

Minutes of Planning and Development Committee

Meeting Date: Thursday, 28 April 2011 starting at 6.30pm
Present: Councillor R E Sherras (Chairman)

Councillors:

R Adamson	J S Sutcliffe
D Berryman	D Taylor
T Hill	R Thompson
J Holgate	J White
J Rogerson	

In attendance: Head of Planning Services and the Head of Legal and Democratic Services.

Also in attendance: Councillor S Brunskill.

867 APOLOGIES

Apologies for absence from the meeting were submitted on behalf of Councillors R Elms, B Hilton and C Punchard.

868 MINUTES

The minutes of the meeting held on 7 April 2011 were approved as a correct record and signed by the Chairman.

869 DECLARATIONS OF INTEREST

Councillors J Rogerson and J White both declared an interest in planning application 3/2011/0172/P for the renewal of planning consent (3/2008/004/P) in relation to land on Chapel Brow, Longridge.

870 PUBLIC PARTICIPATION

There was no public participation.

871 REFERENCES FROM OVERVIEW AND SCRUTINY COMMITTEE

There were no references from Overview and Scrutiny Committee.

872 PLANNING APPLICATIONS

1. APPLICATION NO: 3/2010/0591/P (GRID REF: SD 373866 441098)
RETROSPECTIVE APPLICATION FOR A REAR SINGLE STOREY KITCHEN
EXTENSION AT 20 PRIMROSE STREET, CLITHEROE

GRANTED.

2. APPLICATION NO: 3/2010/0600/P (GRID REF: SD 366180 431216)
PROPOSED CHANGE OF USE OF AGRICULTURAL LAND TO DOMESTIC
LAND TO FORM IMPROVED HIGHWAY ACCESS AND OFF-ROAD PARKING
AND TURNING AREA TO NUMBERS 1-4 THE FINCHES, PRIMROSE HILL,
MELLOR

The Head of Planning Services reported on further correspondence he had received in relation to this application.

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 the amended plan received by the Local Planning Authority on 13 April 2011 (drawing number ML/DF/4719).

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

3. The development hereby permitted shall not be commenced until details of a replacement Lancashire hedgerow planting mix 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 and their distribution on site.

The approved scheme shall be implemented in the first planting season following the completion of the development or the first use of the car parking area hereby permitted, whichever is the sooner, and shall be maintained thereafter for a period of not less than five years to the satisfaction of the Local Planning Authority. This maintenance shall include the replacement of any tree or shrub or hedge plant 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 visual amenity and to comply with Policies G1 and ENV3 of the Ribble Valley Districtwide Local Plan.

4. Prior to the first use of the new parking area hereby permitted, a visibility splay of 20m in both directions measured 2.4m back from the carriageway edge shall be provided in accordance with the submitted amended plans. Thereafter, the ground level within the splay shall be maintained at a height not exceeding 1m above road level. Additionally, nothing that is in excess of 1m above road level shall be allowed to grow or be placed within the visibility splay.

REASON: To ensure compliance with the submitted amended plan and in the interests of highway safety and to comply with Policy G1 of the Ribble Valley Districtwide Local Plan.

5. Prior to the first use of the parking area hereby permitted, the first 5m of the access track from the adopted highway shall be given a tarmac surface. Thereafter, this 5m length of the access track shall be permanently maintained with this specified surface.

REASON: To prevent loose materials from spreading on to the adjoining highway in a manner that could be detrimental to highway safety and contrary to 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 Amending, Revoking or Re-enacting that Order) any future additional structures hard standing or fences as defined in Schedule 2, Part 1 Classes E, F and G and Part 2 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 and ENV3.

3. APPLICATION NO: 3/2010/0786/P (GRID REF: SD 363611 438026)
PROPOSED APPLICATION FOR THE RENEWAL OF PLANNING CONSENT 3/2007/0425/P FOR THE DEMOLITION OF PART OF THE BAKERY AND EXTENSION OF THAT INTO REST OF BUILDING, CONSTRUCTION OF CAR PARK AND DECK AT TIME HOUSE, LOWER ROAD, KNOWLE GREEN

GRANTED subject to the following condition(s):

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

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

2. This permission shall be implemented in accordance with the proposal as detailed on drawings TRI-0188 sheet 3 REV0 proposed plans; TRI-0188 sheet 4 REV0 proposed elevations; TRI-0188 sheet 5 REVA proposed site layout and TRI-0188 sheet 6 REV0 location map as previously submitted and approved under 3/2007/0425/P.

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

3. In the event that any bats are found or disturbed, all work shall cease until advice has been sought from a Licensed Ecologist.

REASON: To comply with Policies G1 and ENV7 of the Ribble Valley Districtwide Local Plan in order to ensure that a protected species (bats) is protected against the harmful effects of development.

4. APPLICATION NO: 3/2011/0022/P (GRID REF: SD 363222 432303)
CHANGE OF USE OF AGRICULTURAL LAND TO FORM NEW CAR PARK IN ASSOCIATION WITH ST LEONARDS SCHOOL AND ST LEONARD CHURCH, COMMONS LANE, BALDERSTONE

The Head of Planning Services reported on two more letters of objection to this proposal.

GRANTED subject to the following condition(s):

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

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

2. This permission shall be implemented in accordance with the proposal as amended by letter and plan received on the 6 April 2010.

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

3. The development hereby permitted shall not be commenced until full 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 prior to the 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. All planting and construction within the frontage of this development and in advance of the new hedge line shall be maintained at below 0.9m above the height of the carriageway.

REASON: In order to maintain adequate visibility.

5. Any gateposts erected at the access shall be positioned 5m behind the nearside edge of the carriageway and visibility splay fences or walls shall be erected from the gateposts to the existing highway boundary, such splays to be not less than 45° to the centre line of the access. The gates shall open away from the highway. Should the access remain ungated 45° splays shall be provided between the highway boundary and points on either side of the access measured 5m back from the nearside edge of the carriageway.

REASON: To comply with Policy G1 of the Ribble Valley Districtwide Local Plan and to permit vehicles to pull clear of the carriageway when entering the site and to assist visibility.

6. The surface of the car park must be made up to a suitable, specified standard to ensure that no debris is brought onto the highway and that the parking spaces can be clearly and permanently marked out on site. This definition can be achieved through materials other than thermoplastic paint but the appropriate means must be identified. These and other details, namely the materials to be used, shall be submitted to and approved in writing by the Local Planning Authority in correspondence with the County Highways Officer.

REASON: To comply with Policies G1, G5 and ENV3 of the Local Plan and to allow for the effective use of parking areas without being to the detriment of the visual amenity of the area.

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

The visibility splay to be the subject of this condition shall be that land in front of a line drawn from a point 2.4m measured along the centre line of the proposed road from the continuation of the nearer edge of the carriageway of Commons Lane to points measured 70m in each direction along the nearer edge of the carriageway of Commons Lane, from the centre line of the access, and shall be constructed and maintained at verge level in accordance with a scheme to be agreed by the Local Planning Authority in conjunction with the Highway Authority.

8. The car park shall be drained in accordance with the details submitted within the document 'Surface Water Disposal and Drainage System Details' submitted with the application.

REASON: In order to prevent conditions to the detriment of the locality, and to ensure the satisfactory drainage of the site.

9. Other than the location of the vehicular and pedestrian accesses onto the site, the hedgerow fronting the site shall be protected in accordance with the

BS5837 [Trees in Relation to Construction]. A protection zone shall be agreed in writing with the LPA, and shall remain in place until all construction work has been completed and all excess materials have been removed from site including soil/spoil and rubble.

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

10. The access design and subsequent visibility calculations are based on the average speed of vehicles on Commons Lane being consistent with a 30mph Speed Limit. Lancashire County Council is pursuing such a limit and no development shall take place until this reduced Speed Limit has been progressed beyond the formal consultation stage.

REASON: In the interest of highway safety as the access design and subsequent visibility calculations are based on the average speed of vehicles on Commons Lane being consistent with a 30mph Speed Limit.

11. This permission shall relate to the development as shown on plan drawing No JP/CB/3320/B.

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

NOTES

1. Surface water from car parking areas of less than 0.5 hectares and roads should discharge to watercourses via deep sealed trapped gullies. For car parks greater than 0.5 hectares in area, oil interceptor facilities are required such that at least six minutes retention is provided for a 12.5mm rainfall per hour. With approved 'by-pass' type of interceptors, flow generated by rainfall rates in excess of 5mm per hour may be allowed to by-pass the interceptor provided the overflow device is designated so that oily matter is retained.
2. The applicant should ensure that the land proposed for the soakaway has adequate permeability in accordance with BS6297:1983.
3. 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.

(Mr Mather spoke in favour of the above application. Councillor Brunskill was given permission to speak and spoke in favour of the application).

5. APPLICATION NO: 3/2011/0087/P (GRID REF: SD 370056 436696)
ERECTION OF DETACHED HOUSE WITH ATTACHED GARAGE. CREATION
OF A GARDEN AREA AND MODIFICATION OF THE VEHICLE ACCESS (PLOT
2) AT FORMER MAINTENANCE DEPOT FRANKLIN HILL, BROCKHALL
VILLAGE, BLACKBURN, LANCASHIRE

The Head of Planning Services reported that he had now received the views of the County Surveyor who had no objections to the proposal.

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 Reference No's A20 – NW 01, A20 – NW 02 and A20 – NW 03.

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 2008 (or any order amending, 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.

4. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order amending, revoking or re-enacting that Order) the main dwelling 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”.

5. The dwelling hereby approved shall be constructed with the window in the north facing side elevation 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.

6. 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".

7. The bund and planting belt on the north western and eastern boundaries of the site shall be retained as existing on site in perpetuity, unless otherwise agreed in writing by the Local Planning Authority.

REASON: In order to retain the existing levels of privacy afforded to both the site and the adjacent properties in compliance with Policy G1 of the Local Plan.

8. Prior to commencement of any site works including delivery of building materials and excavations for foundations or services the multi stemmed Sycamore [*Acer pseudoplatanus*] shall be protected in accordance with the BS5837 [Trees in Relation to Construction] the details of which shall, including a tree protection monitoring schedule, shall be submitted as a discharge of planning condition.

The root protection zone shall be 10 x the DBH [10.80m + 20% = 12.96m] 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 included in a Tree Preservation Order are afforded maximum physical protection from the adverse affects of development. In order to comply with Planning Policy G1 of the District Wide Local Plan.

6. APPLICATION NO: 3/2011/0088/P (GRID REF: SD 370064 436679)
ERECTION OF DETACHED HOUSE WITH ATTACHED GARAGE. CREATION
OF A GARDEN AREA AND MODIFICATION OF THE VEHICLE ACCESS (PLOT
1) AT FORMER MAINTENANCE DEPOT FRANKLIN HILL, BROCKHALL
VILLAGE, BLACKBURN, LANCASHIRE

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 Reference No's A20 – DPL 01, A20 – DPL 02 and A20 – DPL 03.

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 2008 (or any order amending, 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.

4. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order amending, revoking or re-enacting that Order) the main dwelling 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”.

5. The dwelling hereby approved shall be constructed with the window in the south facing side elevation 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.

6. 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".

7. The bund and planting belt on the eastern, southern and western boundaries of the site shall be retained and maintained on site in perpetuity, unless otherwise agreed in writing by the Local Planning Authority.

REASON: In order to retain the existing levels of privacy afforded to both the site and the adjacent properties in compliance with Policy G1 of the Local Plan.

8. Prior to commencement of any site works including delivery of building materials and excavations for foundations or services the multi stemmed Sycamore [*Acer pseudoplatanus*] shall be protected in accordance with the BS5837 [Trees in Relation to Construction] the details of which shall, including a tree protection monitoring schedule, shall be submitted as a discharge of planning condition.

The root protection zone shall be 10 x the DBH [10.80m + 20% = 12.96m] 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 included in a Tree Preservation Order are afforded maximum physical protection from the adverse affects of development. In order to comply with Planning Policy G1 of the District Wide Local Plan.

7. APPLICATION NO: 3/2011/0138/P (GRID REF: SD 368568 438107)
SUBSTITUTION OF HOUSE TYPE FOR APPLICATIONS 3/2009/1014/P AND
3/2010/0765/P AT THE WARREN OFF AVENUE ROAD, HURST GREEN,
LANCASHIRE, BB7 9QH

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 18 of the Planning (Listed Building and Conservation Areas) Act 1990.

2. The permission shall relate to the development as shown on Plan Drawing No's 2547-10, 2547-11, 2547-12, 2547-13 and 2547-14.

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

3. Prior to the occupation of the development hereby approved, details of the landscaping of the site, including wherever possible the retention of existing trees, shall 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. 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 Policies G1.

5. Prior to the occupation of the development hereby approved, the condition of the privately maintained access track leading from Warren Close shall be

improved with the use of appropriate surfacing materials, details of which shall have been submitted to and approved in writing by the Local Planning Authority.

REASON: In the interests of highway safety and to ensure that stone, mud and other loose debris is not brought onto the highway as a result of the increased vehicular activity to the development.

(Councillors J Rogerson and J White both declared an interest in the next item of business and left the meeting)

8. APPLICATION NO: 3/2011/0172/P (GRID REF: SD 360627 436484)
APPLICATION FOR THE RENEWAL OF PLANNING CONSENT 3/2008/004/P,
FOR THE ERECTION OF AMERICAN BARN STYLE STABLES AND
ASSOCIATED YARD, COMPOSTING AREAS INCLUDING ADJUSTMENT TO
FIELD GATE AT LAND ON CHAPEL BROW, 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. The permission shall relate to the development as shown on Plan Drawing No's 01 Rev. A and 02.

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

3. The proposed stable and store building shall be for private and domestic purposes only and no trade or business whatsoever shall be carried out from within the building.

REASON: In order to safeguard nearby residential amenities as provided for within Policy G1 of the Ribble Valley Districtwide Local Plan.

4. The proposed development shall inure for the benefit of the owners of No. 1 Chapel Brow and accompanied friends/family only and not for the benefit of the land nor any other person or persons, whether or not having an interest in the land, and it shall not be used as a separate unit.

REASON: In order to comply with Policy G1 of the Ribble Valley Districtwide Local Plan. The division of the dwelling curtilage and this adjoining land into separately occupied units could be injurious to the amenities of the neighbouring occupiers and to the character of the area and would require further consideration by the Local Planning Authority.

5. No external lighting, including security lighting shall be installed or used at the site other than in accordance with a scheme that shall previously have been submitted to and approved in writing by the local planning authority. Development shall only be carried out in accordance with the approved details.

REASON: In order that the Local Planning Authority may ensure that there is minimal visual impact in accordance with Policies G1 and ENV3 of the Ribble Valley Districtwide Local Plan given the location of the site within open countryside.

6. Precise specifications or samples of the materials to be used for the walls and roof of the approved stable, including their colour and texture, shall have been submitted to and approved by the Local Planning Authority before their use in the proposed works.

REASON: In order that the Local Planning Authority may ensure that the materials to be used are appropriate to the locality in accordance with Policies G1 and ENV3 of the Ribble Valley Districtwide Local Plan ensuring a satisfactory standard of appearance given the location of the site within open countryside.

7. Notwithstanding the approved plans, the proposed screen planting shown on plan drawing no. 01 Rev. A, shall be planted within the first planting season following the completion of the stable building and shall be maintained and retained in perpetuity.

REASON: In order to provide permanent and effective boundary screening for the site, in accordance in with Policy G1 of the Ribble Valley Districtwide Local Plan.

8. No part of the built development hereby approved shall be commenced until the field access and access road works have been completed in accordance with the scheme and construction method indicated on plan drawing no's 01 Rev. A and 02 hereby approved.

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

9. Prior to commencement of any site works, including delivery of building materials and excavations for foundations or services all trees identified shall be protected in accordance with the BS5837 [Trees in Relation to Construction] and tree details attached to this decision notice.

The protection zone must cover the entire branch spread of the trees, [the area of the root soil environment from the trunk to the edge of the branch spread] 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 included in a Tree Preservation Order/ Conservation area/considered to be of visual, historic or botanical value are afforded maximum physical protection from the adverse affects of development.

INFORMATIVES

1. The facilities must comply with the Control of Pollution (Silage, Slurry and Agricultural Fuel Oil) Regulations 1991 (as amended 1997)

Site operators should ensure that there is no possibility of contaminated water entering and polluting surface or underground waters.

2. The stables should be designed and constructed so that there is no discharge of effluent to any surface water or seepage to underground strata.

Any manure must be stored and handled so as not to pollute surface or underground waters.

3. The applicant should ensure that the land proposed for the soakaway has adequate permeability in accordance with BS6297:1983.
4. Only clean surface water from roofs and paved areas should be discharged to any soakaway.
5. The proposed development must comply fully with the terms of the Control of Pollution (Silage, Slurry and Agricultural Fuel Oils) Regulations 1991, (as amended 1997).

(Councillors J Rogerson and J White returned to the meeting).

9. APPLICATION NO: 3/2011/0105/P (GRID REF: SD 373370 436079)
PROPOSED DEMOLITION OF EXISTING DISUSED PUBLIC TOILET AND
CLEARANCE OF THE SITE AT FORMER TOILET BLOCK OFF KING STREET,
WHALLEY

Minded to approve and deferred and delegated to the Director of Community Services for appropriate conditions.

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

873 ITEMS DELEGATED TO DIRECTOR OF COMMUNITY SERVICES UNDER SCHEME OF DELEGATED POWERS AND

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

874 APPLICATIONS APPROVED

<u>Plan No:</u>	<u>Proposal:</u>	<u>Location:</u>
3/2010/0262/P	Proposed conversion of traditional buildings and demolition and partial rebuilding of modern agricultural buildings to form 2 dwellings	Dewhurst Farm Longsight Road Langho
3/2010/0656/P	Application for the discharge of condition number 1 (time) number 2 (amended drawings), number 3 (landscaping), number 4 (roof colour of polytunnels) and number 5 (lighting columns) of planning permission 3/2009/0721/P	Carr Hall Whalley Road Langho
3/2010/0661/P	Application for discharge of condition No 12 (contaminated land) of planning consent 3/2009/1071/P	Shawbridge Mill Shawbridge Street Clitheroe
3/2010/0999/P	Change of use of two stables into a dog-grooming business	Lower Fold Stables Northcote Road Langho
3/2011/0029/P	Application to discharge condition number 3 (visibility splay) of planning permission 3/2010/0485/P	Northwood Longsight Road Clayton-le-Dale
3/2011/0067/P	Application for the discharge of condition number 5 (plan of improvement to site access) of planning permission 3/2009/0841/P	Denisfield House Rimington Lane Rimington
3/2011/0073/P	Reconstruction of two storey rear of dwelling due to subsidence	7 Painterwood Billington, Whalley
3/2011/0084/P	Construction of electric scooter store to front elevation with ramped access to front and side elevation of nos. 1-26 Pendle Court and alteration to front entrance door to nos. with additional external alterations	27-33 Pendle Court & 1-33 Pendle Court Hayhurst Street Clitheroe
3/2011/0108/P	Installation of photovoltaic solar panels on an agricultural building	Potterford Farm Elker Lane Billington

<u>Plan No:</u>	<u>Proposal:</u>	<u>Location:</u>
3/2011/0134/P	Demolition of the existing garage and replacement with a new attached garage	Northmede Ribblesdale Avenue Clitheroe
3/2011/0135/P	Proposed porch and single storey rear extension	3 The Spinney Grindleton
3/2011/0139/P	Single storey rear extension	73 Whalley Road Clitheroe
3/2011/0141/P	Retrospective application for a pole mounted Notice Board	Gisburn Festival Hall Burnley Road, Gisburn
3/2011/0162/P	Single storey rear extension	7 Old Barrow Clitheroe
3/2011/0165/P	Roof over an existing farm midden	Monubent Head Farm Hellifield Road Bolton by Bowland
3/2011/0176/P	Single storey rear extension	3 Darkwood Crescent Chatburn
3/2011/0191/P	Application for a non-material amendment to planning consent 3/2010/0654 to allow the roof to be tiled in Redland Cambrian tiles instead of the approved slates	18 Water Street Ribchester
3/2011/0213/P	Discharge of materials condition of planning consent 3/2010/0363	1 Read Hall Cottages Read
3/20011/0252/P	Application for discharge of condition number 3 (materials) of planning permission 3/2010/0706/P	Plot 2 Weavers Loft Brockhall Village

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APPLICATIONS REFUSED

<u>Plan No:</u>	<u>Proposal:</u>	<u>Location:</u>	<u>Reasons for Refusal</u>
3/2010/1010/P	Proposed scheme to provide Juliette balconies to flats in sheltered housing scheme involving the removal of existing windows and creating large opening to house inward opening patio doors	25, 26, 27, 28, 29, 31, 32 and 33 Showley Court Clayton-le-Dale	Policy G1 – detriment to the privacy of nearby residents.
3/2010/1011/P	Detached granny annex	Shuttleworth Farm Henthorn Road Clitheroe	Policies G1, ENV3 and H9 – The building is too large and too
Cont/			

<u>Plan No:</u>	<u>Proposal:</u>	<u>Location:</u>	<u>Reasons for Refusal</u>
Cont.....			far away from the main house and would be detrimental to the appearance and character of the locality.
3/2011/0010/P	Erection of a single storey ground floor extension to the rear of the property, to provide a new garden/day room access from the existing kitchen. The existing rear door opening to be retained and none of the existing openings within the property will be altered. 4 no new conservation roof lights included in the application on the north east facing elevation	Yew Tree Farm Preston Road Ribchester	The proposed extension would be harmful to the character, setting and significance of the listed building because of its size, extent and incongruous and intrusive fenestration and doors.
3/2011/0026/P	Re-open passageway connecting both living areas in Higher Parkhead Cottage	Higher Parkhead Cottage Accrington Road Whalley	Evidence suggests that the proposal would be harmful to the character and significance of the listed building because of the loss and disruption to important historic fabric (possibly 17 th century) and plan form.
3/2011/0063/P Cont/	Proposed construction of new mezzanine space in roof void to provide	Copper Beeches 6 The Drive Brockhall Village Old Langho	Policy G1, H10 and the SPG – scale, design and impact on

<u>Plan No:</u>	<u>Proposal:</u>	<u>Location:</u>	<u>Reasons for Refusal</u>
Cont....	seated area with window to front roof, dormer window with sliding/folding door to rear, complete with guard rail		neighbouring amenity
3/2011/0068/P	Proposed garage and loft conversion with dormer windows to front and rear, porch and an increase in roof height	5 Lakeland Drive Calderstones Park Whalley	Policies G1, H10 and SPG – Scale/ design/ massing – adverse impact on highway safety and street scene
3/2011/0069/P	Proposed extension of existing dwelling to provide Granny Flat accommodation above the existing garage	The Farmhouse Dean Top Whalley Road Simonstone	Policy G1, ENV3, H9, H10 and the SPG on Extensions and Alterations to Dwellings – size, massing and materials.
3/2011/0092/P	Proposed two-storey rear extension incorporating increase in roof height to the property and an extension to existing utility room at the side of the property	21 Hollowhead Avenue Wilpshire	G1, H10, SPG – Visual detriment to the street scene and harmful to the amenity of neighbouring residents as a result of the size and massing of the extension.

876

SECTION 106 APPLICATIONS

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

877 CERTIFICATE OF LAWFULNESS FOR A PROPOSED USE OR DEVELOPMENT

<u>Plan No:</u>	<u>Proposal:</u>	<u>Location:</u>
3/2011/0155/P	Application for a Lawful Development Certificate for a proposed single storey rear extension	70 Knowsley Road Wilpshire
3/2011/0173/P	Application for a Lawful Development Certificate for a proposed single storey kitchen extension to the rear	16 Fell Brow Longridge

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

<u>Plan No:</u>	<u>Proposal:</u>	<u>Location:</u>
3/2011/0194/N	Open-fronted dry manure and straw storage area	Higher Highfield Farm Tinklers Lane Slaidburn

879 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
3/2010/0635 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 DECISION
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	—	Awaiting site visit
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	—	AWAITING DECISION
3/2010/0926 D	9.3.11	Mr C J Hutchings Proposed two-storey side extension Happy Cottage Lovely Hall Lane Copster Green	Householder appeal	—	AWAITING DECISION
3/2010/0861 D	23.3.11	Mr Jason Holden Proposed first floor extension at the rear to create master bedroom and en-suite. New window at first floor to the front elevation 92 Ribchester Road Clayton-le-Dale	Householder appeal	—	Notification letter sent 28.3.11 Questionnaire sent 29.3.11 AWAITING DECISION
3/2010/0820 O	28.3.11	Co-Operative Estates Outline application for a maximum of 80 residential units at land off Riddings Lane with access from Hayhurst Road with all other matters reserved Land to the north of Riddings Lane Whalley	-	Inquiry – date to be confirmed	Notification letter sent 1.4.11 Questionnaire sent 6.4.11 Statement to be sent by 6.5.11

<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>
3/2010/0819 D	1.4.11	Mrs Helen Meloy Proposed single storey extension to the dining room to the north elevation Waddington Old Mill Mill Lane Waddington	Householder appeal	—	Notification letter sent 5.4.11 Questionnaire sent 5.4.11
3/2011/0007 D	7.4.11	Mr Richard Moir Erection of single storey rear extension, with the addition of dormer windows to the rear creating a two-storey conversion. Roof will be replaced and the ridge line raised 10 Carleton Avenue Simonstone	Householder appeal	—	Notification letter and questionnaire to be sent by 14.4.11

880 APPEALS

- a) 3/2011/0609/P – Appeal against condition 4 regarding obscure glazing at 16 St Chad’s Avenue, Chatburn. Appeal dismissed.

881 APPEAL AGAINST WHALLEY HOUSING DEVELOPMENT

The Head of Planning Services gave Members a brief update in relation to discussions which officers had been having with the Council representative and with various expert witnesses in relation to the formulation of this appeal.

882 EXPRESSION OF THANKS

Councillor Sherras expressed his thanks to Members who were retiring from the Council for their support and work and in particular the 18 years that Councillor Stephen Sutcliffe had served on the Planning and Development Committee.

The meeting closed at 7.10pm.

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