

## Minutes of Planning and Development Committee

Meeting Date: Thursday, 16 December 2010 starting at 6.30pm  
Present: Councillor R E Sherras (Chairman)

Councillors:

R Adamson	J Rogerson
D Berryman	J S Sutcliffe
T Hill	D Taylor
B Hilton	M Thomas
J Holgate	R Thompson
C Punchard	J White

In attendance: Building and Development Control Manager, Forward Planning Manager and Legal Services Manager

Also in attendance: Councillors C Ross and N Walsh.

### 544 APOLOGIES

An apology for absence from the meeting was submitted on behalf of Councillor R Elms.

### 545 MINUTES

The minutes of the meeting held on 25 November 2010 were received as a correct record.

### 546 DECLARATIONS OF INTEREST

Councillor J Rogerson declared an interest in planning application 3/2010/0822/P.

### 547 PUBLIC PARTICIPATION

There was no public participation.

### 548 REFERENCES FROM OVERVIEW AND SCRUTINY COMMITTEE

There were no references from Overview and Scrutiny Committee.

### 549 PLANNING APPLICATIONS

1. APPLICATION NO: 3/2010/0417/P (GRID REF: SD 369992 435924)  
PROPOSED CHANGE OF USE OF AGRICULTURAL LAND TO FORM A PITCH STATIC CARAVAN HOLIDAY PARK WITH WARDEN UNIT, RECEPTION, GROUNDS MAINTENANCE AND ASSOCIATED LANDSCAPING ON LAND AT ASPINALL FARM, OLD LANGHO, 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 Reference No's SIMPS/01 Dwg 01A, SIMPS/01 Dwg 02A, SIMPS/01 Dwg 03A and SIMPS/01 Dwg 04.

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 6 October 2010 and 12 October 2010.

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

4. The development hereby permitted shall not be commenced until details of the proposed landscaping scheme, including wherever possible the retention of existing trees, has 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, the types and details of all fencing and protection and details on their maintenance.

The approved landscaping scheme shall be implemented in the first planting season prior to commencement of the development unless otherwise agreed by the Local Planning Authority, whether in whole or part and shall be maintained thereafter in perpetuity 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. Before the access is used for vehicular purposes, that part of the access extending from the highway boundary for a minimum distance of 5m into the site shall be appropriately paved in tarmacadam, concrete, block paviers, or other approved materials.

REASON: To comply with Policy G1 of the Ribble Valley Districtwide Local Plan and to prevent loose surface material from being carried on to the public highway thus causing a potential source of danger to other road users.

6. Notwithstanding the provisions of the Town and Country Planning General Permitted Development Order 1995 there shall not at any time in connection with the development hereby permitted, be erected or planted, or allowed to remain upon the land hereinafter defined, any building, wall, fence, hedge, tree, shrub or other device.

The visibility splay to be the subject of this condition shall be that land indicated on the submitted plan drawing No SIMPS/01 drawing 02A and shall be constructed and maintained at verge level in accordance with the scheme submitted.

REASON: To comply with Policy G1 of the Ribble Valley Districtwide Local Plan and to ensure adequate visibility at the street junction or site access.

7. No part of the development shall be commenced until all the on-site highway works have been constructed in accordance with a scheme which shall be submitted to and approved by the Local Planning Authority in consultation with the Highway Authority. The scheme shall also include details of the materials proposed for the on-site road.

REASON: To comply with Policy G1 of the Ribble Valley Districtwide Local Plan and to enable all construction traffic to enter and leave the site in a safe manner without causing a hazard to other road users.

8. Unless otherwise agreed in writing with the Local Planning Authority the development shall be carried out in strict accordance with the recommendations of the badger survey and report submitted with the application dated June 2010.

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

9. Prior to the commencement of any works on site, details of species/habitat protection and mitigation measures shall have been submitted to and approved in writing by the Local Planning Authority. The scheme submitted shall include details of how badger protection measures will be incorporated into the development.

REASON: In the interests of protecting nature and conservation issues in accordance with Policies G1, ENV3 and ENV7 of the Ribble Valley Districtwide Local Plan.

10. The mobile homes/lodges hereby permitted,
  - a. shall be occupied for holiday purposes only
  - b. shall not be occupied as a person's sole, or main place or residence, and

- c. the owners/operators shall maintain an up-to-date register of the names of all owners/occupiers of individual caravans/log cabins/chalets on the site, and of their main home addresses, and shall make this information available at all reasonable times to the local planning authority.

REASON: To comply with the terms of the application, to ensure that the units are used as holiday accommodation only, and not used for unauthorised permanent residential occupation. To comply with Policies G5 and RT5 of the Ribble Valley Districtwide Local Plan.

11. Before the development hereby permitted is commenced, details of any external lighting, including details of the location and height of columns and the intensity of lighting, shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out and operated in accordance with the approved details.

REASON: In the interests of preserving the visual amenities of the locality and to comply with Policies G1, ENV3, RT1 and RT5 of the Ribble Valley Districtwide Local Plan.

12. The occupation of the Warden's Unit shall be limited to a person solely employed by the owner of the site as a Site Warden to help with the day-to-day running of the site.

REASON: In order to comply with Policies G1, H2 and ENV3 of the Ribble Valley Districtwide Local Plan. The site is within an area where residential development for purposes other than the essential requirements of agriculture, forestry or other uses appropriate for a rural area, are not normally permitted.

13. No more than nineteen (19) mobile homes (or their equivalent) shall be stationed at any one time on the site as defined in red on this application. Notwithstanding the details submitted with this application, before any unit is stationed, precise details of the specification, design and external materials of the units shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out and operated in accordance with the approved details.

REASON: In the interests of visual amenity and to comply with Policies G1, ENV3, RT1 and RT5 of the Ribble Valley Districtwide Local Plan.

14. Prior to commencement of any site works including delivery of building materials and excavations for foundations or services, all trees identified in the tree survey shall be protected in accordance with the BS5837 [Trees in Relation to Construction]. The root protection zone shall be 12 x the DBH (unless otherwise agreed in writing with the LPA), and shall remain in place until all building work has been completed and all excess materials have been removed from site including soil/spoil and rubble.

During the building works no excavations or changes in ground levels shall take place and no building materials/spoil/soil/rubble shall be stored or redistributed within the protection zone, in addition no impermeable surfacing shall be constructed within the protection zone.

No tree surgery or pruning shall be implemented with out prior written consent, which will only be granted when the local authority is satisfied that it is necessary, will be in accordance with BS3998 for tree work and carried out by an approved arboricultural contractor.

REASON: In order to ensure that any trees affected by development and considered to be of visual, historic or botanical value is afforded maximum physical protection from the adverse affects of development.

15. Any facilities for the storage of oils, fuels or chemicals shall be sited on impervious bases and surrounded by impervious bund walls, details of which shall be submitted to the Local Planning Authority for approval. The volume of the bunded compound should be at least equivalent to the capacity of the tank plus 10%. If there is multiple tankage, the compound should be at least equivalent to the capacity of the largest tank, or the combined capacity of interconnected tanks, plus 10%. All filling points, vents, gauges and sight glasses must be located within the bund. The drainage system of the bund shall be sealed, with no discharge to any watercourse, land or underground strata. Associated pipework should be located above ground and protected from accidental damage. All filling points and tank overflow pipe outlets should be detailed to discharge downwards into the bund.

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

16. Prior to being discharged into any watercourse, surface water sewer or soakaway system, all surface water drainage from parking areas shall be passed through an oil interceptor designed and constructed to have a capacity and details compatible with the site being drained. Roof water shall not pass through the interceptor.

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

17. Prior to being discharged into any watercourse, surface water sewer or soakaway system, all surface water drainage from parking areas shall be passed through trapped gullies with an overall capacity compatible with the site being drained.

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

## INFORMATIVES

1. This consent requires the construction, improvement or alteration of an access to the public highway. Under the Highways Act 1980 Section 184 the County Council as Highway Authority must specify the works to be carried out. Only the Highway Authority or a contractor approved by the Highway Authority can carry out these works and therefore before any access works can start you must contact the Environment Directorate for further information by telephoning Area Surveyor East 01254 823831 or writing to the Area Surveyor East, Lancashire County Council, Area Office, Riddings Lane, Whalley, Clitheroe BB7 9RW quoting the planning application number.
2. The granting of planning permission does not entitle a developer to obstruct a right of way and any proposed stopping up or diversion of a right of way should be the subject of an Order under the appropriate Act. Footpath 15 in the Parish of Dinckley and Billington and Langho runs through the site.

(Alan Kinder spoke in favour of the application. Mr Booth spoke against the application).

2. APPLICATION NO: 3/2010/0723/P (GRID REF: SD 374806 441705)  
RETROSPECTIVE APPLICATION FOR A SUN ROOM/GARDEN SHED ON AN EXTENSION TO THE EXISTING RAISED AREA AT 43 MEARLEY SYKE, CLITHEROE

GRANTED subject to the following condition(s):

1. This permission shall relate to drawing no. 197/202 in relation to the site plan and drawing no. 197/201 in relation to the floor plan and elevations.

REASON: For the avoidance of doubt.

3. APPLICATION NO: 3/2010/0747/P (GRID REF: SD 370647 441260)  
PROPOSED COW BUILDING, EARTH MOUNDING AND LANDSCAPING AT WITHGILL FARM, WITHGILL FOLD, MITTON, 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. This permission shall relate to the proposal as shown on drawing numbers BARN/15/02a, 03 and 04.

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

3. Prior to commencement of development, a scheme for the provision and management of compensatory habitat shall be submitted to and approved in writing by the Local Planning Authority. Thereafter the development shall be implemented in accordance with the approved scheme.

REASON: To ensure that there is no net loss of habitat as a result of the proposed development and to comply with Policy G1 of the Ribble Valley Districtwide Local Plan.

4. No development approved by this permission shall be commenced until a scheme for the disposal of foul and surface waters has been approved in writing 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 and to comply with Policy G1 of the Ribble Valley Districtwide Local Plan.

5. No development approved by this permission shall commence until a Manure Management Plan has been submitted to and approved in writing by the Local Planning Authority. The plan shall include a calculation of the volume of slurry, dirty water, parlour washings etc that will be produced by the new infrastructure and demonstrate that either four months slurry storage is available within the existing slurry lagoon or how any surplus slurry and effluent will be managed. The development shall proceed in accordance with the approved plan.

REASON: To ensure that the proposed development does not increase the risk of pollution to controlled waters and to comply with Policy G1 of the Ribble Valley Districtwide Local Plan.

6. Prior to commencement of development, precise details of the proposed landscaping/screen planting scheme including appropriate species mix, appropriate tree/shrub types, appropriate density, and details of appropriate protection and maintenance to ensure maximum establishment, shall be submitted to and approved in writing by the Local Planning Authority.

REASON: To ensure that the landscape details are appropriate for the locality and for their purpose of screening the approved building in the interests of visual amenity and to comply with Policy G1 of the Ribble Valley Districtwide Local Plan.

7. The earth mound hereby permitted shall be formed to the satisfaction of the Local Planning Authority prior to the first use of the approved building. The landscaping/screen planting, both on the mound and on the field to the north of the building shall be implemented in accordance with the approved details not later than during the first planting season following the completion of the building, or its first use, whichever is the sooner. Thereafter, the planting

shall be protected and maintained in accordance with the approved protection and maintenance details 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: To ensure that the planting is carried out and that it becomes established in the interests of visual amenity and to comply with Policy G1 of the Ribble Valley Districtwide Local Plan.

#### NOTES

1. The applicant is advised of the need to notify the Environment Agency of any changes to the storage infrastructure for both slurry and silage at this site.
2. Any works including culverting or diversions of a watercourse within or adjacent to the site may require Agency Land Drainage Consent under Section 23 Land Drainage Act 1991. Should such works be proposed, the applicant is advised to contact the Development and Flood Risk Engineer for the area, Mr J C Welsby, at the Environment Agency on 01772 714016 to apply for Consent.
3. The proposed development must fully comply with the terms of The Water Resources (Silage, Slurry and Agricultural Fuel Oil) Regulations 2010.
4. The proposal must fully comply with the DEFRA guidance document 'Protecting our Water, Soil and Air: A Code of Good Agricultural Practice for Farmers, Growers and Land Managers' available from DEFRA.

4. APPLICATION NO: 3/2010/0778/P (GRID REF: SD 364486 438178)  
CHANGE OF USE FROM CLASS A4 (DRINKING ESTABLISHMENTS) TO USE CLASS B1 (OFFICES) AT HALLS ARMS, CLITHEROE ROAD, KNOWLE GREEN

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 number MH-BS.10-53-01 in relation to existing and proposed floor plans and amended drawing number MH-BS.10-53-02 Rev A in relation to the proposed site plan/car park layout.



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, and there shall be no opening on Sundays or Bank Holidays.

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 neighbouring residential amenity.

4. 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.

5. The sole means of vehicular access to and from the site shall be via the improved access off Clitheroe Road.

REASON: To comply with Policy G1 of the Ribble Valley Districtwide Local Plan and to limit the number of access points to the highway network as an aid to road safety.

6. Before the development is first brought into use the area of land between the nearside carriageway edge of Clitheroe Road and the building and that land within a 3.1m x 90m visibility splay to the west of the site access shall be cleared of any obstructions whatsoever above footway level and thereafter kept clear.

REASON: To secure adequate visibility from Stoneygate Lane and the site access in accordance with Policy G1 of the Ribble Valley Districtwide Local Plan.

7. Before the development is first brought into use a 2.4m x 90m visibility splay to the east of the site access shall be cleared of any obstructions above kerb level and thereafter kept clear.

REASON: To secure adequate visibility to the east of the site access in accordance with Policy G1 of the Ribble Valley Districtwide Local Plan.

8. Prior to the first use of the development hereby permitted, a Business Travel Plan shall be submitted to and approved in writing, by the Local Planning Authority. The Business Travel Plan shall be implemented within the timescale set out in the approved plan and will be audited and updated at

intervals not greater than 18 months to ensure that the approved Plan is carried out.

REASON: A Business Travel Plan is a document setting out a package of measures for reducing the number of car trips made to the development and the promotion of alternative methods of travel in accordance with Policy G1 of the Ribble Valley Districtwide Local Plan.

9. No deliveries of any goods shall be accepted by any site personnel (either through the service yard or public entrance) from any vehicle which has unloaded whilst parked on the public highway. All servicing shall take place from the internal servicing area indicated on the submitted site plan.

REASON: In accordance with Policy G1 of the Ribble Valley Districtwide Local Plan to ensure servicing does not cause material harm to highway safety or free flow of traffic.

10. Before the development is brought into use a plan shall detail the position and treatment to bus stop locations in the immediate vicinity shall be submitted to and approved, in writing, by the Local Planning Authority in conjunction with the Local Highway Authority.

REASON: The access visibility and location of existing bus stop provisions within the vicinity of the site shall be considered in order to ensure that there is no detrimental impact on the sightlines and to encourage sustainable travel to the site and to comply with Policy T1 of the District Wide Local Plan.

5. APPLICATION NO: 3/2010/0800/P RID 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, CLITHEREOE

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

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

3. This permission shall relate to drawing No. 3990/01E and amended plan dated 15 December 2010 in relation to the existing and proposed floor plans, elevations and car parking arrangements.

REASON: For the avoidance of doubt since the proposal has been subject to agreed amendments in the interest of highway safety and other amenity considerations and, as such, to comply with Policy G1 of the Districtwide Local Plan.

4. All work to the rear of No's 32 and 34 must be carried out from within the site; no vehicles or machinery associated with the construction work on site should be placed on the service road to the rear of properties and the temporary storage of materials should take place within the site.

REASON: In the interests of highway safety and to ensure access to and from the fire station at all times in accordance with Policy G1 of the Ribble Valley Districtwide Local Plan.

The Building and Development Control Manager informed Committee of additional comments made by the County Surveyor and the Fire Officer.

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

6. APPLICATION NO: 3/2010/0815/P (GRID REF: SD 372390 441600)  
PROPOSED EXTENSION TO THE EXISTING CARAVAN PARK AT THE FARM AT EDISFORD BRIDGE FARM, EDISFORD BRIDGE, 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. As this permission shall be implemented in accordance with the proposal as detailed on drawing Kno/321/1149/02REVA amended 1 November 2010.

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

3. The period of occupancy of the site shall be limited to 7 March to 6 January in any succeeding year with the site not being available for use outside these dates.

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.

4. The landscaping scheme as submitted on 1 November 2010 and detailed on drawing Kno/321/1149/02REVA submitted with the application shall be implemented in the first planting season following occupation or use of development 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 which 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 Policies G1 and ENV3 of the Ribble Valley Districtwide Local Plan.

5. The total number of touring pitches across the site (which is identified as the land edged red on drawing KAO/321/1149/02REVA and the existing site as approved under 3/2005/0556/P shall not exceed 30.

REASON: In accordance with Policies G1 and ENV3 of the Ribble Valley Districtwide Local Plan in the interests of road safety and the visual amenities of the area.

The Building and Development Control Manager reported that the County Surveyor had no objections to this application on highway safety grounds.

Councillor Rogerson declared an interest in the next item and left the meeting.

7. APPLICATION NO: 3/2010/0822/P (GRID REF: SD 363084, 439482)  
PROPOSED ERECTION OF A TIMBER FRAMED DAIRY UNIT TO ACCOMMODATE 120 MILK COWS AND ALL FACILITIES ASSOCIATED WITH MODERN DAIRY COW HOUSING AT FORTY ACRE FARM, FORTY ACRE LANE, JEFFREY HILL, LONGRIDGE, PR3 2TU.

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. 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 Policies G1 and ENV1 of the Ribble Valley Districtwide Local Plan ensuring a satisfactory standard of appearance given the location of the farm in the Forest of Bowland Area of Outstanding Natural Beauty.

3. The permission shall relate to the development as shown on Plan Reference Nos. 2010/0822P/Lupton01 and 2010/0822P/Lupton02 and 2010/0822P/Lupton03.

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

Councillor Rogerson returned to the meeting.

8. APPLICATION NO: 3/2010/0898/P (GRID REF: SD 375464 442544)  
RE-SUBMISSION OF PLANNING CONSENT 3/2009/1013/P FOR THE PROPOSED EXTENSION OF AN EXISTING INDUSTRIAL UNIT TO CREATE 591 SQ.M. OF ADDITIONAL SPACE FOR USE B2 AND B8. AND RETROSPECTIVE AMENDMENTS TO PROPOSED STORAGE FACILITY (1298 SQ.M.) AND NEW PARKING POSITIONS FOR EXISTING EMPLOYEES AT SALTHILL INDUSTRIAL ESTATE, LINCOLN WAY, CLITHEROE, LANCASHIRE

GRANTED subject to the following condition(s):

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

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

2. The permission shall relate to the development as shown on Plan Drawing no's P4226-02 Rev. D, P4226-03 Rev. A, P4226-06 and 4075-02.

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

3. No raw materials, finished or unfinished products or parts, crates, materials, waste, refuse or any other item shall be stacked or stored outside any building on the site without the prior approval in writing of the Local Planning Authority.

REASON: To comply with Policy G1 of the Ribble Valley Districtwide Local Plan in the interests of the visual amenity of the area and to safeguard, where appropriate, neighbouring residential amenity.

4. No materials or equipment shall be stored on the site outside the building except for waste materials contained within bins for periodic removal unless otherwise agreed in writing.

REASON: To comply with Policy G1 of the Ribble Valley Districtwide Local Plan in the interests of the visual amenity of the area and to safeguard, where appropriate, neighbouring residential amenity.

5. No work, display or storage activities shall take place outside the buildings on the site and the delivery doors of the new buildings shall be kept closed except during deliveries/despatch.

REASON: To comply with Policy G1 of the Ribble Valley Districtwide Local Plan in the interests of the visual amenity of the area and to safeguard, where appropriate, neighbouring residential amenity.

6. Prior to the commencement of the use of the buildings hereby approved, the new car parking areas shown on the approved site layout plan, ref. no. 4075-02, shall be surfaced or paved, and the parking spaces and manoeuvring areas shall be marked out in accordance with the approved plan.

REASON: To comply with Policy G1 of the Ribble Valley Districtwide Local Plan, and to allow for the effective use of the parking area.

9. 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

The Building and Development Control Manager advised Members of revised plans in relation to this proposal but it was considered appropriate to determine the application based on the submitted plans to enable full consultations on any subsequent proposal.

REFUSED for the following reason:

1. The lack of any off street parking will result in additional on street parking, thereby exacerbating an existing parking problem in the locality to the detriment of highway safety and contrary to Policy G1 of the Ribble Valley Districtwide Local Plan.

#### 550 DELEGATED ITEMS

<b><u>Plan No:</u></b>	<b><u>Proposal:</u></b>	<b><u>Location:</u></b>
3/2008/1005/P	Conversion of a traditional stone barn into a two bedroomed dwelling (resubmission)	11 Whinney Lane Langho

<b><u>Plan No:</u></b>	<b><u>Proposal:</u></b>	<b><u>Location:</u></b>
3/2010/0521/P	Replacement dwelling	The Hawthorns Rimington Lane Rimington
3/2010/0526/P	Application for the discharge of condition 5 (foul drainage) and condition 7 (landscape) of planning consent 3/2010/0202/P	De Tabley Arms Ribchester Road Clayton-le-Dale
3/2010/0540/P	Proposed conversion and change of use of redundant barn to provide holiday accommodation to provide local tourism and on-site recreational activities. Improvements to existing vehicular and pedestrian access. Installation of sustainable ground source heat system and underground rainwater harvesting tank. Installation of sewerage treatment plant and soak away. Siting of a detached timber shed to keep fishing tackle and bicycles, and formation of an external bin and domestic waste recycling area. Associated external works	Dusty Clough Barn Green Lane Chipping
3/2010/0627/P	Conversion of barn into two, two bedroomed dwellings	Carlinghurst Farm Huntingdon Hall Lane Dutton
3/2010/0712/P	Proposed garage conversion, first floor extension over and a single storey rear (utility room) extension	1 Bradyll Court Brockhall Village Old Langho
3/2010/0723/P	Retrospective application for a sun room/garden shed on a raised platform	43 Mearley Syke Clitheroe
3/2010/0727/P	Proposed installation of 2no. flashing pedestrian crossing signs at the main entrance; 1no. safety banner adjacent to the main entrance; 1no. safety sign located on building within the main site and 2no. pole signs at the main entrance	BAE Systems Samlesbury Aerodrome Myerscough Road Balderstone
3/2010/0753/P	Demolition of an existing dwelling and erection of a replacement dwelling with garage and associated external works	The Farmhouse Cunliffe Moss Farm Mellor
3/2010/0777/P	Proposed timber clad agricultural building to house tractor and trailer and bales of haylage	Tinklers Lodge Tinklers Lane Slaidburn

<b><u>Plan No:</u></b>	<b><u>Proposal:</u></b>	<b><u>Location:</u></b>
3/2010/0785/P	Retrospective application for a garage extension	9 Pagefield Crescent Clitheroe
3/2010/0806/P	Roof covered areas for cattle handling	Higher Greenhead Farm Gisburn Road, Sawley
3/2010/0808/P	Additional safety improvement for public protection by erecting a steel fire wall on an existing sump bund wall and insulation for asset protection of a heat shield (fire cladding) on existing factory building	3M Health Care Ltd Up Brooks Clitheroe
3/2010/0809/P	Application for the discharge of condition 7 (building recording and analysis), conditions 8 (protected species/ecological survey) and condition 11 (erection of flood wall) of planning consents 3/2009/1071/P	Shawbridge Mill Shawbridge Street Clitheroe
3/2010/0812/P	Proposed single domestic garage	64 West View Clitheroe
3/2010/0816/P	Demolition of the existing building. Erect steel framed agricultural building and cover an outside cattle yard	Blackmoss Farm Elmridge Lane Chipping
3/2010/0818/P	Change of use of ground floor office to shop and insertion of shop fronts	1A New Market Street Clitheroe
3/2010/0823/P	Proposed erection of three stables, foaling box and tack room	Old Eaves Hall Waddington Road Clitheroe
3/2010/0824/P	Single storey extension to ground floor flat to accommodate a recreation space adjoining bedroom	9 Vale House Close Whalley
3/2010/0829/P	Installation of a temporary Portakabin toilet and kitchen facility following demolition of a Portakabin in September 2010	BAE Systems Samlesbury Aerodrome Myerscough Road Balderstone
3/2010/0834/P	Proposed lean-to on existing building for the storage of farm vehicles	Parsonage Farm York Road, Wilpshire
3/2010/0839/P	Cattle and sheep building with additional hay and straw storage	Raingill Farm Dale Head Slaidburn



<b><u>Plan No:</u></b>	<b><u>Proposal:</u></b>	<b><u>Location:</u></b>
3/2010/0841/P	Proposed mixed-use development involving change of use from offices to residential/office for D1 use and flat (re-submission of application 3/2009/0533/P)	47 – 51 Berry Lane Longridge
3/2010/0848/P	Proposed bedroom extension above the existing garage	3 Bradyll Court Brockhall Village Old Langho
3/2010/0860/P	Application for the discharge of condition no. 2 (material samples) of planning consent 3/2009/0743P	Mytton Fold Hotel Whalley Road Langho
3/2010/0862/P	Proposed kitchen extension to the rear. Re-submission of application 3/2010/0389/P	Austin House Malt Kiln Lane Chipping
3/2010/0865/P	Single storey rear extension	150 Whalley Road Langho
3/2010/0870/P	Application for non-material amendment to planning consent 3/2010/0452P, incorporating 3 no. windows in the rear two-storey extension and 1 no. Velux window to the rear roofslope of the single storey side extension	10 Whalley Road Hurst Green
3/2010/0872/P	Construction of a proposed stand-alone building to house an indoor adventure facility at Hothersall Lodge Field Centre. The works to include the formation of two disabled car parking spaces within the existing car park	Hothersall Lodge Hothersall Lane Hothersall
3/2010/0891/P	Application for the renewal of planning consent 3/2007/0939/P for the demolition of an existing cabin and carport and the erection of a detached workshop, store and carport	Sunnyhurst Lambing Clough Lane Hurst Green
3/2010/0910/P 3/2010/0919/P 3/2010/0920/P 3/2010/0921/P 3/2010/0922/P	Agricultural buildings to be constructed in five phases and the form of a steel framed Agricultural building	Wycongill Holden Lane Bolton-by-Bowland

551

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>
3/2010/0687/P Cont/	Application for the discharge of	Farlands Hall Farm Withgill, Clitheroe	Policies H15 and ENV3 –

<b><u>Plan No:</u></b>	<b><u>Proposal:</u></b>	<b><u>Location:</u></b>	<b><u>Reasons for Refusal</u></b>
Cont...	planning obligation (relating to Section 106 Agreement) of planning consent 3/2000/0071/P to allow the holiday let known as Pendle to be used as permanent residential accommodation		Intensification of use to detriment of character and appearance of the area.
3/2010/0817/P	Retrospective application for a plaque to the left of the door to No. 5 and a window sticker on one set of windows on No. 5	5-7 Waddington Rd Clitheroe	The advertisements displayed are harmful to the character and significance of the listed building and the character and appearance of Clitheroe Conservation Area because they are conspicuous, intrusive, obscuring of historic architectural detail and detract from the interest of the formal Georgian design. This is contrary to Policies ENV20 and ENV16 of the Ribble Valley Districtwide Local Plan.
3/2010/0825/P	Garden/dining room extension	Turner Fold Birdy Brow Chaigley	Policies G1, ENV1, H10, H17 and PPS1 – Adverse visual impact on the character, setting
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...			and appearance of the existing building and the surrounding area.
3/2010/0847/P	Re-submission of planning application 3/2009/1026P to replace the Wendy House with a Summer House in the garden	Pale Farm Barn Moss Lane Chipping	G1, ENV1, H17 – Detrimental impact upon the character of the traditional barn to the visual detriment of the Area of Outstanding Natural Beauty.

552 SECTION 106 APPLICATIONS

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

553 CERTIFICATE OF LAWFULNESS FOR A PROPOSED USE OR DEVELOPMENT

<b><u>Plan No:</u></b>	<b><u>Proposal:</u></b>	<b><u>Location:</u></b>
3/2010/0651/P	Application for a Lawful Development Certificate confirming that a start has been made on the approved consent (3/2005/0136/P) within the conditions time period	Fair Oak House Leagram
3/2010/0853/P	Application for a Lawful Development Certificate for the blocking up of one window to the rear whilst inserting a new window to the front elevation	12 Thorn Street Sabden

554 CERTIFICATE OF LAWFULNESS FOR AN EXISTING USE OR ACTIVITY IN BREACH OF PLANNING CONDITION

<b><u>Plan No:</u></b>	<b><u>Proposal:</u></b>	<b><u>Location:</u></b>
3/2010/0482/P	Application for a Certificate of Lawfulness for the existing use of a dwelling which is subject to an agricultural occupancy condition in breach of planning condition no 2 of planning permission 3/1993/0479/P	Bolton Hall Farm Park Gate Row Copster Green

555 APPLICATIONS WHERE SECTION 106 HAS NOW BEEN ISSUED

<u>Plan No:</u>	<u>Proposal:</u>	<u>Location:</u>
3/2007/0535/P	Proposed two storey block of apartments (16 units)	Mitchell Street Clitheroe
3/2009/0791/P	Mixed use development comprising vocational learning centre, children's nursery commercial element, 10 live/work units and 70 residential units. Resubmission.	Land at Barrow Brook Clitheroe

556 APPLICATIONS WITHDRAWN

<u>Plan No:</u>	<u>Proposal:</u>	<u>Location:</u>
3/2010/0780/P	Detached garage with guest accommodation above ancillary to the main dwelling	Knott Barn Bowland with Leagram
3/2010/0792/P	Freestanding canopy in early years playground	Bolton by Bowland C of E School
3/2010/0836/P	Retrospective application for retention of decking, fencing and trellis at rear of property	3 Chapel Close Low Moor, Clitheroe

557 APPLICATIONS TO BE DETERMINED BY LANCASHIRE COUNTY COUNCIL

<u>Plan No:</u>	<u>Proposal:</u>	<u>Location:</u>
3/2010/0871/P	Proposed sun shade to children's external play area, new boundary fencing and timber screening to screen off the existing pram shelter	Springwood Children's Centre (Whalley Library) Abbey Road, Whalley

558 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

<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>
3/2010/0474 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 DECISION
3/2010/0249 O	8.9.10	Mr John Rowley Construction of detached bungalow in garden area of Hill Top Bungalow Copster Green	WR	—	APPEAL DISMISSED 16.11.10
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	-		APPEAL INVALID
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	-	AWAITING DECISION
3/2010/0233 D	17.11.10	Mr D M Clegg Proposed detached house in garden area to side of Manor House (Resubmission of 3/2009/0449/P) Manor House Copster Green	WR	—	Notification letter sent 17.11.10 Questionnaire sent 26.11.10 Statement to be sent by 28.12.10

<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>
3/2010/0609 D	30.11.10	Mrs Nicola Gerrard-Russell Proposed extension above existing garage conversion incorporating a master suite and stairs to the loft conversion that will extend the width of the extension and the existing house 14 St Chad's Avenue Chatburn	WR	—	Notification letter sent 3.12.10 Questionnaire sent 11.12.10 Statement to be sent by 10.1.11

## 559 PROPOSALS FOR CHANGES TO PLANNING APPLICATION FEES

The Building and Development Control Manager sought Committee's comments on the consultation document relating to proposed changes in the fee setting of planning application in England.

In February 2009 an independent report researched into whether or not planning application fees recovered local authority costs and this had indicated that around only 90% of those costs on average were being met. It also indicated that around 35% of the development control resources were being allocated to dealing with applications which did not currently incur a fee. The consultation document had been issued on 10 November and the closing date for comments was 7 January 2011. The consultation document had three main options which were:

- Option 1: Decentralising responsibility for setting planning application fees to local planning authorities.
- Option 2: Decentralising responsibility for setting planning application fees to local planning authorities below a cap on maximum fee levels imposed by Central Government.
- Option 3: To maintain the current system as centrally set planning application fees subject to a 10% – 15% increase in fee levels.

The Building and Development Control Manager explained the differences between the three options, all of which would entail an increase in fees of around 15%.

Members were conscious that the current fees did not reflect the amount of work being carried out in relation to planning applications and were keen to make up that shortfall.

RESOLVED: That

1. Committee instruct the Director of Development Services to advise the Department of Communities and Local Government that they consider that the Local Planning Authority should have both the authority to set its own fees and have the abilities to consider charging for the following types of applications:
  - higher fee setting on retrospective applications;
  - charging for resubmitted proposals;
  - charging for listed building applications;and
2. authorise the Director of Development Services to respond as appropriate using the consultation form response.

560

#### WEBSITE COMMENTS ON PLANNING APPLICATIONS

The Building and Development Control Manager advised Committee about recent concerns over failure to acknowledge and respond to comments on certain planning applications submitted via a link available on the Council's website. The Building and Development Control Manager explained that the website was one of several routes available for commenting on planning applications. The vast majority of comments were received either as hard copy letters or via emails and there had been no problem with receiving or registering such submissions. However, when the possibility that some comments submitted via the website were not being actioned this was brought to the attention of the Development Department and an investigation had immediately been carried out. The results of that investigation showed that contents of the unavailable file containing the unactioned comments had been analysed and the file contained comments on both current undetermined applications on which no decision had yet been taken and 101 comments relating to 51 different planning applications which had either been determined and a notice issued or had not been proceeded with, eg the application had been withdrawn or returned as invalid. An analysis was undertaken of the 101 responses to the 51 applications. It transpired that 6 submissions would have necessitated the application to be considered by Planning Committee and not as delegated decisions by officers. Details were given of the six applications which had been previously included in delegated reports, these were as follows:

Application 3/2006/0217/P - First floor extension at Brook Cottage, Higher Commons Lane, Mellor. Approved with conditions.

Application 3/2009/0183/P – Agricultural building for livestock housing on land at Howgill Lane, Rimington. Approved with conditions.

Application 3/2009/0934/P – Conversion of 2 redundant agricultural buildings to 3 units to be used on B1 (light industrial) and B2 (general industrial) at Fishes and Peggy's Hill Farm, Henthorn Road, Clitheroe. Approved with conditions.

Application 3/2009/1082/P – Provision of 2m high mesh fencing around school perimeter at Simonstone C of E School, School Lane, Simonstone. Approved with conditions.

Application 3/2010/0148/P – 3 fascia signs and 1 totem sign at Somerfield Stores, Inglewhite Road, Longridge. Approved with conditions.

Application 3/2010/0176/P – Single storey and two storey extension at 46 Highfield Road, Clitheroe. Approved with conditions.

Committee considered the reports presented for each application and

RESOLVED: That

1. each of the applications be approved, and
2. Committee ask Overview and Scrutiny Committee to investigate the operation and testing of the Council's website, particularly in relation to the receipt of comments on planning applications and other matters and report back to this Committee in due course.

561 LOCAL DEVELOPMENT FRAMEWORK – ANNUAL MONITORING REPORT

Committee were asked to confirm the annual monitoring report by the Forward Planning Manager and agree its submission to the Secretary of State.

Committee were reminded that current legislation required an AMR report to be submitted to Government Office by 31 December 2010. Each year the Council must monitor against a set of core output indicators which were set by the Department of Communities and Local Government as well as a set of local indicators established in the Council's first AMR. This had allowed results to be compared year on year. In accordance with the legislation this report covered the period 1 April 2009 to 31 March 2010.

RESOLVED: That Committee authorise the Director of Development Services to submit the AMR to Government Office in accordance with statutory requirements.

562 REVIEWING HOUSING REQUIREMENTS FOR RIBBLE VALLEY

The Forward Planning Manager submitted a detailed written report highlighting the concern being generated around the provisions of housing across Ribble Valley driven by the existing Policy Framework established through the Regional Spatial Strategy.

He also referred to the ongoing attempts by the current Government to abolish regional strategies and the subsequent High Court challenge which had prevented this from happening. However, the whole landscape of housing numbers was very unclear at the present time.



Members then discussed the report in some detail and shared the Forward Planning Manager's concern about the future direction of regional housing strategies, and the need to consider the possibility of additional work being undertaken by the consultants as a result of the Localism Bill.

RESOLVED: That consideration of this matter be deferred until the national picture on regional strategies and implications of the Localism Bill was sufficiently clarified.

563 RIBBLE VALLEY ARTS TRAIL

Committee received an information report on a proposed arts trail for the Ribble Valley which had arisen out of a recent meeting between officers and a local arts business.

A number of meetings had subsequently been held to discuss potential funding of an arts trail and a possible annual arts event that would attract further tourists to the Borough.

A list of potential applicants and venues was currently being compiled by the project group along with a selection criteria, application process and potential sources of funding and additional support. Subject to funding being made available it was envisaged that the trail could be launched around April/May 2011.

RESOLVED: That the report be noted.

564 ECONOMIC STRATEGY – TOWN CENTRE ACTION PLANS UPDATE

Members considered an update report on various town centre action plans in Clitheroe, Longridge and Whalley.

The report reflected the work being done by bodies driving the action plans for those three main Ribble Valley towns.

RESOLVED: That the report be noted.

565 APPEAL DECISION

Appeal reference APP/T2350/A/10/2135659 – Hill Top Bungalow, Copster Green, Blackburn. Appeal dismissed.

566 EXCLUSION OF PRESS AND PUBLIC

RESOLVED: That by virtue of the next item of business being exempt information under Category 7 of Schedule 12A of the Local Government Act 1972 the press and public be now excluded from the meeting.

567

REQUEST TO MAKE COMPULSORY PURCHASE ORDER FOR LAND ADJACENT TO CLITHEROE CEMETERY, WADDINGTON ROAD, CLITHEROE

The Building and Development Control Manager referred to previous discussions which had taken place around the provision of additional land for this cemetery. He now asked Committee to pass a resolution to make a compulsory purchase order under Section 226(1)(a) of the Town and Country Planning Act 1990 to facilitate the development of the proposed cemetery extension and access road together with parking spaces.

RESOLVED: That Committee approve the recommendation to proceed with a compulsory purchase order and thereafter carry out all legal procedures to ensure the land edged in red and numbered 1 and 2 on the appropriate plan become vested in the Council to ensure that the Council obtains ownership of the land for development of the access road and cemetery.

The meeting closed at 8.02pm

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

BA/JS  
161210