behalf of Councillors J Holgate, J Rogerson and R Thompson.

535 MINUTES

The minutes of the meeting held on 4 November 2010 were approved as a correct record and signed by the Chairman.

536 DECLARATIONS OF INTEREST

There were no declarations of interest.

537 PUBLIC PARTICIPATION

There was no public participation.

538 REFERENCES FROM OVERVIEW AND SCRUTINY COMMITTEE

There were no references from Overview and Scrutiny Committee.

539 PLANNING APPLICATIONS

1. APPLICATION NO: 3/2010/0421/P (GRID REF: SD 373213, 456352)
PROPOSED CREATION OF ADDITIONAL CAR PARKING SPACES AT THE SCHOOL LANE CAR PARK WITHIN THE EXISTING BOUNDARY OF THE CAR PARK. 5 NO. SPACES ARE TO BE DE-COMMISSIONED WITH 48 SPACES CREATED, GIVING A NET INCREASE OF 43 NO. SPACES. A CAR PARKING METER WILL BE INSTALLED AT SCHOOL LANE CAR PARK, GIBBURN FOREST, SLAIDBURN

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 the plan received on the 27 October 2010.

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

(Mr Riley spoke against the above application).

2. APPLICATION NO: 3/2010/0514/P (GRID REF: SD 373886 441296)
PROPOSED ERECTION OF CANOPY TO EXISTING YARD AREA AT LITTLE TINKERS NURSERY, 54 WEST VIEW, CLITHEROE

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 relate to drawing no. 2000-03 in relation to the proposed roof plan, drawing no. 2000-04 in relation to existing elevations, drawing no. 2000-05 in relation to the existing ground floor plan, drawing no. 2000-06 in relation to proposed elevations and 2000-07 in relation to the proposed ground floor plan.

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

3. APPLICATION NO: 3/2010/0673/P (GRID REF: SD 370762 435973)
PROPOSED APPLICATION FOR THE REMOVAL OF CONDITION 5 (TIME LIMIT ON OCCUPANCY) AND CONDITION 6 (SECTION 106 AGREEMENT) OF PLANNING CONSENT 3/2002/0386/P TO ALLOW THE HOLIDAY LET TO BE USED FOR PERMANENT RESIDENTIAL ACCOMMODATION AT SUDELLS FARM BARN, NORTHCOTE ROAD, LANGHO

GRANTED.

4. APPLICATION NO: 3/2010/0706/P (GRID REF: SD 369934 436633)
PROPOSED CONSTRUCTION OF A DETACHED FIVE BEDROOMED DWELLING ON PLOT 2, WEAVERS LOFT, CHERRY DRIVE, BROCKHALL VILLAGE

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 drawing Nos BWL/02/01 and BWL/02/02 and BWL/02/03.

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

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.

5. APPLICATION NO: 3/2010/0763/P (GRID REF: SD 360533 437511)
RE-SUBMISSION OF APPLICATION 3/2009/0821/P, FOR 2 NO. 2 BEDROOM BUNGALOWS (57 SQ.M.), 1 NO. 2 BEDROOM BUNGALOW (59 SQ.M.) AND 4 NO. TWO-STOREY TERRACED, TWO BEDROOM HOUSES (59 SQ.M.) AT LAND AT THE END OF SEVERN STREET, LONGRIDGE, LANCASHIRE, PR3 3ND

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 1990J04.

2. The permission shall relate to the development as shown on Plan Reference No's 2474-15 Rev. B, 2474-21 Rev. A, 2474-22, 2474-23, 2474-24, 2474-25 and 2474-26 Rev. A.

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 30 October 2010 and 6 November 2010.

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

4. Notwithstanding the submitted details, prior to the commencement of development, precise specifications and samples of walling and roofing materials and details of any window and door surrounds including materials to be used in the approved development 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. The new road between the site and Severn Street shall be constructed in accordance with the Lancashire County Council Specification for Construction of Estate Roads to at least base course level before any development takes place within the site.

REASON: To comply with Policies G1 and T1 of the Ribble Valley Districtwide Local Plan and to ensure that satisfactory access is provided to the site before the development hereby permitted becomes operative.

6. The proposed new highway extension to Severn Street, car parking spaces, manoeuvring areas and all other highway improvements indicated on the amended site plan submitted on the 6 November 2010, drawing no. 21, revision A, shall be surfaced or paved, marked out and completed in accordance with this site plan, before the occupation of the dwellings hereby approved. Details of the surfacing or paving shall have been submitted to and approved by the Local Planning Authority before their use in the proposed works.

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

7. The proposed new boundary wall indicated on the amended site plan, drawing no. 26, revision A, in between the development site and Mersey Street, shall remain so in perpetuity, unless otherwise agreed in writing by the Local Planning Authority.

REASON: In order to retain a suitable screen between the adjacent neighbouring properties, in the interests of protecting residential amenity.

8. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2008 (or any Order revoking or re-enacting that Order) any future extensions and/or alterations to the dwellings including any development within the curtilage as defined in Schedule 2 Part 1 Classes B to E 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 H10 of the Ribble Valley Districtwide Local Plan.

9. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2008 (or any Order revoking or re-enacting that Order) any future additional structures, hard standing or fences as defined in Schedule 2 Part I Class F and Part II Class A, shall not be carried out without the formal written consent of the Local Planning Authority.

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

10. 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 5 October 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.

INFORMATIVE

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.

6. APPLICATION NO: 3/2010/0800/P (GRID REF: SD 374532 442373)
RE-SUBMISSION OF PROPOSED SINGLE STOREY EXTENSION TO GUEST HOUSE (32 PIMLICO ROAD) AND CHANGE OF USE OF HOUSE TO GUEST ACCOMODATION ON GROUND FLOOR WITH FLAT ABOVE (34 PIMLICO ROAD) AT 32 & 34 PIMLICO ROAD, CLITHEROE.

The Building and Development Control Manager informed Committee of further information received from both the highway authority and the fire office.

DEFERRED

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

7. APPLICATION NO: 3/2010/0738/P (GRID REF: SD 375686 445995)
CONSTRUCTION OF 3 NO. AFFORDABLE, TWO-STORY HOUSES ON LAND ON MAIN STREET, GRINDLETON, CLITHEROE, LANCASHIRE

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

REFUSED for the following reasons:

1. The proposed construction of three new dwellings in the open countryside is considered contrary to PPS5 and Policies ENV1, ENV16, G1, G5 and H2 of the Districtwide Local Plan, in that it would cause substantial harm to a designated heritage asset without sufficient justification.
2. The proposal is considered contrary to PPS5 and Policies ENV1, ENV16, G1, G5 and H2 of the Districtwide Local Plan, as approval of the scheme would be visually harmful to the character, appearance, significance and rural context of this location within the Area of Outstanding Natural Beauty and the Grindleton Conservation Area, by virtue of the loss of the openness of, and the important views through, the site.

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

8. APPLICATION NO: 3/2010/0836/P (GRID REF: SD 372J974 441925)
RETROSPECTIVE APPLICATION FOR RETENTION OF DECKING, FENCING AND TRELIS AT THE REAR OF THE PROPERTY AT 3 CHAPEL CLOSE, LOW MOOR, CLITHEROE

WITHDRAWN

9. APPLICATION NO: 3/2010/0674/P (GRID REF: SD 370762 435973)
 PROPOSED APPLICATION FOR THE DISCHARGE OF A PLANNING OBLIGATION (SECTION 106 AGREEMENT) ON PLANNING CONSENT 3/2002/0386/P TO ALLOW THE HOLIDAY LET TO BE USED AS PERMANENT RESIDENTIAL ACCOMMODATION AT SUDELLS FARM BARN, NORTHCOTE ROAD, LANGHO

DEFERRED AND DELEGATED to the Director of Development Services for approval subject to a Deed of Release being drafted.

ITEMS DELEGATED TO DIRECTOR OF DEVELOPMENT SERVICES UNDER SCHEME OF DELEGATED POWERS

540 APPLICATIONS APPROVED

<u>Plan No:</u>	<u>Proposal:</u>	<u>Location:</u>
3/2010/0632/P	Reversion from one to two dwellings	Stocks House Bolton-by-Bowland
3/2010/0714/P	Construction of a conservatory in rear garden	20 Masefield Close Brockhall Village Old Langho
3/2010/0722/P	Proposed first floor extension	72 Riverside, Low Moor Clitheroe
3/2010/0732/P	Application for discharge of condition No. 4 (relating materials) of planning permission 3/2006/0302/P	Woodfold Park Stud Woodfold Park Further Lane, Mellor
3/2010/0737/P	Change to approved house type (3/1994/0025/P) to allow the garage to be changed to a kitchen and to form new small window opening in lounge, install to conservation roof lights over a stair well and a roof light over the roof void	Land adjacent The Old Farmhouse Back Lane, Rimington
3/2010/0742/P	Proposed free standing pagoda to rear entrance. Change of parking surface to rear entrance from tarmac to paving. New fence enclosure to kitchen, new roof mounted kitchen air input supply fan and extract	Fieldens Arms Whalley Road Mellor Brook
3/2010/0746/P	Single storey extension to rear elevation	14 Harewood Avenue Simonstone
3/2010/0748/P	Proposed extension to the porch and internal alterations	Rodean, 10 Whiteacre Lane Barrow
3/2010/0750/P	Demolition of redundant agricultural sheds. Conversion and extension of existing barns	Lawson House Farm Bolton-by-Bowland
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<u>Plan No:</u>	<u>Proposal:</u>	<u>Location:</u>
Cont...	to form one new residential dwelling including improvements to the existing access	
3/2010/0754/P	Proposed roof over existing silage clamp	Wood End Farm Dunsop Bridge
3/2010/0759/P	Retrospective application for a sectional door fitted to the previously approved archway extension	1 Rock Terrace Whalley Old Road Billington
3/2010/0760/P	Proposed extensions to provide a music room to the SW side and rear elevation, extended kitchen and dining room to the rear elevation and external storage to the NE side elevation	7 Dale view Billington
3/2010/0762/P	Application for the discharge of condition no.1 (time), condition no. 2 (facing material), condition no. 3 (window materials) and condition no.4 (widening of access track) of planning consent 3/2006/1008P	Angram Green Farm Worston Clitheroe
3/2010/0764/P	Application to renew planning consent 3/2005/0665/P, for the replacement of garage and stabling facility	Bank House, Sawley Road Sawley
3/2010/0765/P	Substitution of house type previously granted in application 3/2009/1014/P	The Warren, Avenue Road Hurst Green
3/2010/0769/P	Proposed change of use from first floor flat to form a beauty salon	59 King Street, Whalley
3/2010/0771/P	Change of use of first floor of existing nursery to an out of school facility to accommodate 24 children aged 4 –12 years	Little Achievers Countryfields Nursery Higher Ramsgreave Road Ramsgreave
3/2010/0773/P	Upgrade existing track with recycled hardcore material and form hardstanding with same materials	Paddock House Osbaldeston Lane Osbaldeston
3/2010/0789/P	First floor bedroom above the garage	12 Stoneygate Lane Ribchester
3/2010/0794/P	Extensions to form additional bedrooms, attached garage and front dormer	Cherrydene Ribchester Road, Longridge

<u>Plan No:</u>	<u>Proposal:</u>	<u>Location:</u>
3/2010/0796/P	Demolition of existing single storey side outbuilding and proposed erection of two storey side extension	14 Queensway Waddington
3/2010/0810/P	Application to renew planning consent 3/2007/0932/P for a proposed ground floor dining room extension	May Cottage 7 Longridge Road Hurst Green
3/2010/0813/P	Single storey rear extension	The Hollies Eaves Hall Lane West Bradford
3/2010/0821/P	Proposed garden room extension to garage (Re-submission of 3/2010/0231/P) at	Hill Top Barn, Knowle Green Ribchester
3/2010/0828/P	Application for the discharge of condition no.2 (materials) and part discharge of condition no.3 (road alterations) of planning consent 3/2009/0321P	land to rear 90 Berry Lane Longridge
3/2010/0846/P	Application for a non-material amendment to planning permission 3/2010/0304/P to allow cladding of the existing shop frontage with insulated wall cladding, the insertion of a metal personnel door in the north-easterly elevation and the reconfiguration of the shop main entrance by blocking up the existing entrance and inserting a new electric sliding door to an existing door opening	Pennine Service Station Longsight Road Osbaldeston

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APPLICATIONS REFUSED

<u>Plan No:</u>	<u>Proposal:</u>	<u>Location:</u>	<u>Reasons for Refusal</u>
3/2010/0766/P	Proposed conversion of existing barn to form a single dwelling and raising the height of the existing farmhouse	Moorgate Farm Moorgate Lane Dinckley	Contrary to PPS5 and Policies G1, ENV3, H16 and H17 of the Local Plan. The proposal by virtue of the proposed alterations to the roof height, the

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design of the new build element, the insertion of an excessive number of new openings and the new materials proposed, would be visually harmful to the streetscene, be to the further detriment of the character of the building, and would visually affect the character, appearance and setting of this location, without sufficient justification.

542 SECTION 106 APPLICATIONS

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

543 APPLICATIONS WITHDRAWN

<u>Plan No:</u>	<u>Proposal:</u>	<u>Location:</u>
3/2010/0408/P	Duplicate application – deemed withdrawn by authority	18 Water Street Ribchester
3/2010/0409/P	Duplicate application – deemed withdrawn by authority	18 Water Street Ribchester
3/2010/0511/P	Retrospective wrought iron handrailing around an existing flat roof to form a balcony	8 Longridge Road Hurst Green
3/2010/0675/P	Erection of two storey detached dwelling, provision of new vehicular access and associated landscaping on garden land between two existing houses	land between 52 and 54 Knowsley Road Wilpshire
3/2010/0835/P	Glazed orangery to rear	35 Whalley Road Wilpshire

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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 – held 23 November 2010	AWAITING DECISION
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	-	Awaiting site visit
3/2010/0249 O	8.9.10	Mr John Rowley Construction of detached bungalow in garden area of Hill Top Bungalow Copster Green	WR	-	AWAITING DECISION
3/2010/0157 O	26.10.10	Mr & Mrs Mizon Proposed relaxation of a Section 106 Agreement, to allow the indoor and outdoor riding arenas to be used for competitive events, gymkhanas or other such events land adjacent Northcote Manor Northcote Road Langho	-	Hearing – date to be arranged	Notification letter sent 29.10.10 Questionnaire sent 5.11.10
3/2010/0691 D	3.11.10	Mr David Lawson Proposed two-storey side extension and dormer window to rear elevation 7 Hillside Drive West Bradford	Householder Appeal	-	Notification letter sent 3.11.10 Questionnaire sent 8.11.10

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CORRESPONDENCE ISSUES

The Building and Development Control Manager informed Committee that there had recently been some issues with correspondence specifically relating to the website and the subsequent reputation of the planning system. In the light of this, a full report would be presented to the next meeting of this Committee.

546 PROPOSED REVISION TO STATEMENT OF COMMUNITY INVOLVEMENT
FOLLOWING PUBLIC CONSULTATION

The Director of Development Services submitted a report for Committee's information on the revisions made to the adopted Statement of Community Involvement following the public consultation held between 26 May and 9 July 2010. The consultation draft and the need for the consultation had been reported to Committee in April.

RESOLVED: That the report be noted.

547 PLANNING APPLICATION/ENFORCEMENT STATISTICS REPORT QUARTER
1 JULY TO 30 SEPTEMBER 2010

The Director of Development Services submitted a report for Committee's information giving a statistical account of planning applications, appeals and enforcement notices submitted to the Council.

RESOLVED: That the report be noted.

The meeting closed at 7.18pm.

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