

Minutes of Planning and Development Committee

Meeting Date: Thursday, 17 March 2011 starting at 6.30pm
Present: Councillor R E Sherras (Chairman)

Councillors:

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

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

Also in attendance: Councillor N Walsh.

723 APOLOGIES

Apologies for absence from the meeting were submitted on behalf of Councillors R Adamson, D Berryman and M Thomas.

724 MINUTES

The minutes of the meeting held on 24 February 2011 were approved as a correct record and signed by the Chairman.

The Head of Regeneration and Housing informed Committee that with regard to minute 696 consultants had now been commissioned and a draft report would be available within 3-4 weeks. During this period of time, a workshop with Councillors would be held.

725 DECLARATIONS OF INTEREST

Councillor R Elms declared an interest in application 3/2010/0989 in relation to Mason House Farm, Clitheroe Road, Bashall Eaves.

Councillor T Hill declared an interest in applications 3/2010/0795 in relation to Wellsprings House, Woodlands Drive, Whalley and 3/2011/0021 in relation to 1 Woodlands Park, Whalley.

Councillor J Rogerson declared an interest in application 3/2011/0012 in relation to 114 Derby Road, Longridge.

726 PUBLIC PARTICIPATION

There was no public participation.

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REFERENCES FROM OVERVIEW AND SCRUTINY COMMITTEE

There were no references from Overview and Scrutiny Committee.

The Chairman reminded Committee that this was the last meeting reports would be signed off by the Director of Development Services, as Stewart Bailey would retire on 31 March 2011. Committee extended their best wishes to Stewart on his retirement.

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PLANNING APPLICATIONS

APPLICATION NO: 3/2010/0741/P (GRID REF: SD 377036 436496)
ADAPTION AND RE-USE OF BARN TO FORM ONE DWELLING AND ONE
HOLIDAY COTTAGE AT COBDEN FARM, WATT STREET, SABDEN,
LANCASHIRE, BB7 9ED.

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 Reference No's 4047 – 01C and 4047 – 02D.

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, plan and revised details received on the 1 October 2010, 19 November 2010, 22 November 2010 and 7 January 2011.

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

4. All the external works of the development hereby permitted shall be completed before the expiration of two years from the date of this permission.

REASON: In order that the Local Planning Authority retains effective control over the development and to ensure that there is no significant deterioration in the condition of the building contrary to Policies G1 and H16 of the Ribble Valley Districtwide Local Plan.

5. Prior to the commencement of development, a site investigation and assessment shall be carried out in order to assess the potential for any contamination on site. The content of the findings shall be subject to the approval in writing by the Local Planning Authority. The development itself

will thereafter incorporate any remedial measures shown, or subsequently found, during the development of the site, to be necessary.

REASON: To ensure a safe form of development that poses no unacceptable risk of pollution to water resources or to human health in accordance with Policy G1 of the Ribble Valley Districtwide Local Plan.

6. 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, ENV1 and H17 of the Ribble Valley Districtwide Local Plan.

7. This permission shall relate to the proposed conversion in accordance with the structural survey submitted as part of the application and dated 22 November 2010. Any deviation from the survey may need to be the subject of a further planning application.

REASON: To comply with Policies G1 and H16 of the Ribble Valley Districtwide Local Plan since the application is for the conversion of the building only.

8. All doors and windows shall be in timber and retained as such in perpetuity.

REASON: To comply with Policies G1, H16 and H17 of the Ribble Valley Districtwide Local Plan to ensure a satisfactory standard of appearance in the interests of visual amenity.

9. All new and replacement door and window head and sills shall be natural stone to match existing.

REASON: To comply with Policies G1, H16 and H17 of the Ribble Valley Districtwide Local Plan to ensure a satisfactory standard of appearance in the interests of visual amenity.

10. Notwithstanding the details shown upon the approved plans, the proposed Velux roof lights shall be of the Conservation Type, recessed with a flush fitting, details of which shall be further submitted to and approved by the Local Planning Authority before development commences upon the site.

REASON: In the interests of visual amenity in order to retain the character of the barn and to comply with Policies G1, H16 and H17 of the Ribble Valley Districtwide Local Plan.

11. Unless otherwise agreed in writing with the Local Planning Authority the development shall be carried out in strict accordance with the

recommendations of the bat survey and report submitted with the application dated 10 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.

12. 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 and/or alterations to the dwelling, and any future additional structures, hard standing or fences including any development within the curtilage, as defined in Schedule 2 Part 1 Classes A to H and Part II Class A shall not be carried out without the formal written consent of the Local Planning Authority.

REASON: In order that the Local Planning Authority shall retain effective control over the site to ensure the future protection of the character and appearance of the building in compliance with Policies G1, ENV1 and H17 of the Ribble Valley Districtwide Local Plan.

13. 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 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 H17 of the Ribble Valley Districtwide Local Plan.

14. The holiday let hereby approved 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, ENV1, RT1 and RT3 of the Ribble Valley Districtwide Local Plan.

15. The development hereby permitted shall not be commenced until details of the landscaping of 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 prior to the 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 Policies G1 and ENV1 of the Ribble Valley Districtwide Local Plan.

16. No works (including demolition of buildings) shall take place on the site until the applicant, or their agent or successors in title, has secured the implementation of a programme of building recording and analysis. This must be carried out in accordance with a written scheme of investigation, which shall first have been submitted to and agreed in writing by the Local Planning Authority.

REASON: To ensure and safeguard the recording and inspection of matters of archaeological/historical importance associated with the building/site.

17. No development approved by this permission shall be commenced until a scheme for the conveyance of foul drainage to a private treatment plant has been submitted to and approved by the Local Planning Authority. No part of the development shall be brought into use until such treatment plant has been constructed and completed in accordance with the approved plans.

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

18. Details shall be submitted to and approved in writing by the Local Planning Authority for the creation of a passing and turning area within land at Cobden Farm, on the south east side of the access road. This is to be an area of hard standing, designed to provide local widening to allow the two-way movement of vehicles. In addition, it should be of sufficient dimension to act as a turning head, enabling vehicles to avoid a potentially hazardous reversing manoeuvre along the access road or to have to turn within the yard at Cobden Farm.

REASON: In the interest of highway safety.

19. No part of the development hereby approved shall commence until a scheme referred to in Condition 18 has been constructed and completed in accordance with the scheme details. This is required to insure that traffic generated by the development does not exacerbate unsatisfactory highway conditions.

REASON: In the interest of highway safety.

INFORMATIVES

1. 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.

2. Under the terms of the Water Resources Act 1991, the prior written consent of the Environment Agency may be required for any discharge of sewage or trade effluent into water including groundwater and may be required for any discharge of surface water liable to contamination of such controlled waters or for any discharge of sewage or trade effluent from buildings or fixed plant or into waters which are not controlled waters. Such consents must comply with the requirements of the Groundwater Regulations 1998 including prior investigation, technical precautions and requisite surveillance and may be withheld. (Controlled waters include rivers, streams, groundwater, reservoirs, estuaries and coastal waters).
3. The applicant is advised of the need to comply with the Private Water Supplies Regulations 1991. Prior to occupation of the building they should contact the Council's Environmental Health Section to ensure that the water supply is wholesome.
4. 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 80 in the Parish of Sabden runs through the site.

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

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

APPLICATION NO: 3/2010/0795/P (GRID REF: SD 373394 436312)
PROPOSED NEW DWELLING TO THE REAR OF WELLSPRINGS HOUSE
(RESUBMISSION) ON LAND AT THE REAR OF WELLSPRINGS HOUSE,
WOODLANDS DRIVE, WHALLEY

The Head of Planning Services reported two additional letters.

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 amended plans received on 22 December 2010 (drawing number 3887-02 REVD).

REASON: For the avoidance of doubt and to ensure compliance with the submitted amended 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. The windows in the north and south side elevations of the dwelling shall be fitted with obscured glazing to the satisfaction of the Local Planning Authority and shall remain in that manner in perpetuity. No additional door or window openings shall be formed at any time in either of these elevations unless a further planning permission has first been granted in respect thereof.

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

5. Prior to the first occupation of the dwelling hereby permitted, the improvements to Chapel Lane (ie reduction in height of the boundary wall and provision of a 1m wide footpath) and the parking and turning facilities shall all be carried out/provided in accordance with the submitted amended plan (drawing number 3887-02 REVD).

REASON: In the interests 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) (Amendment) (No 2) (England) 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 the schedule to Part 1 Classes A to 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 in accordance with Policy G1 of the Ribble Valley Districtwide Local Plan.

(Mrs Bowden spoke in favour of the above application)

(Councillor T Hill returned to the meeting)

APPLICATION NO: 3/2010/0988/P (GRID REF: SD 360875 436945)
PROPOSED SUBSTITUTION OF HOUSE TYPES TO APPROVED PLANNING APPLICATION 3/2009/0590/P FOR THE DEMOLITION OF EXISTING TIMBER FRAMED BUNGALOW AND CONSTRUCTION OF TWO DETACHED DWELLINGS AT LOWERFIELDS, LOWER LANE, LONGRIDGE

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 1330/20/REVA site and location plan as amended 1 March 2011; 1330/21 plans and elevations plot 1 and 1330/22 plans and elevations plot 2.

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

3. The bathroom window on the first floor (west elevation) of plot 2 and first floor bathroom window on the west elevation of plot 1 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 Policy G1 of the Ribble Valley Districtwide Local Plan.

4. 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 at first floor and attic floor levels without the formal written permission of the Local Planning Authority.

REASON: In order to safeguard nearby residential amenity in accordance with Policy G1 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 the row of conifers trees identified to be retained and growing on the eastern boundary running in a north west/south east axis shall be protected in accordance with the BS5837 [Trees in Relation to Construction] the details of which shall be submitted as a discharge of planning condition application and include a tree protection monitoring schedule.

A Root Protection Area [RPA] of not less than 4.5m measured from the centre of the trunk shall be physically protected in accordance with BS5837 Trees in Relation to Construction [section 9.3 – Ground Protection] 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.

The turning area within the RPA shall be constructed above existing ground level using a load bearing Geo-Grid system laid directly onto the existing ground and made up in layers consisting of a grid filled with type one aggregate topped with fine gravel to a depth of 100-200mm.

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 evergreen screening trees affected by development are afforded maximum physical protection from the adverse affects of development in accordance with Policy G1 of the Ribble Valley Districtwide Local Plan.

6. In this condition “retained tree” means any existing tree which is to be retained in accordance with the approved plans and particulars; and paragraphs (a) and (b) below shall have effect until the expiration of 5 years from the date of occupation of plot 2 of the approved development.
 - (a) No retained tree forming part of the evergreen hedge shall be cut down, uprooted or destroyed, nor shall any retained tree be topped or lopped without the written approval of the Local Planning Authority. Any topping or lopping shall be carried out in accordance with BS3998 Tree Work and carried out by an approved arboricultural contractor.
 - (b) If any retained tree which forms part of the retained evergreen hedge is removed, uprooted or destroyed or dies a replacement evergreen screen hedgerow shall be planted at the same place and a scheme submitted to and approved in writing by the Local Planning Authority to indicate as appropriate the types and number of trees and their distribution on site. The approved scheme shall thereafter be implemented in the first planting season following the loss of any part of the existing evergreen hedge, 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. The new replacement hedge shall be maintained at a height no greater than 5m. Any tree, which is removed, or dies, or is seriously damaged, or becomes seriously diseased, shall be replaced by a species of similar size to those originally planted.

REASON: In the interests of protecting neighbouring amenity in accordance with Policy G1 of the Ribble Valley Districtwide Local Plan and in order to comply with the High Hedges Legislation 2005

NOTE

1. This consent requires the construction, improvement or alteration of an access to the public highway. Under the Highways Act 1980 Section 184 the County Council as Highway Authority must specify the works to be carried out. Only the Highway Authority or a contractor approved by the Highway

Authority can carry out these works and therefore before any access works can start you must contact the Environment Directorate for further information by telephoning Area Surveyor East 01254 823831 or writing to the Area Surveyor East, Lancashire County Council, Area Office, Riddings Lane, Whalley, Clitheroe BB7 9RW quoting the planning application number.

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

APPLICATION NO: 3/2010/0989/P (GRID REF: SD 369058 443824)
PROPOSED ERECTION OF A 20 KW, 18M HIGH WIND TURBINE AT MASON HOUSE FARM, CLITHEROE, ROAD, BASHALL EAVES, LANCASHIRE

The Head of Planning Services reported that no comments had been received from the AONB Officer.

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. Notwithstanding the approved details submitted as part of this application, the colour of the blades, rotor head and mast shall be light grey (RAL Nr 7035), unless otherwise agreed in writing by the Local Planning Authority.

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

(Councillor Elms returned to the meeting)

APPLICATION NO: 3/2010/1018/P (GRID REF: SD 375827 436157)
PROPOSED CHANGE OF USE OF ONE SHORT TERM LET HOLIDAY COTTAGE TO RESIDENTIAL AT DOVE COTTAGE, GREENBANK COTTAGES, WHALLEY ROAD, SABDEN

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. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (Amendment) (No 2) (England) Order 2008 (or any Order revoking or re-enacting that Order) any future extensions and/or

alterations to the dwelling including any development within the curtilage as defined in the schedule to Part 1 Classes A to E shall not be carried out unless a further planning permission has first been granted in respect thereof.

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

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

APPLICATION NO: 3/2011/0012/P (GRID REF: SD 360079 437136)
PROPOSED CHANGE OF USE FROM AN ELECTRICAL SHOP (A1) TO A
CAFÉ BAR / ICE CREAM PARLOUR (A3) AT 114 DERBY ROAD, 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 drawing number RH/320110012/01 in relation to the proposed floor plan.

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

3. The use of the premises in accordance with this permission shall be restricted to the hours between 0800 to 2000 Monday to Friday, 0900 to 2000 on Saturday and 1000 to 1800 on 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.

(Councillor Rogerson returned to the meeting)

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

APPLICATION NO: 3/2011/0021/P (GRID REF: SD373480, 436307)
PROPOSED CONVERSION OF DETACHED DOUBLE GARAGE TO DOG
GROOMING STUDIO BUSINESS WITH SINGLE STOREY EXTENSION TO
FRONT AT 1 WOODLANDS PARK, WHALLEY

GRANTED subject to the following condition(s):

1. This permission shall be implemented in accordance with the proposal as amended by the plan reference 10/167/001B received on the 2 March 2011.

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

2. This permission relates only to the use of the existing detached garage as a dog-grooming salon.

REASON: To comply with the terms of the application and to ensure that the scale of the business is retained at a level that will not cause undue harm to the amenities of nearby residents, the character of the locality or highway safety as required by Policy G1 of the Ribble Valley Districtwide Local Plan.

3. The business shall be operated on an appointments only basis with no more than one clients dog(s) at a time.

REASON: To comply with the terms of the application and in the interests of the amenities of nearby residents, the character of the locality and highway safety as required by Policy G1 of the Ribble Valley Districtwide Local Plan.

4. The business shall only be operated between the hours of 9:00am to 6.00pm Monday to Friday. There shall be no business operated from the site on Saturdays, Sundays, and all Bank Holidays, and no clients shall be present on the premises outside the stated operating hours.

REASON: To comply with the terms of the application and in the interests of the amenities of nearby residents, the character of the locality and highway safety as required by Policy G1 of the Ribble Valley Districtwide Local Plan.

5. The use hereby permitted shall cease on or before 17 March 2013 after which the whole of the garage building shall be reverted to use as a domestic outbuilding unless a renewal of this permission has first been granted.

REASON: In order that the effects of the proposed use on the amenities of nearby residents, the character of the locality and highway safety can be monitored and reassessed in two years time in the event of a renewal application being submitted, to ensure continued compliance with the requirements of Policy G1 of the Ribble Valley Districtwide Local Plan.

6. This permission shall inure for the benefit of Mrs Carol Ann Powers in connection with the dog grooming business only and not for the benefit of the land nor any other person or persons, whether or not having an interest in the land.

REASON: Permission would not have been given for the proposed use but for the personal circumstances applying in this case, as the development would otherwise be contrary to Policy G1 of the Ribble Valley Districtwide Local Plan.

(Mrs Powers spoke in favour of the above application. Mrs Lee spoke against the above application)

(Councillor T Hill returned to the meeting)

APPLICATION NO: 3/2011/0052/P (GRID REF: SD 373292 441573)
PROPOSED CHANGE OF USE OF THE FORMER PERRYS GARAGE TO A
CONVENIENCE STORE AND ALTERATIONS TO ELEVATIONS AT FORMER
PERRYS GARAGE, EDISFORD ROAD, CLITHEROE, LANCASHIRE, BB7 2LT

The Head of Planning Services reported an error in page 39 of the report.

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 PL01-Rev. A, PL02-Rev. A, PL03, PL04, PL05 and TRI-0659-01

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 21 February 2011.

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

4. The use of the premises in accordance with this permission shall be restricted to the hours between 0700hrs to 2300hrs Monday to Saturday and on Bank Holidays. On Sundays, the use of the premises in accordance with this permission shall be restricted to the hours between the hours of 0700hrs to 2200hrs.

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 Deliveries to the site, apart from the delivery of newspapers, shall be restricted to between the hours of,
 - a. 0700hrs to 2000rs Monday to Friday,
 - b. 0700hrs to 1800hrs on Saturdays and Bank Holidays, and
 - c. 0900hrs to 1400hrs on Sundays.

Deliveries shall also be organised as to avoid reversing on site and activation/use of reversing beepers.

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.

6. Prior to the commencement of the use of the main building associated with this approval, further details of the proposed bin/storage area to the rear of the main building shall be submitted to the Local Planning Authority and approved in writing and thereafter maintained in perpetuity.

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

7. The existing boundary fence and Conifer hedge, as indicated on plan drawing no. PL01-Rev. A, shall be retained and maintained to the satisfaction of the Local Planning Authority in perpetuity, unless otherwise agreed in writing.

REASON: In order to safeguard the residential amenity of the adjacent neighbouring properties.

8. The two air conditioning systems, models PLA-RP140BA, and the three condensing units, models SL4456 C130, hereby approved, shall be implemented in accordance with the details submitted on the 21 February 2011.

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

(Mr Hodgson spoke in favour of the above application)

APPLICATION NO: 3/2011/0055/P (GRID REF: SD 370827 433643)
RETROSPECTIVE APPLICATION FOR A PROPOSED STABLE BLOCK AND
ACCESS TRACK TO REGULARISE DIFFERENCES BETWEEN
DEVELOPMENT APPROVED UNDER PLANNING PERMISSION 3/2008/0868/P
AND AS BUILT AT YORKFIELD, YORK LANE, LANGHO

GRANTED subject to the following condition(s):

1. This retrospective permission shall relate to the retention of the development as shown on drawing number Ken/288/721/01 REVA.

REASON: For the avoidance of doubt and to clearly define the development for which retrospective permission has been granted.

2. Other than the one halogen light and two fluorescent lights detailed in the application, no additional external lighting shall be installed or erected at the

site unless precise details thereof have first been submitted to and approved in writing by the Local Planning Authority.

REASON: In the interests of visual amenity and the amenities of nearby residents and to comply with Policies G1 and ENV3 of the Ribble Valley Districtwide Local Plan.

3. Manure shall be stored in a covered trailer that shall be parked only on the area annotated 'manure store' on drawing number Ken/288/721/01REVA. The manure shall then be taken off site for appropriate disposal.

REASON: In the interests of the amenities of nearby residents and to avoid contamination of ground or surface waters; and to comply with Policy G1 of the Ribble Valley Districtwide Local Plan.

(Mr Hoerty spoke in favour of the above application)

APPLICATION NO: 3/2011/0071/P (GRID REF: SD 374337 441547)
PROPOSED APPLICATION FOR THE RENEWAL OF PLANNING CONSENT 3/2007/0944/P FOR THE PROPOSED CHANGE OF USE FROM WAREHOUSE TO OFFICE/WORKSHOP. PROVISION OF GROUND FLOOR GALLEY KITCHEN AND WC. CONSTRUCTION OF NEW FIRST FLOOR TO PROVIDE OFFICE SPACE AT TOM CROFT, BACK LOWERGATE, 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 be implemented in accordance with the proposal as detailed on drawing 02/044/07REVA proposed plans, elevation and section that were originally submitted under 3/2007/0944/P.

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

3. The window at first floor on the north eastern 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 new residential amenities required by Policy G1 of the Ribble Valley Districtwide Local Plan.

4. Prior to occupation of the building, details of acoustic specification of all fixed plant and machinery including how it shall be enclosed within sound insulating material and mounted so as to minimise transmission of structure borne sound, shall be submitted to and approved in writing by the Local

Planning Authority. All equipment shall be installed in accordance with the details so approved and in no event shall there be any air condition, extraction plant or similar mounted externally on the north east elevation of the building.

REASON: In order that the Local Planning Authority shall be satisfied with the details in order to safeguard neighbouring amenity in accordance with Policy G1 of the Ribble Valley Districtwide Local Plan.

APPLICATION NO: 3/2011/0093/P (GRID REF: SD 360631 437338)
APPLICATION FOR THE RENEWAL OF PLANNING CONSENT 3/2008/0784/P
FOR OUTLINE APPLICATION FOR THE RE-DEVELOPMENT OF LAND FOR
RESIDENTIAL USE AT DEPOT, LAND OFF DIXON ROAD, LONGRIDGE,
LANCASHIRE

The Head of Planning reported two more letters of objection.

GRANTED subject to the following condition(s):

1. Application for approval of reserved matters must be made not later than the expiration of three years beginning with the date of this permission and the development must be begun not later than whichever is the later of the following dates.
 - (a) The expiration of three years from the date of this permission; or
 - (b) The expiration of two years from the final approval of the reserved matters or, in the case of approval on different dates, the final approval of the last such matter to be approved.

The permission shall relate to the development as shown on Plan Reference No's GA1512-02 and GA1512-04.

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

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. With reference to any future reserved matters application, and notwithstanding the details submitted with the application, the proposed dwellings on site shall be of a two-storey construction only.

REASON: In the interests of visual amenity, and the potential impact upon the adjacent Listed Building and Conservation Area, in accordance with Policies G1, ENV16 and ENV19 of the Ribble Valley Districtwide Local Plan.

4. The layout of the development shall include provisions to enable vehicles to enter and leave the highway in forward gear and such provisions shall be laid out in accordance with one of the examples indicated on the attached plan and the vehicular turning space shall be laid out and be available for use before the development is brought into use. A detailed plan for approval shall be submitted to and approved in writing by the Local Planning Authority before development commences.

REASON: To comply with Policy G1 of the Ribble Valley Districtwide Local Plan. Vehicles reversing to and from the highway are a hazard to other road users.

5. The car park shall be surfaced or paved in accordance with a scheme to be approved in writing by the local planning authority and the car parking spaces and manoeuvring areas marked out in accordance with the approved plan, before the use of the development.

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

Note

1. The applicant's attention is directed to the requirements of Section 31 of the County of Lancashire Act 1984, which states:

31(1) except as provided in subsection (2) below where plans for the erection or extension of a building are deposited with a District Council in accordance with building regulations, the District Council shall reject the plans unless, after consultation with the Fire Authority, they are satisfied that the plans show -
 - (a) that there will be adequate means of access for the fire brigade to the building or, as the case may be, to the building as extended; and
 - (b) that the building or, as the case may be, the extension of the building will not render inadequate any existing means of access for the fire brigade to a neighbouring building.

APPLICATION NO: 3/2011/0016/P (LBC) & 3/2011/0017/P
(GRID REF: SD 381314 443959)

CONVERT GARAGE TO HOLIDAY COTTAGE WITHIN THE CURTILAGE OF THE LISTED MANOR HOUSE (LBC). CONVERT EXISTING GARAGE STRUCTURE TO TWO STOREY HOLIDAY COTTAGE (PA) AT THE MANOR HOUSE, TWISTON

RECOMMENDATION 1: That planning permission be REFUSED for the following reason:

1. The proposed enlargement of the building would result in a conspicuous and unduly prominent development within the street scene to the detriment of the character and significance of the historic hamlet within the Forest of Bowland Area of Outstanding Natural Beauty and the setting and significance of Manor House (grade II listed). This would be contrary to Policies ENV1, ENV19, RT1 and RT3 of the Ribble Valley Districtwide Local Plan.

RECOMMENDATION 2: That listed building consent be REFUSED for the following reason:

1. The proposal would be harmful to the setting of the listed building because of its undue prominence and resulting dominance of listed building curtilage. This would be contrary to Policy ENV19 of the Ribble Valley Districtwide Local Plan.

(Mr Nixon spoke in favour of the above application)

APPLICATION NO: 3/2011/0039/P (GRID REF: SD 376803 434448)
PROPOSED REPLACEMENT OF 10 GARAGES WITH FIVE TWO BEDROOM HOUSES WITH GARDENS (RESUBMISSION OF PLANNING APPLICATION 3/2009/0879/P) ON LAND AT HAMBLEDON VIEW, READ

RECOMMENDATION: That Committee be Minded to grant permission subject to the following conditions and therefore Defer and Delegate to the Director of Development Services to negotiate the satisfactory completion of a Section 106 Agreement (in the terms described in the 'contents of Section 106 Agreement' of this report) to deal with the delivery of affordable housing.

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

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

2. This permission shall relate to the development as shown on drawing numbers PL0REVA, PL1REVB, PL2REVA, PL3REVA and PL4REVB.

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

- Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (Amendment) (No 2) (England) Order 2008 (or any Order revoking or re-enacting that Order) any future extensions and/or alterations to the dwelling including any development within the curtilage as defined in the schedule to Part 1 Classes A to E shall not be carried out unless a further planning permission has first been granted in respect thereof. For the avoidance of any doubt, in particular, no dormer windows shall be erected and no roof lights shall be fitted unless a further planning permission has first been granted in respect of such additions/alterations.

REASON: In the interests of the amenities of adjoining residents and in order to prevent the addition of a third bedroom to the dwellings which would increase the demand for parking spaces in the locality to the detriment of highway safety, and to comply with the requirements of Policy G1 of the Ribble Valley Districtwide Local Plan.

- Prior to the commencement of development, the public sewers that cross the site shall have been diverted in accordance with details that have first been submitted to and agreed in writing by the Local Planning Authority (in consultation with United Utilities).

REASON: In order to ensure that the development does not adversely affect existing public sewers and to comply with Policy G1 of the Ribble Valley Districtwide Local Plan.

(Mr Hewitt spoke in favour of the above application. Mr Nichols on behalf of Read Parish Council spoke against the above application)

APPLICATION NO: 3/2011/0085/P (GRID REF: SD374604, 441017)
 PROPOSED VARIATION OF CONDITION NO.7 OF PLANNING CONSENT 03/2005/0564P TO ENABLE THE PAVILION TO BE USED BY OTHER ORGANISATIONS, GROUPS AND INDIVIDUALS AT PLAYING FIELDS OFF LANGSHAW DRIVE, CLITHEROE (RIBBLESDALE HIGH SCHOOL, QUEENS ROAD, CLITHEROE)

WITHDRAWN

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APPLICATIONS APPROVED

<u>Plan No:</u>	<u>Proposal:</u>	<u>Location:</u>
3/2010/0125/P	Discharge of condition in relation to materials on application 3/2008/0548	Stanley House Preston New Road Mellor
3/2010/0728/P	First floor extension to the rear	Lower Barn Farm Whalley Road, Sabden
3/2010/0790/P	Application to modify condition No 16 of planning permission 3/20006/0001/P to allow one of the holiday cottages (High Laithe) to be used for permanent residential accommodation	High Laithe Barn Brockthorne Farm Tosside

<u>Plan No:</u>	<u>Proposal:</u>	<u>Location:</u>
3/2010/0837/P	Proposed conversion of a barn at into a single dwelling	Lane Ends Nightfield Lane Balderstone
3/2010/0888/P	Proposed double garage and garden store/workshop	Moss Farm Lower Lane, Longridge
3/2010/0942/P	New two storey commercial building for B1 business use with appropriate car and cycle facility. Re-submission of planning application 3/2010/0561/P incorporating change to the floor which is to be rectangular approximately 17683mm x 7400mm and the ridge height is to increase from 6750 to 8350mm on land adjacent	Units 7 and 8 The Sidings Business Park Whalley
3/2010/0960/P	Application to remove condition number 3 of planning permission 3/2004/0653/P to allow the holiday cottage known as Beacon Cottage to be used as a permanent residential dwelling	Beacon Cottage Carr Lane Balderstone
3/2010/0965/P	Extension to front elevation to form new double garage, proposed new porch and roof terrace to rear	Balderstone Hall Jacksons Bank Road Balderstone
3/2010/0972/P	Proposed division of existing dwelling to form two separate dwellings/residential properties	Riversview Blackburn Road Ribchester
3/2010/0992/P	New vehicular and pedestrian access to Hougher Fall Farm House	Bowland Forest Eggs Hougher Fall Farm Old Clitheroe Road Dutton
3/2010/1005/P	Proposed demolition and replacement of existing single storey garden store extension to rear. Single storey extension to kitchen (at rear) to form garden room and dining area. Timber pergola to side (SW) elevation. Various internal alterations	Lower Read Wood Read
3/2010/1023/P	Proposed one and a half storey holiday accommodation on existing hard standing	Higher Mill Farm Mill Lane Slaidburn Road Waddington
3/2010/1024/P	Two storey side extension, new vehicular access, demolition of existing garage and replacement with one and a half storey garage	Glenbrook Talbot Street Chipping

<u>Plan No:</u>	<u>Proposal:</u>	<u>Location:</u>
3/2011/0002/P	Alteration to the rear of The Old Zoo to incorporate glazed walling under existing canopy to neighbour a link from the main house to the annex building	The Old Zoo Cherry Drive Old Langho
3/2011/0006/P	Demolition of the existing outbuildings and kitchen to rear elevation and construction of a replacement kitchen. (Re-submission)	9 Bramley View Barrow
3/2011/0018/P	Proposed single storey rear extension	2 Long Close Clitheroe
3/2011/0020/P	Proposed demolition of existing conservatory and outbuilding and construction of a single storey replacement rear garden room and utility extension with associated external alterations	Morningside Eastham Street Clitheroe
3/2011/0033/P	Retention of remaining structure following partial collapse	Stonyhurst Old Mill Stonyhurst, Clitheroe
3/2011/0040/P	Change of use from Class B1 to Class D1 to allow the premises to be used as an educational centre	Chapel House 5 Shawbridge Street Clitheroe
3/2011/0041/P	Proposed single storey rear extension	16 Regent Street Longridge
3/2011/0043/P	Application for the discharge of condition 9 (mitigating the effects of contamination during demolition) and condition 13 (method statement outlining demolition) of planning consent 3/2009/1071/P	Shawbridge Mill Shawbridge Street Clitheroe
3/2011/0047/P	Demolition of the existing conservatory to the rear and erection of two-storey extension with single storey mono-pitch and porch extension to southern elevation	20 Abbots Walk Highmoor Park Clitheroe
3/2011/0050/P	Single storey extension to front elevation	20 Greenfield Avenue Chatburn
3/2011/0057/P	1.8m x 1.5m V stack sign on 2.4m high post directing traffic from Mitton Road onto Pendle Drive and a 42m x 1.5m sign fixed to the site hoarding on land	Pendle Drive, Whalley
3/2011/0074/P	Application for the discharge of condition no.4 (materials) of planning consent 3/2010/0285P	5 Hornby Road Longridge

<u>Plan No:</u>	<u>Proposal:</u>	<u>Location:</u>
3/2011/0090/P	Discharge of condition 2 regarding precise siting of details of the screens and internal footway and condition 3 (materials) of planning consent 3/2010/0411/P for wildlife screens	Alston Reservoir No 3 Pinfold Lane Alston
3/2011/0110/P	Non material amendment to planning consent 3/2009/0758/P to allow minor changes to louver panel and revised plant room arrangements	ASAF facility building Samlesbury Aerodrome Balderstone

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APPLICATIONS REFUSED

<u>Plan No:</u>	<u>Proposal:</u>	<u>Location:</u>	<u>Reasons for Refusal</u>
3/2010/0783/P	Agricultural workers dwelling and workshop. Resubmission	Brockthorn Tosside	Policies G1, G5, ENV1, H2, PPS7 – Unjustified residential development to the detriment of visual amenities of the AONB.
3/2010/0985/P	Proposed addition of a first floor to the existing bungalow	Garden Cottage Hayhurst Road Whalley	G1, H10, SPG – Incongruous development to the visual detriment of the street scene and detrimental impact upon neighbouring amenity by virtue of overlooking and loss of privacy.
3/2010/1003/P	Infill of ground level to adjacent field. Re-submission	Petre Farm Eggs 127 Whalley Road Wilpshire	G1, ENV3 and ENV4 – Over intensive development to the detriment of visual and neighbouring residential amenity.

<u>Plan No:</u>	<u>Proposal:</u>	<u>Location:</u>	<u>Reasons for Refusal</u>
3/2010/1009/P	Temporary access road from Whalley Road to the development site	Petre Farm Eggs 127 Whalley Road Wilpshire	G1, ENV3 and ENV4 – Unnecessary development to the visual detriment of the locality.
3/2011/0027/P	Application for non-material amendment of planning consent 3/2009/0566/P – move internal staircase of garage to external south gable elevation including moving of ground floor personnel door to first floor. New personnel at ground floor level on north elevation	Shire Lane Farm Shire Lane Hurst Green	This scheme in respect of works to the southern gable is of such a nature that it is not considered appropriate to determine as a non-material amendment given that it would result in potential overlooking of a neighbouring property.

731 SECTION 106 APPLICATIONS

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

732 CERTIFICATE OF LAWFULNESS FOR A PROPOSED USE OR DEVELOPMENT

<u>Plan No:</u>	<u>Proposal:</u>	<u>Location:</u>
3/2011/0109/P	Application for a Lawful Development Certificate for the proposed extensions and alterations given permission under planning consent 3/2008/0064/P, and to confirm that a material start has been made on the works approved, within the three year timescale	Closes Hall Stump Cross Lane Bolton-by-Bowland

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REFUSAL OF CERTIFICATE OF LAWFULNESS FOR A PROPOSED USE OR DEVELOPMENT

Plan No: 3/2010/1021/P
Proposal: Application for a Lawful Development Certificate for the proposed installation of a solar photovoltaic system
Location: Fernside Barn Twiston

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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>
3/2010/0233 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 DECISION
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 DECISION
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	—	Awaiting site visit
3/2010/0738 C	24.1.11	Diocese of Bradford Construction of 3no. affordable two-storey houses Land on Main Street Grindleton	WR	—	Awaiting site visit

<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>
3/2010/0969 D	17.2.11	John Carrington Application for a lawful development certificate for a proposed cantilevered canopy 8A Longridge Road Hurst Green	WR	—	Questionnaire sent 28.2.11 Statement to be sent by 31.3.11
3/2010/0893 D	23.2.11	HWS Ltd Retrospective application for insertion of window to gable front elevation at first floor of existing semi-detached dwelling Roadside Farm Preston Road Alston	Householder appeal	—	Notification letter and questionnaire sent 28.2.11 AWAITING DECISION

735 LOCAL DEVELOPMENT FRAMEWORK CORE STRATEGY – SUMMARY OF CONSULTATION RESPONSES

The Chief Executive submitted a report asking Committee to agree to the publication of the summary of representations document of the Core Strategy Regulation 25 consultation report for information. The Head of Regeneration and Housing reminded Committee that consultation on the first stage of production of the Core Strategy document had taken place between 25 August and 20 October 2010. This consultation represented the Regulation 25 stage of the legislative regulation. Response to this consultation had resulted in just under 4000 comments submitted by just under 750 bodies/consultees. Each of these representations had been inputted into the Council's LDF database for storage and analysis and the responses to the consultation were now presented in the summary of representations document. The aim of the consultation had been to identify a preferred approach to development across the Ribble Valley over the next 15 years, however the consultation results had highlighted that further work should be undertaken to present additional alternative development strategy options, and as a result further analysis and generation of these alternative options would be necessary and a further report would be presented to Committee in due course.

He also reminded Committee that until the full LDF was adopted, the Districtwide Local Plan would continue to be used by the Borough Council as the adopted development plan for the borough, against which applications would be determined taking into account any relevant material considerations, including national planning policies. The summary of representations document would now be made available under the forward planning section on the Council's website and copies would be made available for inspection at planning reception, although the document itself was not published for consultation.

Committee commented upon various aspects of the consultation and thanked staff for a very well presented easy to read and clear document.

RESOLVED: That Committee agree the publication of the summary of representations document of the Core Strategy Regulation 25 consultation report for information.

736 PENNINE LANCASHIRE SPATIAL GUIDE

The Chief Executive submitted a report asking Committee to agree the Pennine Lancashire Spatial Guide which was intended to provide high level strategic guidance for planning and investment in Pennine Lancashire. The Head of Regeneration and Housing informed Committee that since they had previously considered a draft, the concerns raised had been subject of subsequent discussions and the document had been revised to address the key concerns raised by both this authority and other Pennine Lancashire authorities. This had now made the spatial guide an acceptable document that would include information to support the LDF evidence base.

RESOLVED: That Committee endorse the Spatial Guide.

737 REGENERATION UPDATE

A report was submitted by the Chief Executive updating Committee on a number of economic development and regeneration initiatives supporting Ribble Valley's town centres.

RESOLVED: That the report be noted.

738 CAPITAL PROGRAMME 2011/12

The Director of Resources submitted a report for Committee's information on the new schemes which had been approved for inclusion of the capital programme for this Committee for the forthcoming financial year 2011/12. This was one scheme for the Clitheroe market area redevelopment at a total cost of £30,000.

RESOLVED: That the report be noted.

739 INTRODUCTION OF THE PUBLIC SECTOR MAPPING AGREEMENT 2011-2021

The Director of Community Services submitted a report to Committee providing information on the public sector mapping agreement and the resulting obligations and financial implications for the Council.

RESOLVED: That the report be noted.

The meeting closed at 8.10pm.

If you have any queries on these minutes please contact John Macholc (414502).