

Minutes of Planning and Development Committee

Meeting Date: Thursday, 13 January 2011 starting at 6.30pm
Present: Councillor R E Sherras (Chairman)

Councillors:

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

In attendance: Director of Community Services, Building and Development Control Manager, Legal Services Manager, Forward Planning and Regeneration Manager, Senior Planning Officer x 2 and Housing Strategy Officer.

Also in attendance: Councillors G Geldard, S Hirst, S Hore, M Ranson, C Ross, N Walsh.

568 APOLOGIES

Apologies for absence from the meeting were submitted on behalf of Councillor D Berryman.

569 MINUTES

The minutes of the meeting held on 16 December 2010 were approved as a correct record and signed by the Chairman.

570 DECLARATIONS OF INTEREST

There were no declarations of interest.

571 PUBLIC PARTICIPATION

There was no public participation.

572 REFERENCES FROM OVERVIEW AND SCRUTINY COMMITTEE

There were no references from Overview and Scrutiny Committee.

PLANNING APPLICATIONS

1. APPLICATION NO: 3/2010/0775/P (GRID REF: SD 383295 446660)
PROPOSED APPLICATION FOR THE UTILISATION OF A PREVIOUSLY UNUSED AREA OF TODBER CARAVAN PARK TO ACCOMMODATE 11 TIMBER CLAD LODGE UNITS, WHILST MAINTAINING THE APPROVED

MAXIMUM OF 306 ON THE SITE AT TODBER CARAVAN PARK, BURNLEY ROAD, GISBURN

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 SO/02 Dwg 01 Amendment A proposed site plan and SO/02 Dwg 02 Amendment A proposed site plan received on 9 December 2010 and SO-02 Dwg/02 site location plan.

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

3. The terms of occupancy of the 11 chalets on the red edged approved plan shall be as follows:

- (i) The chalets shall be occupied for holiday purposes only.

- (ii) The chalets shall not be occupied as a person's sole or main place of residence.

- (iii) The owners/operators shall maintain an up-to-date register of the names of all owners/occupiers of individual 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: 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.

4. The total number of static caravans on the overall site shall not exceed 306 and under no circumstances whatsoever shall the area defined as playing field be used for the positioning of static caravans and there shall be no touring caravans whatsoever located within the site.

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

5. The vans so defined for removal on drawing S/02 Dwg 02 Amendment A shall be physically removed from the caravan site with their former pitches reinstated to grassland to the written satisfaction of the Local Planning Authority prior to any of the lodges being delivered to site.

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

6. Notwithstanding the details shown on drawing SO/02 Dwg 01 Amendment A received on 9 December 2010 the development hereby permitted shall not be commenced until further details of the planting to the south of the area for the lodges has been submitted to and approved in writing by the Local Planning Authority. The scheme shall indicate the total site area to be planted with an upland woodland mix, the types and number of trees and shrubs, their distribution on site and include any changes of level or landform.

The detailed scheme for the internal layout as shown on drawing SO/02 drawing 01 amendment A and subsequently submitted details in respect of the area of upland woodland planting 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.

NOTE(S):

1. For clarity the vans identified for removal upon drawing SO/02 Dwg 02 Amendment A are plots 107, 121, B1, B6, A20, A21, E42, E43, K9, K11 and K13.
2. APPLICATION NO: 3/2010/0801/P (GRID REF: SD 375164 442615)
PROPOSED RETROSPECTIVE APPLICATION FOR ASSOCIATED LIGHTING FOR PREVIOUSLY APPROVED ALL WEATHER PITCH AT CLITHEROE ROYAL GRAMMAR, CHATBURN ROAD, 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. Prior to commencement of any site works, including delivery of building materials and excavations for foundations or services all trees identified on drawing no A-05-301 [T1/14 inclusive] shall be protected in accordance with the BS5837 [Trees in Relation to Construction] the details of which shall be agreed in writing.

A protection zone 12 x the DBH covering at least the entire branch spread of the tree/s, [the area of the root soil environment measured from the centre of the trunk to the edge of the branch spread] shall be physically protected and 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 considered to be of visual amenity, historic or botanical value are afforded maximum physical protection from the adverse affects of development and to comply with planning policies G1 and ENV13 of the Districtwide Local Plan.

3. The floodlights hereby permitted shall not be used between the hours of 6.30pm and 8.30am on any days of the week.

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

4. Prior to the commencement of the development, details of the colour finish of the floodlight columns and lamps shall be submitted to and approved in writing by the Local Planning Authority.

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

5. This permission shall relate to drawing numbers A-05-010 Rev. C, A-05-112, A-05-111 Rev F, A-05-301 and PSD/CRG/101 and the 'Ultra Low Glare' Lighting Report submitted with this application.

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

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

3. APPLICATION NO: 3/2010/0869/P (GRID REF: SD 373896 438882)
PROPOSED CHILDREN'S NURSERY AT HANSON'S GARDEN CENTRE,
WHALLEY 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 drawings TRI-0494 sheets 1-7.

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

3. The development hereby permitted shall be used for a children's nursery and for no other purpose, including any use falling within Class D1 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.

4. The use of the premises in accordance with this permission shall be restricted to the hours between 0730 to 1800 hours Monday to Friday.

REASON: In order 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.

5. Prior to commencement of use, the car park shall be surfaced in accordance with the details submitted and parking areas and pedestrian route marked out in accordance with the approved plans to the written satisfaction of the Local Planning Authority and thereafter retained in perpetuity.

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

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

4. APPLICATION NO: 3/2010/0755/P (GRID REF: SD 373370 436079)
PROPOSED DEMOLITION OF EXISTING DISUSED PUBLIC TOILET AND
CLEARANCE OF THE SITE AT FORMER TOILET BLOCK OFF KING STREET,
WHALLEY

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

REFUSED for the following reason(s):

1. The proposed demolition of the building without sufficient justification would lead to the detriment of the visual amenity of the Conservation Area and as such be contrary to advice contained in PPS5 and Policies G1, ENV16 and ENV18 of the Districtwide Local Plan.

(Councillor Ranson was given permission to speak on the above application).

5. APPLICATION NO: 3/2010/0550/P (GRID REF: SD 374093 440847)
OUTLINE APPLICATION FOR PERMISSION TO CONSTRUCT 30
APARTMENTS, TWO HOUSES AND A 40 BED NURSING HOME AT FORMER
BARKERS GARDEN CENTRE, WHALLEY ROAD, CLITHEROE

The application be DEFERRED and DELEGATED to the Director of Development Services for approval following the satisfactory completion of a Section 106 Agreement to include the provision of affordable housing in accordance with the section headed "Affordable Housing" on page 22 as amended indicating 50% of the market dwellings rather than 90% of the report and financial contribution towards the transport measures as referred to in the Content of Section 106 Agreement on page 25.

1. Application for approval of reserved matters must be made not later than the expiration of 3 years beginning with the date of this permission and the development must be begun not later than whichever is the latter of the following dates:

(a) the expiration of 3 years from the date of this permission; or

(b) the expiration of 2 years from final approval of the reserved matters, or in the case of approval of different dates, the final approval of the last such matter to be approved.

REASON: In order that the Local Planning Authority shall be satisfied as to the details and because the application was made for outline permission and comply with Policy G1 of the Ribble Valley Districtwide Local Plan.

2. Detailed plans indicating the design and external appearance of the buildings, landscape and boundary treatment, parking and manoeuvring arrangements of vehicles, including a contoured site plan showing existing features, the proposed slab floor level and road level (called the reserved matters) shall be

submitted to and approved by the Local Planning Authority before development commences.

REASON: To comply with Policy G1 of the Ribble Valley Districtwide Local Plan and in order that the Local Planning Authority should be satisfied as to the details and because the application was made for outline permission.

3. This outline planning permission shall be read in conjunction with the Section 106 Agreement dated ...

REASON: For the avoidance of doubt as the application is subject of an agreement.

4. 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 the development and thereafter retained.

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

5. Development shall not begin until a scheme for surface water drainage and attenuation for the site, based on sustainable drainage principles and assessment of the hydrological and hydro geological context of the development has been submitted to and approved in writing by the Local Planning Authority. Details of the maintenance and management of the scheme after completion shall be included. The scheme shall subsequently be implemented in accordance with the approved details before the development is completed.

REASON: In order to comply with Policy G1 of the Ribble Valley Districtwide Local Plan in order to prevent the increased risk of flooding, to improve and protect water quality, to improve habitat and amenity and to ensure future maintenance of the surface water drainage system.

6. Prior to commencement of development a landscape management plan including long term design objectives, timing of the works, management responsibilities and maintenance schedules for all landscaped areas shall be submitted to and approved in writing by the Local Planning Authority.

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

7. The plans and particulars submitted in accordance with condition 2 above shall include an Arboricultural Method Statement and Tree Protection Plan (including a tree protection monitoring schedule) detailing special mitigation construction issues in accordance with BS5837. The development shall thereafter be carried out in strict accordance with the procedures, working

methods and protection measures so identified and approved unless agreed otherwise in writing by the Local Planning Authority.

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 effects of development in accordance with Policies G1 and ENV13 of the Ribble Valley Districtwide Local Plan.

8. The new estate road/access between the site and Littlemoor 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.

9. 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, the wheel cleaning facilities shall be retained throughout the life of the development.

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.

10. This permission, insofar as it relates to the improvements to the highway of Littlemoor and the formation of the access into the site from Littlemoor, shall be implemented in accordance with the drawing No 1549-010 REV.D.

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

11. The submission of reserved matters in respect of layout, appearance and landscaping and implementation of development shall be carried out in accordance with illustrative drawing no's 1549-010 REV.D, 1549-101, 1549-102 REV.C, 1549-105, 1549-106 and 1549-110/P1. In particular, the footprint of the buildings and the ridge and maximum heights of the buildings shall not exceed what is shown on these drawings.

REASON: For the avoidance of doubt to define the scope of this permission.

NOTE(S):

1. This consent requires the construction, improvement or alteration of an access to the public highway. Under the Highways Act 1980 Section 184 the County Council as Highway Authority must specify the works to be carried out. Only the Highway Authority or a contractor approved by the Highway Authority can carry out these works and therefore before any access works can start you must contact the Environment Directorate for further information

by telephoning Area Surveyor East 01254 823831 or writing to the Area Surveyor East, Lancashire County Council, Area Office, Riddings Lane, Whalley, Clitheroe BB7 9RW quoting the planning application number.

2. In consideration of condition 4 on renewables the Council would have some regard to energy efficient measures used on buildings.
3. Any works to the watercourse within or adjacent to the site which involve infilling, diversion, culverting or which may otherwise restrict flow, require the prior formal consent of the Environment Agency under Section 23 of the Land Drainage Act 1991. Culverting other than for access purposes is unlikely to receive consent, without full mitigation of loss of flood storage and habitats.
4. The applicant is advised to pay regard to the advice relating to Sustainable Drainage Systems contained in the letter dated 28 July 2010 from the Environment Agency.
5. The applicant is advised that, in order to secure the necessary highway works, it will be necessary to enter into a formal Section 278 Agreement with Lancashire County Council (Highways).
6. In respect of reserved matters the applicant shall ensure that adequate parking provisions shall be met within the site to ensure the adequacy of the parking provisions in the interest of highway safety.

(Mr Ashton spoke against the above application. Councillor Ranson was given permission to speak on the above application).

6. APPLICATION NO: 3/2010/0751/P (GRID REF: SD 372719 435670)
OUTLINE APPLICATION FOR A RESIDENTIAL DEVELOPMENT OF 39
DWELLINGS ON LAND OFF WHALLEY NEW ROAD, BILLINGTON

The Building and Development Control Manager reported additional letters of objection.

REFUSED for the following reason:

The proposed development is considered contrary to Policy G1 of the Ribble Valley Districtwide Local Plan in that the proposal would be detrimental to highway safety due to individual access points on Whalley Old Road and also would lead to an overburden on existing infrastructure provision in terms of drainage, health and education facilities.

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

7. APPLICATION NO: 3/2010/0820/P (GRID REF: SD 373171 436 695)
PROPOSED OUTLINE APPLICATION FOR A MAXIMUM OF 80 RESIDENTIAL
UNITS AT LAND OFF RIDDINGS LANE, WITH ACCESS FROM HAYHURST
ROAD, WITH ALL OTHER MATTERS RESERVED AT LAND TO THE NORTH
OF RIDDINGS LANE, WHALLEY

The Building and Development Control Manager reported additional letters of objection.

REFUSED for the following reason:

The proposed development is considered contrary to Policy G1 of the Ribble Valley Districtwide Local Plan in that it would, by virtue of its density, represent over development of the site. The formation of a footway/cycleway on the raised greenway running across the site in a north westerly direction would lead to increased use of Ridding Lane with resultant loss of amenity to the residents of Limefield Avenue and Riddings Lane which back on to the track. There is considered to be inadequate infrastructure in terms of drainage and school provision to support a development of this scale. The location of the access point into the site off Hayhurst Road is unsuitable having regard to local topography and relationship with immediately surrounding properties and as such the proposal would have an adverse impact on the existing highway infrastructure in the locality which would be unable to cope with the additional traffic movements associated with this development without causing an adverse impact on the amenities of the area as well as general highway safety. The implementation of this development would also have adverse impacts on heritage assets of the Conservation Area of Whalley as a direct result of the increased traffic from this development.

(Mr Barton spoke in favour of the above application. Mr Barker spoke against the above application. Councillor Ranson was given permission to speak on the above application).

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APPLICATIONS APPROVED

<u>Plan No:</u>	<u>Proposal:</u>	<u>Location:</u>
3/2010/0534/P	Non material amendment to planning consent 3/2006/0564 for rearrangement of window and door positions, alterations to glazed entrance and addition of first floor fire escape for a proposed food service distribution facility and associated offices	Barrow Brook Business Park Barrow
3/2010/0693/P	Proposed adaptation and re-use of redundant barn to one dwelling and two holiday cottages	Brockthorn Tosside, Skipton
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

<u>Plan No:</u>	<u>Proposal:</u>	<u>Location:</u>
3/2010/0805/P	Retrospective application for the overhaul of an existing small agricultural building to allow continued use. Leaking unsafe flat concrete roof replaced by a pitched roof in natural sandstone roofing flags, in accordance with local vernacular	Land at Laythams Farm Back Lane Slaidburn
3/2010/0826/P	Replacement of the existing sales office, shop, offices and storage on two levels	Empress Fencing Clitheroe Road Chatburn
3/2010/0850/P	Proposed front porch	37 Larkhill Cottages Brockhall Village
3/2010/0863/P	Proposed rear extension to existing bungalow	27 Hillcrest Road Langho
3/2010/0864/P	Single storey rear extension	16 Siddows Avenue Clitheroe
3/2010/0866/P	Proposed garage and utility room extension to the side of the existing house with a bedroom and en-suite over	8 Berkshire Close Wilpshire
3/2010/0867/P	Erection of a canopy to shelter an outdoor play area and store	Longridge C of E Primary School Berry Lane, Longridge
3/2010/0873/P	Proposed Orangery and study extension at the side and front of the property	15 Browgate Sawley
3/2010/0874/P	First floor side extension to form bedroom and bathroom	6 Station Close Wilpshire
3/2010/0879/P	Application for the discharge of condition no. 3 (colour of blades, rotor head and mast) of planning consent 3/2010/0527/P	Whittakers Farm Back Lane Read
3/2010/0890/P	Change of use to first floor from storage (B8) to retail (A1)	EQ Women's Clothing 36 King Street Clitheroe
3/2010/0896/P	Two-storey rear extension. Re-submission of application 3/2010/0570P	20 Longridge Road Chipping
3/2010/0904/P	Fascia sign	4 Wellgate Clitheroe
3/2010/0907/P	Application for a non-material amendment to planning consent 3/2010/0718P, to change the solar panel manufacturer/type leading to a change of panel layout, 10 panels maintained as original plans	The Barn George Lane Read

<u>Plan No:</u>	<u>Proposal:</u>	<u>Location:</u>
3/2010/0910/P	Agricultural buildings to be constructed in five phases and the form of a steel framed agricultural building	Wycongill Holden Lane Bolton-by-Bowland
3/2010/0912/P	Single storey rear extension	4 Longsight Avenue Clitheroe
3/2010/0914/P	Application for the discharge of condition no.5 (conservation rooflights) and condition no.6 (materials) of planning consent 3/2010/0139P	Witton Lodge School Lane Simonstone
3/2010/0919/P 3/2010/0920/P 3/2010/0921/P 3/2010/0922/P 3/2010/0925/P	Agricultural buildings to be constructed in five phases and the form of a steel framed agricultural building Proposed change of use of activity centre to a Bed & Breakfast business, extension into the old rest room to form a guest lounge and alteration of the windows, and alteration of the instructor room window to form a doorway	Wycongill Holden Lane Bolton-by-Bowland Fell View Barn Baygate Bolton-by-Bowland
3/2010/0927/P	Roof over yard area between two existing buildings to reduce run-off	Lower Alston Farm Riverside, Ribchester
3/2010/0932/P	Proposed chill store extension to existing dairy	Bolton Fold Farm Alston Lane Alston, Preston
3/2010/0948P	Application for a non-material amendment to planning consent 3/2010/0615P - omission of sliding folding doors, double door set to be fixed and face brickwork panel to match those already proposed and approved on the original plan	Stonebridge Garage Kestor Lane Longridge
3/2010/0957/P	Application for Non material amendment to planning consent 3/2010/0803/P in relation to additional ducting for proposed insulation of new air purification system	Jones Stroud Insulations Queen Street Longridge
3/2010/0975/P	Application for non-material amendment to allow the substitution of the previously approved 15m Eoltec wind turbine, with a C&F Green Energy CF6e wind turbine	Moor Game Hall Dutton Longridge

574 APPLICATIONS REFUSED

<u>Plan No:</u>	<u>Proposal:</u>	<u>Location:</u>	<u>Reasons for Refusal</u>
3/2010/0861/P	Proposed first floor extension to the rear and new window at first floor to the front elevation	92 Ribchester Road Salesbury	G1, H10, SPG – Incongruous development to the visual detriment of the original property, and the character of this row of terraced cottages.

575 SECTION 106 APPLICATIONS

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

576 TOWN AND COUNTRY PLANNING (GENERAL PERMITTED DEVELOPMENT) ORDER 1995 PARTS 6 & 7 PRIOR NOTIFICATION OF AGRICULTURAL AND FORESTRY BUILDINGS AND ROADS PRIOR APPROVAL **NOT** REQUIRED

<u>Plan No:</u>	<u>Proposal:</u>	<u>Location:</u>
3/2010/0967/P	Proposed workshop for farm maintenance	Cockshutts Farm Pendleton

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

<u>Plan No:</u>	<u>Proposal:</u>	<u>Location:</u>
3/2010/0788/P	Agricultural housing	Dean Farm Sabden

578 CERTIFICATE OF LAWFULNESS FOR A PROPOSED USE OR DEVELOPMENT

<u>Plan No:</u>	<u>Proposal:</u>	<u>Location:</u>
3/2010/0915/P	Application for a certificate of lawful development for a proposed single storey lean-to rear extension and alterations to the existing front porch to add a door and window (without extending the porch)	28 Copperfield Close Clitheroe

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APPLICATIONS WITHDRAWN

<u>Plan No:</u>	<u>Proposal:</u>	<u>Location:</u>
3/2010/0135/P	Construction of agricultural building for livestock/agricultural vehicles	Capsticks Field Burnley Road, Gisburn
3/2010/0843/P	Demolition of outbuilding and construction of garage/workshop, household storage, office/design studio and recreational space and self contained two bed holiday cottage, solar panels and heat pump and water tank	Chorley House Back Commons Lane Clitheroe
3/2010/0844/P	Demolition of buildings at Victoria Mill with retention of the Mill chimney	Victoria Mill Watt Street, Sabden
3/2010/0845/P	Demolition of existing mill, opening up of Sabden Brook, the erection of 46 dwellings (20 affordable), a new access road to Watt Street and retention of the Mill chimney	Victoria Mill Watt Street Sabden
3/2010/0889/P	Agricultural building 30m x 3m x 5.4m to store machinery	Fell View Barn Baygate Bolton-by-Bowland

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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	APPEAL ALLOWED 2.12.10
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	—	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>
3/2010/0691 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	-	Awaiting site visit
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	-	Awaiting site visit

581 CONSULTATION ON DRAFT LOCAL TRANSPORT PLAN FOR LANCASHIRE 2011-2021

The Director of Development Services submitted a report asking Committee to consider the Council's response to a consultation paper on Lancashire Transport Planning Policy. The Local Transport Act 2008 requires that local transport authorities (in Ribble Valley's case this is Lancashire County Council) produce a local transport plan. This plan outlines how the transport authority will maintain and improve transport in the area. The current plan expires in 2011 and the consultation draft aims to develop a new plan looking to 2021. The consultation focused on the plan strategy document which identified a vision for the area's transport goals and outlines key priorities and their associated actions.

The consultation draft strategy had already been informed by a variety of discussions and preliminary consultations with relevant parties. The report went on to highlight the details of the strategy document with regard to transport goals; transport priorities; improving access into areas of economic growth and regeneration; providing better access to education and employment; improving peoples quality of life and wellbeing; improving the safety of our streets and our most vulnerable residents; providing safe reliable convenient and affordable

transport alternatives to the car; and maintaining our assets and reducing carbon emissions and its effects.

The report went on to include recommendations with regard to specific areas of the consultation that generally highlighted the fact that there were minimal references to rural issues and priorities and that further clarification was required in relation to Ribble Valley.

RESOLVED: That Committee authorise the Director of Development Services to make a response on behalf of the Council that follows the various recommendations contained in the report.

582 PROPOSED DEVELOPMENT ON WHITTINGHAM LANE, PRESTON

Members' attention was drawn by the Forward Planning and Regeneration Manager to a consultation being undertaken by Preston City Council as part of their local development framework. The consultation featured proposed options for housing allocations in Preston. He explained this was a first stage of consultation and is the starting point for ongoing engagement.

One of the proposed options includes land adjoining the borough boundary at Longridge on Whittingham Lane, a site of some 18.93 hectares. A plan showing the site was circulated. Members were advised that the information on the options was available on Preston City Council's website and copies of the documents for reference were available in the Council Offices if Members wish to view them.

He advised that response to the consultation was to be made by 31 January 2011 and it was intended that a holding response be made to register the Council's interest and further discussions will be invited. A formal report would be brought to the next available Committee meeting.

Members were reminded of previous consultations and discussions on cross boundary issues in relation to the respective core strategies and that the importance of such joint discussions and potential for joint working was likely to grow in importance as both Councils progress their policy frameworks.

Members acknowledged the information given and noted the importance of cross boundary working. It was agreed that there should be a formalisation of this joint working. The Chairman proposed a resolution for Members to consider.

RESOLVED: That Committee ask the Chief Executive to make a formal approach to Preston City Council to establish a suitable joint working arrangement to consider and make recommendations on housing, regeneration and planning matters as appropriate; any working group to include the Chair of Planning and Development, relevant Committee Members and appropriate officers.

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APPEALS

- a) 3/2009/0261/P – Proposed development of a farm workers dwelling at Old Dairy Farm, Chipping Road, Chaigley. Appeal allowed with conditions.

The meeting closed at 9.20pm.

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