

Minutes of Planning and Development Committee

Meeting Date: Thursday, 24 February 2011 starting at 6.30pm
Present: Councillor R E Sherras (Chairman)

Councillors:

| | |
|------------|---------------|
| R Adamson | J Rogerson |
| D Berryman | J S Sutcliffe |
| R J Elms | D Taylor |
| T Hill | R Thompson |
| B Hilton | J White |
| J Holgate | |

In attendance: Head of Legal and Democratic Services, Head of Regeneration and Housing and Senior Planning Officer.

681 APOLOGIES

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

682 MINUTES

The minutes of the meeting held on 3 February 2011 were approved as a correct record and signed by the Chairman.

683 DECLARATIONS OF INTEREST

Councillor R Thompson declared an interest in planning application 3/2010/0758 in relation to Trough Road, Dunsop Bridge and Councillor J Rogerson declared an interest in planning application 3/2011/0037 in relation to Stoneygate Holiday Centre, Knowle Green.

684 PUBLIC PARTICIPATION

There was no public participation.

685 REFERENCES FROM OVERVIEW AND SCRUTINY COMMITTEE

There were no references from Overview and Scrutiny Committee.

686 PLANNING APPLICATIONS

APPLICATION NO: 3/2010/0721/P (GRID REF: SD 360184 437578)
CHANGE OF USE FROM AN EXISTING DWELLING TO A SINGLE RETAIL UNIT. SINGLE STOREY REAR EXTENSION AND ALTERATIONS TO SHOP FRONT AT 91 BERRY LANE, LONGRIDGE

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 the amended plan received on the 27 January 2011 – drawing no. 1334 02 Rev B in relation to the removal of a door to the single storey rear extension.

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 Sunday and 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 premises shall not be used for any other purpose other than as a retail shop within Class A1 of the Town and Country Planning (Use Classes) Order 1987 (As amended).

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

APPLICATION NO: 3/2010/0917/P (GRID REF: SD 375006 441975)
SUBMISSION OF PROPOSED INDUSTRIAL BUILDING REFERENCE
3/2009/0162/P (RETROSPECTIVE) AT UP BROOKS MILL, TAYLOR STREET,
CLITHEROE

GRANTED subject to the following condition(s):

1. Retrospective permission is granted for the development as shown on submitted drawing numbers 3998-01REVC and 4088-01.

REASON: For the avoidance of doubt.

2. The building hereby permitted shall only be used for purposes falling within Use Classes B1 (Business) and B8 (Storage and Distribution) of the Town and Country Planning (Use Classes) Order 2006.

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

3. The use of the premises in accordance with this permission shall be restricted to the hours between 0700 and 2000 Monday to Saturday with no working on Sundays and Bank Holidays. There shall also be no deliveries made to the building outside these specified hours.

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

4. No external flood lighting/security lighting shall be installed at the site unless precise details thereof have first been submitted to and approved in writing by the Local Planning Authority. Any such lighting shall thereafter be installed and permanently maintained in accordance with the approved details.

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

APPLICATION NO: 3/2010/0953/P (GRID REF: SD 373524 437775)
RETROSPECTIVE APPLICATION FOR THE USE OF PART OF
AGRICULTURAL BUILDING FOR THE REPAIR AND MAINTENANCE OF
MOTOR VEHICLES AT MARWIN, CLITHEROE ROAD, BARROW

The Senior Planning Officer reported a letter from the applicant responding to the complainant's letter.

GRANTED subject to the following condition(s):

1. This permission shall relate to the uses of the two parts of the building, the proposed internal alteration to the building and the uses of the outside curtilage area as shown on drawing number C-1000A sheets 1 and 2.

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

2. This permission shall inure for the benefit of the applicants, Mr & Mrs D Parkes, only and not for the benefit of the land nor for any other person or persons, whether or not having an interest in the land.

REASON: As permission has been granted in view of the particular circumstances applying in this case, and the way in which the business is to be operated by the applicant as described in the supplementary documentation submitted with the application; and because the operation of the business in any other way could be contrary to Policy G1 of the Ribble Valley Districtwide Local Plan.

3. The use of part of the agricultural building for the repair and maintenance of motor vehicles as hereby permitted, shall cease and any associated plant, materials, and equipment shall be removed on or before 28 February 2013 and the site shall be restored to its former condition and agricultural use to

the satisfaction of the Local Planning Authority unless a renewal of this permission has first been granted by the Authority.

REASON: This temporary permission has been granted to enable the Local Planning Authority to assess and review the impact of the development against the requirements of Policy G1 of the Ribble Valley Districtwide Local Plan, in particular its effects upon the amenities of nearby residents.

4. The use of the building and its curtilage in accordance with this permission shall be restricted to the hours between 0900 to 1730 on weekdays and 0900 to 1300 on Saturdays and there shall be no operation 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 residential amenities.

5. All repairs and maintenance work on vehicles shall take place within the building.

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

6. No more than one customer vehicle associated with the approved use shall be parked outside the building but within its curtilage at any time; and no vehicles associated with the approved use shall at any time be parked on Clitheroe Road, Barrow.

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

7. Within 3 months of the date of this permission, internal cladding to remove the ventilation slits in the existing Yorkshire boarding shall have been fitted within the building in accordance with precise details and specifications that have first been submitted to and approved in writing by the Local Planning Authority. Thereafter, the approved cladding shall be retained at all times whilst the approved use continues to be operated.

REASON: In order to improve the sound attenuation qualities of the building in the interests of the amenities of nearby residents and to comply with Policy G1 of the Ribble Valley Districtwide Local Plan.

8. All activity relating to the servicing of the development must be accommodated within the site.

REASON: To ensure that the servicing of the site is not detrimental to highway safety in the locality and to comply with Policy G1 of the Ribble Valley Districtwide Local Plan.

9. A visibility splay to the site access of 90m measured 2.4m back from the edge of the carriageway shall be maintained at all times when the use hereby permitted is in operation.

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

10. Within 3 months of the date of this permission, the gate to the site shall be relocated so that it is a minimum of 5m back from the edge of the carriageway, and it shall open into the site.

REASON: To allow vehicles associated with the approved use to pull clear of the carriageway when accessing the site, in the interests of highway safety and to comply with Policy G1 of the Ribble Valley Districtwide Local Plan.

11. Within 3 months of the date of this permission, a dropped kerb shall be provided to the site access.

REASON: To enable vehicles to leave the carriageway in a safe manner in the interests of highway safety and to comply with Policy G1 of the Ribble Valley Districtwide Local Plan.

12. Within 3 months of the date of this permission, that part of the access extending from the highway boundary for a minimum distance of 10m into the site shall be paved in tarmacadam or other material that has first been submitted to and approved in writing by the Local Planning Authority.

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

APPLICATION NO: 3/2010/0961/P (GRID REF: SD 376560 434604)
PROPOSED RESIDENTIAL DEVELOPMENT FOR TWO SEMI DETACHED
PROPERTIES ON LAND AT GREENACRES/TENNYSON AVENUE, READ

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 drawings numbers 10.182/01A and 10.182/02A.

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

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

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

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

REASON: In the interests of the amenity of the area, and to ensure that no building works take place at any time within 3m of the centre line of the public sewer that crosses the site, in accordance with Policy G1 of the Ribble Valley Districtwide Local Plan.

5. The development shall be carried out strictly in accordance with the submitted plans which indicate that the dwellings will be sited a minimum of 3m away from the centre line of the public sewer that crosses the site. No building works shall at any time in the future be carried out anywhere within the 6m wide access strip for the sewer (as shown on drawing number 10.182/02A) unless a further planning permission has first been granted in respect of any such building works.

REASON: In order to protect the public sewer that crosses the site and ensure future access for maintenance or replacement in accordance with Policy G1 of the Ribble Valley Districtwide Local Plan.

APPLICATION NO: 3/2010/0970/P (GRID REF: SD 360124 436601)
PROPOSED CONVERSION OF ONE END TERRACED PROPERTY INTO
TWO DWELLINGS – 1 X ONE BED AND 1 X TWO BED AT 5 DOCTORS ROW,
LONGRIDGE, LANCASHIRE, PR3 3SE.

GRANTED subject to the following conditions:

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. 2213-01.

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

3. Notwithstanding the provisions of the Town and Country Planning General Permitted Development Order 2010 (or any order revoking or re-enacting that Order) any future extensions or external alterations to the dwelling, including any development within the curtilage, as defined in Schedule 2 Part 1 Classes A to H, shall not be carried out without the formal consent of the Local Planning Authority.

REASON: In order that the Local Planning Authority shall retain effective control over the site to ensure the future protection of the character and appearance of the building in compliance with Policy ENV16 of the Ribble Valley Districtwide Local Plan, given its location within the New Town Conservation Area.

4. The new window at first floor of the east facing elevation of the building shall be obscure glazed to the satisfaction of the Local Planning Authority and remain in that manner in perpetuity.

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

APPLICATION NO: 3/2010/0973/P (GRID REF: SD 360736 437564)
PROPOSED ERECTION OF A DETACHED DWELLINGHOUSE ON GARDEN
AREA ON LAND ADJACENT TO 2 PARLICK AVENUE, LONGRIDGE.

The Senior Planning Officer reported three additional items which included two letters from residents and a response from Lancashire County Council highways, who had no objections in principle to the development.

GRANTED subject to the following conditions:

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 05B, 12A, 20 and 20A.

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 3 February 2011 and 8 February 2011.

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

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

REASON: In order that the Local Planning Authority may ensure that the materials to be used are appropriate to the locality in accordance with Policy G1 of the Ribble Valley Districtwide Local Plan and the adopted Supplementary Planning Guidance – “Extensions and Alterations to Dwellings” (if applicable).

5. Notwithstanding the provisions of the Town and Country Planning General Permitted Development Order 2008 (or any order revoking or re-enacting that Order) any future extensions or external alterations to the dwelling, including any development within the curtilage, hard standing or fences, as defined in Schedule 2 Part 1 Classes A to H, and Part II Class A, shall not be carried out without the formal consent of the Local Planning Authority.

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

6. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking or re-enacting that Order) the building(s) shall not be altered by the insertion of any window or doorway without the formal written permission of the Local Planning Authority.

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

7. The dwelling hereby approved shall be constructed with its first floor side (north facing) windows obscurely glazed, details of which shall be submitted to, and agreed in writing, by the Local Planning Authority before development commences; and also fitted with restrictors limiting the degree of opening of each opening light to not more than 45°. Thereafter it shall be maintained in that condition in perpetuity to the satisfaction of the Local Planning Authority.

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

8. Details of the proposed new boundary fence as indicated on revised site plan, drawing no. 05B, shall be submitted to and approved in writing by the Local Authority prior to their erection on site. It shall be retained and maintained at the maximum heights indicated on the approved plan, in perpetuity, however the fence shall be no higher than 1m beyond the front elevation of the new property.

REASON: To comply with Policy G1 of the Ribble Valley Districtwide Local Plan, in order to safeguard the residential amenity of the occupiers of the neighbouring properties, and also to ensure adequate visibility at the vehicular site access.

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

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

10. The car parking spaces indicated on plan drawing no. 05B shall be surfaced/paved and marked out in accordance with the approved plan, and made available for use prior to the occupation of the dwelling hereby.

REASON: To comply with Policies G1 and T7 of the Ribble Valley Districtwide Local Plan and to allow for the effective use of the parking areas.

11. Prior to commencement of any site works, including delivery of building materials and excavations for foundations or services, the trees identified on the site plan 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.

REASON: In order to ensure that any trees affected by development are afforded maximum physical protection from the adverse affects of development.

INFORMATIVES

1. If bats are found or disturbed, work shall cease until further advice has been sought from the Bat Conservation Trust.

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

APPLICATION NO: 3/2011/0037/P (GRID REF: SD 364450 437880)
PROPOSAL TO BUILD AN ADDITIONAL 2 NO. HOLIDAY COTTAGES AT
STONEYGATE HOLIDAY CENTRE, STONEYGATE LANE, KNOWLE GREEN,
RIBCHESTER

The Senior Planning Officer reported that another letter had been received from the Parish Council expressing their concerns.

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 03, 04 and 05.

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

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

REASON: In order that the Local Planning Authority may ensure that the materials to be used are appropriate to the locality in accordance with Policies G1, ENV2, ENV3 and RT1 of the Ribble Valley Districtwide Local Plan.

4. Details of any additional external lighting for the site, 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 prior to their use/erection on site.

REASON: In the interests of preserving the visual amenities of the locality and to comply with Policies G1, ENV2 and ENV3 of the Ribble Valley Districtwide Local Plan.

5. 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.

6. The unit(s) of accommodation shall not be let to or occupied by any one person or group of persons for a continuous period of longer than 3 months in any one year and in any event shall not be used as a permanent accommodation. A register of such lettings shall be kept and made available to the Local Planning Authority to inspect on an annual basis.

REASON: In order to comply with Policies G1, G5, ENV2, ENV3, and RT1 of the Ribble Valley Districtwide Local Plan. The building is located in an area where the Local Planning Authority would not normally be minded to grant the use of building for a permanent residential accommodation.

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

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

REASON: In the interests of the amenity of the area and to comply with Policies G1, ENV2 and ENV3 of the Ribble Valley Districtwide Local Plan.

8. 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.

9. Surface water run off from this site should be restricted to existing rates in order that the proposed development does not contribute to an increased risk of flooding.

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

NOTES

1. Development on this site should be drained on separate foul and surface water systems. All foul drainage must be connected to the foul sewer and only uncontaminated surface water should be connected to the surface water system.

However, where there are established combined systems the possibility of deviation from this general policy may be discussed with the Council's Chief Technical Officer.

2. Consent of the Environment Agency is required prior to the discharge of effluent to surface or underground waters. Consent will only be considered if discharge to the foul sewer is not practicable, in which case the applicant should consider:
 - (i) Construction of a soakaway area with no residual discharge to watercourse.
 - (ii) Construction of a soakaway area with a high level overflow discharging to watercourse.

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

3. The foul drainage from the proposed development shall be discharged to a septic tank and soakaway system which meets the requirements of British Standard BS6297:1983, there shall be no connection to any watercourse or land drainage system and no part of the soakaway system is situated within 10m of any ditch or watercourse or within 50m of any well, borehole or spring.

(Councillor Rogerson returned to the meeting).

APPLICATION NO: 3/2010/0564/P (GRID REF: SD 377228 433483)
PROPOSED ERECTION OF NEW INVESTMENT CASTING FOUNDRY AT
REAR AND PARKING AND SERVICING AREAS AT CALDER VALE PARK,
SIMONSTONE

The Senior Planning Officer reported a letter that had been received from the Environment Agency which included recommendations for additional conditions.

DEFER and DELEGATE to the Director of Development Services subject to the following conditions with authority to negotiate suitable amendments relating to noise (condition 8) and additional conditions requested by the Environment Agency and subject to the formal advertisement of a departure and reference to Government Office North West in accordance with the Town and Country Planning (Green Belt) Direction 2005 and:

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 relates to the plans submitted within this application - drawing numbers AL(2-)11, AL(2-)10, AL(2-)01 and AL(2-)02.

REASON: For the avoidance of doubt

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

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

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

4. Precise specifications or samples of walling and roofing materials and details of any surface materials to be used including their colour and texture shall have been submitted to and approved 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. No development approved by this permission shall be commenced until a scheme for the provision of surface water drainage has been approved by the

Local Planning Authority. Such a scheme shall be constructed and completed in accordance with the approved plans.

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

6. No development approved by this planning permission shall be commenced until:
 - a) A desktop study has been undertaken to identify all previous site uses, potential contaminants that might reasonably be expected given those uses and other relevant information. Using this information a diagrammatical representation (Conceptual Model) of the site of all potential contaminant sources, pathways and receptors has been provided.
 - b) A site investigation has been designed for the site using the information obtained from (a) above. This should be submitted to and approved in writing by the lps prior to that investigation being carried out on the site.
 - c) The site investigation and associated risk assessment have been undertaken in accordance with details approved in writing by the Local Planning Authority.
 - d) A Method Statement and remediation strategy, based on the information obtains from (c) above has been submitted to and approved in writing by the Local Planning Authority.

The development shall then proceed in strict accordance with the measures approved. Work shall be carried and completed in accordance with the approved method statement and remediation strategy referred to in (d) above, and to a timescale agreed in writing by the Local Planning Authority: unless otherwise agreed in writing by the Local Planning Authority.

If, during development, contamination not previously identified is found to be present at the site, then no further development (unless otherwise agreed in writing with the Local Planning Authority) shall be carried out until the developer has submitted, and obtained written approval from the Local Planning Authority for, an addendum to the method statement. This addendum to the method statement must detail how this unsuspected contamination shall be dealt with.

Upon completion of the remediation detailed in the method statement a report shall be submitted to the Local Planning Authority that provides verification that the required works regarding contamination have been carried out in accordance with the approved method statement(s). Post remediation sampling and monitoring results shall be included in the report to demonstrate that the required remediation has been fully met. Future monitoring proposals and reporting shall also be detailed I the report.

REASON:

(a) To identify all previous site uses, potential contaminants that might reasonably be expected given those uses and the source of contamination, pathways and receptors.

(b) To enable:

- A risk assessment to be undertaken;
- Refinement of the conceptual model; and
- The development of a method statement and remediation strategy.

(c) & (d) To ensure that the proposed site investigation and remediation strategy will not cause pollution of ground and surface waters both on and off site and to comply with Policy G1 of the Ribble Valley Districtwide Local Plan.

7. Prior to commencement of details further details of acoustic measures in accordance with the submitted noise report received by the Local Planning Authority on 9 December 2010 shall be submitted to the Council. The measures shall be implemented and thereafter retained before commencement of use of the buildings. These measures shall include acoustic barriers and additional sound insulation to the building and any plant or machinery.

REASON: In the interest of safeguarding residential amenity and to comply with Policy G1 of the Districtwide Local Plan.

8. All deliveries to the site shall only be between the 0800 hours to 1700 hours Monday to Saturday with no deliveries on Sunday or Bank Holidays.

REASON: In the interest of safeguarding residential amenity and to comply with Policy G1 of the Districtwide Local Plan.

9. The roller shutter doors on the building, the subject of this application, shall be fitted with automatic closing devices and acoustic curtains and shall not be open between 1930 hours and 0700 hours.

REASON: In the interest of safeguarding residential amenity and to comply with Policy G1 of the Districtwide Local Plan.

10. Noise emitted from the site shall not exceed

45dBLa eq 10hr at Railway Terrace
42dB La eq 10hr rear of Bank Terrace
49dB La eq 10hr River Bank Terrace
during the day and at nighttime not exceed 41dB La eq 9hr 30 min at Railway Terrace
38dB La eq 9hr 30min rear of Bank Terrace
40dB La eq 9hr 30min River Bank Terrace

REASON: In the interest of safeguarding residential amenity and to comply with Policy G1 of the Districtwide Local Plan.

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

(Councillor Thompson declared an interest in the next item and left the meeting.)

APPLICATION NO: 3/2010/0758/P (GRID REF: SD 3657444 500065)
PROPOSED ERECTION OF 12 DWELLINGS, ASSOCIATED ACCESS AND PARKING, AND LANDSCAPING WORKS AT TROUGH ROAD, DUNSOP BRIDGE

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 draft Section 106 Agreement appended as a background paper to this report which indicates that 100% of the units shall be for affordable housing and subject to the following conditions:

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

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

2. This permission shall be implemented in accordance with plan references P2153/02A, P2153/01A, 119P15A, 119P14A, 119P13B.

REASON: For the avoidance of doubt.

3. This permission shall relate to the amended landscaping plan submitted on 10 February 2011. The development hereby permitted shall not be commenced until further details of the existing trees, including their diameter at breast height with details of the root protection, have been submitted to, and approved in writing by, the Local Planning Authority.

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

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

4. This 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.

5. Prior to commencement of development, a plan showing additional highway measures to reinforce compliance with a reduced speed limit outside the school shall be submitted to and approved in writing by the Local Planning Authority and implemented before occupation of the units.

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

6. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2008 (or any Order revoking or re-enacting that Order) any future extensions and/or alterations to the dwelling including any development within the curtilage as defined in Schedule 2 Part 1 Classes A to H shall not be carried out without the formal written consent of the Local Planning Authority.

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

7. 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.

8. This proposal shall relate to the details of the renewable energy production methods submitted with this application and the buildings shall not be occupied until these measures have been incorporated in the scheme and thereafter retained.

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

9. Prior to commencement of development precise details of a phasing plan shall be submitted to and approved in writing by the Local Planning Authority.

REASON: In order that the Local Planning Authority shall retain effective control over the phasing of the site in the interests of visual amenity and to comply with Policies G1 and ENV1 of the Ribble Valley Districtwide Local Plan.

BACKGROUND PAPERS

Draft Section 106 Agreement submitted with the application.

(Councillor Thompson returned to the meeting).

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

The following proposals have been determined by the Director of Development Services under delegated powers:

688 APPLICATIONS APPROVED

| <u>Plan No:</u> | <u>Proposal:</u> | <u>Location:</u> |
|------------------------|---|---|
| 3/2010/0456/P | Replace existing approved outbuilding and existing loose boxes with a new garage and timber loose boxes | Sheepcote Farm Wiswell |
| 3/2010/0668/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 |
| 3/2010/0818/P | Change of use of ground floor office to shop and insertion of shop fronts | 1A New Market Street Clitheroe |
| 3/2010/0868/P | Application to install Photovoltaic (Solar) panels on all roof surfaces as appropriate on buildings at the business park (excluding units 3-7 inc., 10-14 inc., and Olympic House). All panels to be affixed by aluminium rails raising roof surfaces by approximately 80mm | The Sidings Business Park Whalley |
| 3/2010/0875/P | Resubmission of application 3/2010/0266/P for a front and rear dormer and a rear single storey extension | 15 Hillcrest Road Langho |
| 3/2010/0892/P | Application for the discharge of condition number 3 (surface water drainage) of planning permission 3/2010/0618/P | The Traders Arms Mellor Lane, Mellor |
| 3/2010/0895/P | Substitution of house type in connection with approved application 3/2008/0934/P on land adjacent | 32 Dilworth Lane Longridge |
| 3/2010/0911/P | Discharge of conditions relating to materials, boundary treatment to watercourse, surface water regulation, disposal of foul and surface water and new entrance gateway to public open space and contaminated land conditions | Barrow Brook Barrow |

| <u>Plan No:</u> | <u>Proposal:</u> | <u>Location:</u> |
|-------------------------------------|---|---|
| 3/2010/0951/P | Proposed erection of two 18m high, 20Kw wind turbines | Slack Farm Newsholme, Clitheroe |
| 3/2010/0956/P | Proposed two-storey extension accommodating carport, gym and guest-suite linked to the house via a single storey office and porch extension and proposed Orangery in the North West corner to replace the existing office | Throstle Nest Saccary Lane Mellor |
| 3/2010/0962/P | Application for a Certificate of Lawful Development for the proposed incorporation of garden area into curtilage | White Carr Lodge Barn Dilworth Bottoms Ribchester |
| 3/2010/0963/P & 3/2010/0986/P | Renewal of planning consent 3/2007/1017/P for change of use from shop and dwelling to shop with living accommodation and separate dwelling. Renewal of listed building consent 3/2007/1016/P for alterations and repairs to the existing building (change to shop with living accommodation and a separate dwelling) | 1 & 3 Windy Street Chipping |
| 3/2010/0976/P | Removal of existing cattle housing to be replaced with an open fronted building to cover cattle handling facilities | Cragg House Farm Out Lane, Chipping |
| 3/2010/0978/P | Proposed car-port and upgrading of outbuilding | Jersey Farm Knowsley Road Wilpshire |
| 3/2010/0984/P | Proposed extension to the existing Granny Annex and proposed new garage. Resubmission of application 3/2010/0631/P | Cockerham Hall Saccary Lane, Mellor |
| 3/2010/0991/P | Continued siting of two portakabins for office use | New Garage Mitton Road, Whalley |
| 3/2010/0995/P | Application for the discharge of condition no. 5 (materials) of planning consent 3/2010/0185/P | Land off Church Street (B6478), Slaidburn adjacent Baite Laithe |
| 3/2010/0997/P | Amended resubmission of application 3/2010/0323/P for a low level roof integrated system with 12 solid black panels and a smaller surface area to reduce the visual impact of the proposed solar array | The Barn Turner Fold Read |

| <u>Plan No:</u> | <u>Proposal:</u> | <u>Location:</u> |
|------------------------|--|--|
| 3/2010/0998/P | Amended resubmission for proposed improvements and alterations to the outbuilding to provide ancillary guest accommodation | Dovesyke Farm Eaves Hall Lane West Bradford |
| 3/2010/1004/P | Extension to dining room | Gibbon Bridge Hotel Green Lane, Chipping |
| 3/2010/1008/P | Application for the discharge of condition no. 6 (contamination risk assessment), condition no. 14 (foul and surface water treatment) and condition no. 15 (foul drainage treatment plant) of planning consent 3/2009/0513/P | 1 & 2 Harrop Gate Barn Harrop Fold Lane Ends Grindleton |
| 3/2011/0023/P | Retrospective application for change of use of first floor to self-contained flat with access from rear | 81 Berry Lane Longridge |
| 3/2011/0031/P | Discharge of condition 13 (landscaping) of planning consent 3/2010/0628/P | Moor Barn Clitheroe Road Knowle Green |
| 3/2011/0034/P | Non material amendment to planning consent 3/2009/0399/P which involves removal of windows to northeast elevation and change some materials, variation in window positions on southwest and southeast elevation, adjustments to onsite parking with the provision of additional parking spaces, details of bin stores and air source heat pumps and boundary wall to club row houses to enable accommodation of bins and bin store for flats | land off Kirklands Chipping |

689

APPLICATIONS REFUSED

| <u>Plan No:</u> | <u>Proposal:</u> | <u>Location:</u> | <u>Reasons for Refusal</u> |
|------------------------|--|--|---|
| 3/2010/0901/P | Demolition of existing garage. New two-storey extension to the North side of the house incorporating a small single storey 'lean-to' to the East (rear) elevation, and front porch | 18 Roman Way Highmoor Park Clitheroe | Policy G1 - lead to conditions to the detriment of highway safety. Policies G1, H10 and the SPG 'Extensions and Alterations to Dwellings' - over prominent addition to |

| <u>Plan No:</u> | <u>Proposal:</u> | <u>Location:</u> | <u>Reasons for Refusal</u> |
|------------------------|---|---|---|
| | extension proposal to create a family dining/kitchen and utility at ground floor and a bedroom with a new bathroom arrangement at first floor | | the detriment of the visual appearance of the property itself and the wider street scene. |
| 3/2010/0905/P | Proposal to remove existing window and stonework, drop the existing cill level and replace windows and stonework | Salesbury Primary School Lovely Hall Lane Salesbury | G1 – Detrimental visual impact upon the character and appearance of this historic aspect of the school to the visual detriment of the locality. |
| 3/2010/0923/P | Replacement of existing window with glazed external doors to restaurant | The Millstone Hotel, Church Lane, Mellor | G1 – Increased noise disturbance to the detriment of neighbouring residential amenity. |
| 3/2010/0926/P | Proposed two-storey side extension | Happy Cottage Lovely Hall Lane Copster Green | G1, H10, SPG – Incongruous development to the visual detriment of the original property, and the street scene. |
| 3/2010/0959/P | Proposed Agricultural Workers Dwelling (Temporary for Three Years) | Stubs Wood Farm Rimington Lane Rimington | Contrary to PPS 7 'Sustainable Development in Rural Areas and Policies G5 and H2, H3 and H5 of the Districtwide Local Plan, in that I do not consider there to be a functional need for an agricultural worker to live at Stubs Wood Farm, Rimington Lane, Rimington. Contrary to Policy ENV3, as the siting of the caravan is |

Cont....

| Cont'd | <u>Plan No:</u> | <u>Proposal:</u> | <u>Location:</u> | <u>Reasons for Refusal</u> |
|--------|------------------------|--|--|--|
| | 3/2010/0982/P | Installation of an air source heat pump to rear and roof mounted solar collector to front roofslope | 1 Brights Close Newton | considered detrimental to the visual amenity of this particular location within the open countryside G1, ENV16, ENV19, ENV25 - Incongruous development, harmful to the visual appearance of Newton Conservation Area and the setting of the adjacent Listed Building. |
| | 3/2010/0996/P | External alterations including formation of new ground floor bedroom window, new double door opening in position of ground floor window, three new velux rooflights within the roof of the rear lower slope. Rebuilding of structurally unstable lower gable wall. All materials to be reclaimed natural stone | Hill House Barn Sawley Road Grindleton | Policies G1, ENV1, H17 – Unsympathetic alterations to the detriment of the character of the building and visual amenities of ANOB. |
| | 3/2010/1002/P | Conversion of redundant agricultural barn for holiday let | Huckle Ing Barn Gisburn Road Gisburn | G1, ENV1, H17 – design detrimental to the building's historic fabric and the visual amenities of the AONB. |

| <u>Plan No:</u> | <u>Proposal:</u> | <u>Location:</u> | <u>Reasons for Refusal</u> |
|------------------------|--|--------------------------|--|
| 3/2010/1013/P | Outline application for the erection of three detached dwellings with detached garages | 46 Higher Road Longridge | <p>Contrary to Policies G1 and T1 of the Districtwide Local as a number of aspects of the proposal will be detrimental to highway safety for residents, pedestrians and other motorists.</p> <p>Contrary to Policies G1 and G6 of the Ribble Valley Districtwide Local Plan. The proposed development would compromise the visual quality and openness of the site to the detriment of the area, without an overriding material consideration(s) in the public interest.</p> |

The proposed development would be harmful to the character, appearance and significance of listed building and conservation area settings and contrary to Policies ENV19 and ENV16 of the Ribble Valley Districtwide Local Plan, and PPS5.

The Chairman informed Committee that consultation on the review of the G6 Policy would take place at the same time as the housing review in order to maximise efficiencies of publicity costs.

690

SECTION 106 APPLICATIONS

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

691 CERTIFICATE OF LAWFULNESS FOR A PROPOSED USE OR DEVELOPMENT

| <u>Plan No:</u> | <u>Proposal:</u> | <u>Location:</u> |
|-----------------|--|--|
| 3/2010/0931/P | Certificate of Lawfulness for an Existing Use – to establish residential use for existing cottage which was originally built as a holiday home | The Cottage Rabbit Lane Bashall Eaves Clitheroe |
| 3/2010/0952/P | Application for a Lawful Development Certificate for a proposed replacement garage | 10 Higherfield Langho |
| 3/2010/0962/P | Application for a Certificate of Lawful Development for the proposed incorporation of garden area into curtilage | White Carr Lodge Barn Dilworth Bottoms Ribchester |

692 REFUSAL OF CERTIFICATE OF LAWFULNESS FOR A PROPOSED USE OR DEVELOPMENT

| <u>Plan No:</u> | <u>Proposal:</u> | <u>Location:</u> |
|-----------------|---|---|
| 3/2010/0969/P | Application for a lawful development certificate for a proposed cantilevered canopy | Glen View 8A Longridge Road Hurst Green |

693 TOWN AND COUNTRY PLANNING (GENERAL PERMITTED DEVELOPMENT) ORDER 1995 PART 24 – TELECOMMUNICATION CODE SYSTEM OPERATORS – PRIOR NOTIFICATION – GRANTED

| <u>Plan No:</u> | <u>Proposal:</u> | <u>Location:</u> |
|-----------------|--|---|
| 3/2011/0036/N | Covered midden to be erected above existing concrete midden area | Woodhouse Gate Farm Catlow Road Slaidburn |

694 APPEALS UPDATE

| <u>Application No:</u> | <u>Date Received:</u> | <u>Applicant/Proposal/Site:</u> | <u>Type of Appeal:</u> | <u>Date of Inquiry/Hearing:</u> | <u>Progress:</u> |
|------------------------|-----------------------|---|------------------------|---------------------------------|---------------------|
| 3/2010/0233 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 |
| 3/2010/0635 D | 18.1.11 | Mr Steve Burke Proposed provision of a pair of handrails to the vestry door in the east elevation of the church At Mary & All Saints Church Church Lane Whalley | WR | — | Notification letter sent 24.1.11 Questionnaire sent 31.1.11 Statement to be sent by 1.3.11 |
| 3/2010/0738 C | 24.1.11 | Diocese of Bradford Construction of three affordable two-storey houses Land on Main Street Grindleton | WR | — | Notification letter sent 31.1.11 Questionnaire sent 2.2.11 Statement to be sent by 3.3.11 |

695 LOCAL DEVELOPMENT SCHEME – PROPOSED REVISION

The Chief Executive submitted a report asking Committee to consider and agree an update to the Council's adopted local development scheme. He reminded Committee that a significant amount of work had been undertaken to support the production of the Core Strategy issues and option consultations. Consultation had been undertaken, the results of which are being drawn together to inform the next steps. He outlined a timetable which set out the key stages and milestones for the Core Strategy leading to adoption, together with the proposed housing and economic development DPD that would deal with allocations. This programme would need to be agreed with Government Office and the Planning Inspectorate before it was formally published.

RESOLVED: That Committee authorise the Chief Executive to publish the update to the local development scheme as appropriate in consultation with the Government Office and the Planning Inspectorate.

696 REVIEWING HOUSING REQUIREMENTS FOR RIBBLE VALLEY

The Chief Executive submitted a report outlining information relating to housing requirements in the Ribble Valley and the option of commissioning a local review.

The Head of Regeneration and Housing outlined the current position with regard to the housing requirement in Ribble Valley and the fact that it was the Government's intention to abolish regional strategies and consequently do away with the need for local authorities to use a regionally derived figure. The Secretary of State proposed that local authorities could establish their own figures. Alternatively, if it was held to be appropriate, they could adopt the regional based figure if considered applicable to the local area. This is what Committee had previously agreed to adopt, as the basis upon which to determine a five-year land supply. However, the Council concurrently can only demonstrate a three-year availability and would need to have in place relatively significant number of residential permissions in order to attain a five-year supply which would then trigger the determination of applications against the development plan. At that point the Council would have greater control over development in the area through locally determined policy. He considered that a review of the housing requirement should be undertaken to establish an appropriate housing figure based on more up to date information and to enable the Council to establish housing requirements to reflect the plan period of the core strategy. Due to the specialised nature of the work and the benefit of having an independent review, it was proposed that specialist consultants should be instructed to advise the Council. The costs for this would be met from the Planning Delivery Grant and it was anticipated to be approximately £8,000-10,000 dependant upon the work commissioned.

RESOLVED: That Committee agree to undertake a review of housing requirements and authorise the Chief Executive in consultation with the Chairman of Committee to commission consultancy support as appropriate.

697 PLANNING APPLICATION/ENFORCEMENT STATISTICS REPORT QUARTER 1 OCTOBER TO 31 DECEMBER 2010

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

RESOLVED: That the report be noted.

The meeting closed at 7.35pm.

If you have any queries on these minutes please contact John Heap (414461).