

Minutes of Planning and Development Committee

Meeting Date: Thursday, 26 May 2011 starting at 6.30pm
Present: Councillor R E Sherras (Chairman)

Councillors:

D Berryman	G Mirfin
S Bibby	J Rogerson
S Carefoot	D Taylor
J Holgate	R Thompson
T Hill	J White
B Hilton	
S Knox	

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

Also in attendance: Councillors R Bennett, S Hore and R Newmark.

17 APOLOGIES

Apologies for absence from the meeting were submitted on behalf of Councillor M Thomas.

18 MINUTES

The minutes of the meeting held on 28 April 2011 were approved as a correct record and signed by the Chairman.

19 DECLARATIONS OF INTEREST

There were no declarations of interest.

20 PUBLIC PARTICIPATION

There was no public participation.

21 REFERENCES FROM OVERVIEW AND SCRUTINY COMMITTEE

There were no references from Overview and Scrutiny Committee.

22 PLANNING APPLICATIONS

1. APPLICATION NO: 3/2011/0001/P (GRID REF: SD 376115 445664)
PROPOSED NEW PAVILION AND COMMUNITY ROOM ON THE SITE OF THE EXISTING CHANGING FACILITY AND CAR PARKING. NEW ACCESS AND EGRESS AND CHANGE OF USE OF LAND FROM AGRICULTURAL TO RECREATIONAL GROUND (MARKED AREA A) AT GRINDLETON RECREATION GROUND, SAWLEY ROAD, GRINDLETON, LANCASHIRE.

The Head of Planning Services reported that an amended plan had been received that Sport England were now satisfied with and one letter of objection had been received.

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 70/4, 70/5/2 and 70/5/3.

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 11 May 2011.

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

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

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

5. The proposed trees, as highlighted within an e-mail dated 11 January 2011, to be planted as part of the landscaping scheme indicated on the submitted plans, 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.

6. Before the development hereby permitted becomes operative, the position of the existing hedge fronting the site shall be altered in line with the layout indicated on plan drawing number 70/4, and shall be maintained at a maximum height of 0.9m above the carriageway." Reason to include "This is to insure that an adequate visibility splay is achieved and maintained for the safe movement of vehicles and pedestrians.

REASON: To comply with Policy G1 of the Ribble Valley Districtwide Local Plan and to ensure adequate visibility for the drivers of vehicles entering and leaving the site.

7. 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 ENV1 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.

8. 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 2.5m measured along the centre line of the proposed road from the continuation of the nearer edge of the carriageway of Sawley Road to points measured 90m in each direction along the nearer edge of the carriageway of Sawley Road, 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.

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

9. Other than the amendments required to re-locate part of the hedgerow fronting the site, the hedgerow itself 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. No part of the development, hereby approved, shall be occupied or opened for trading until the approved scheme referred to in Conditions 6, 7 and 8

have been constructed and completed in accordance with the scheme details.

REASON: To comply with Policies G1 and RT1 of the Ribble Valley Districtwide Local Plan and in order that the traffic generated by the development does not exacerbate unsatisfactory highway conditions in advance of the completion of the highway scheme/works.

11. The use of the premises in accordance with this permission shall be restricted to the hours between the hours of 0930hrs to 2230hrs on Sundays, 0830hrs to 2230hrs Monday to Thursday and 0830hrs and 0000hrs on Fridays and Saturdays.

REASON: In order to comply with Policy G1 of the Ribble Valley Districtwide Local Plan. The use of the premises outside these hours could prove injurious to the character of the area and in order to safeguard residential amenities.

12. The window(s) on the west facing elevation of the building shall be closed, and shall remain closed after 2100 hours, whenever the building is used in the evenings.

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

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.

2. APPLICATION NO: 3/2011/0153/P (GRID REF: SD 363797 436351)
PROPOSED REMOVAL OF CONDITION NO 2 OF PLANNING PERMISSION 3/2005/0615/P TO ALLOW THE HOLIDAY LET TO BE USED AS A PERMANENT SEPARATE RESIDENTIAL DWELLING AT PINFOLD FARM, PRESTON ROAD, RIBCHESTER

GRANTED for the removal of condition No 2 of planning permission 3/2005/0615/P.

3. APPLICATION NO: 3/2011/0178/P (PA) & 3/2011/0179/P (LBC) (GRID REF: SD 362315 443329)
PROPOSED DEMOLITION OF EXISTING CORRUGATED LEAN-TO STORE AND ERECTION OF FLAT ROOF SINGLE STOREY REAR EXTENSION AT BRABINS SHOP AND GALLERY, 20 TALBOT STREET, CHIPPING

The Head of Planning Services reported an additional comment with no objections.

RECOMMENDATION 1: That planning permission be 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. Precise specifications and 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 by the Local Planning Authority before their use in the proposed works.

REASON: In order to safeguard the character, significance, appearance and setting of the listed building and Chipping Conservation Area.

RECOMMENDATION 2: Grant listed building consent subject to the following conditions:

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

REASON: Required to be imposed in pursuance to Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

2. Precise specifications and 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 by the Local Planning Authority before their use in the proposed works.

REASON: In order to safeguard the character, significance, appearance and setting of the listed building and Chipping Conservation Area.

(Mr Hunt spoke in favour of the above application. Councillor S Hore was given permission to speak on the above application).

4. APPLICATION NO: 3/2011/0185/P (GRID REF: SD 375006 442452)
PROPOSED DEMOLITION OF EXISTING DWELLING AND REPLACEMENT WITH A NEW BUNGALOW WITH TWO BEDROOMS IN THE ROOF SPACE AT 24 CHATBURN PARK DRIVE, CLITHEROE

REFUSED for the following reason:

1. The proposal by virtue of its size, height and siting would be to the detriment of the visual amenity of the street scene and out of keeping with the local environment and as such be contrary to Policy G1 of the Districtwide Local Plan.

(Mrs Lightfoot spoke against the above application).

5. APPLICATION NO: 3/2011/0222/P (GRID REF: SD 377290 433370)
PROPOSED EXTENSION TO REAR OF BUILDING 'S' TO PROVIDE NEW DISPATCH AND STORAGE AREA AND ANCILLARY TO INDUSTRIAL USE OF BUILDING. ERECTION OF STAND ALONE ANCILLARY FACILITIES BUILDING AT FORT VALE ENGINEERING LTD, CALDER VALE PARK, SIMONSTONE LANE, SIMONSTONE

The Head of Planning Services reported additional comments received from Lancashire County Council regarding a contribution to a cycle path on the old railway.

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 development as shown on plans 40120/PL100; 40120/PL101; 40120/PL102; 40120/PL200; 40120/PL201; 40130/PL100; 40130/PL101; 40130/PL102; 40070/PL103 and 40070/PL104.

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 Policies G1 of the Ribble Valley Districtwide Local Plan.

4. No development approved by this permission shall be commenced until a scheme for the disposal of foul and surface waters has been approved by the

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

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

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

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

6. Noise emitted from the site shall not exceed

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

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

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

23 ITEMS DELEGATED TO DIRECTOR OF COMMUNITY SERVICES UNDER SCHEME OF DELEGATED POWERS

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

24 APPLICATIONS APPROVED

<u>Plan No:</u>	<u>Proposal:</u>	<u>Location:</u>
3/2010/0729/P	6 No fascia signs, 2 No remote totem signs and 4 No sets of letters	Carr Hall Home & Garden Centre Whalley Road Wilpshire
3/2010/0882/P	Two storey side extension, single storey rear extension and alterations	70 Mitton Road Whalley
3/2010/0894/P	Proposed single storey extension to the existing bungalow and a proposed detached single storey garage	33 Abbots Croft Whalley

<u>Plan No:</u>	<u>Proposal:</u>	<u>Location:</u>
3/2011/0042/P	Proposed attic conversion including dormer window to rear and conservation roof lights to front	31 Water Street Ribchester
3/2011/0078/P	Front dormer	28 Pasturelands Drive Billington
3/2011/0081/P	Application for the discharge of condition 1 (timescale), condition 2 (approved drawings), condition 3 (materials), condition 4 (landscaping), condition 5 (Section 106 Agreement), condition 6 (renewable energy), condition 7 (window glazing), condition 8 (vehicular access), condition 9 (contaminated land assessment), condition 10 (surface water regulation), condition 11 (estate road) and condition 12 (proposed slab levels) of planning consent 3/2010/0054/P at land adjacent to rear	Primrose Mill Woone Lane Clitheroe
3/2011/0105/P	Conservation Area Consent for the demolition of toilet block	former toilet block to the rear of King Street Whalley
3/2011/0121/P	Install a drop kerb	56 Padiham Road Sabden
3/2011/0124/P	Domestic outbuilding	Dennisfield House Rimington Lane Rimington
3/2011/0127/P	Removal of the existing car-port. Proposed two, two storey side extensions including a dormer to the front roof slope	1 Derwent Crescent Clitheroe
3/2011/0142/P	Non material amendment to planning permission 3/2009/0620/P – 3 No windows on rear (long) and gable elevations	Ferraris Country House Hotel, Chipping Lane Thornley
3/2011/0144/P	Detached stable block including 3 No stables, tack room, covered horse box and mechanical tractor store and animal food store	Tithe Barn House Whins Lane Simonstone
3/2011/0145/P	Conversion of rural building (former shippens) to form a single residential dwelling	Lane Side Farm Alston Lane, Longridge
3/2011/0148/P	Proposed two-storey extension to the rear of the dwelling	11 Berkeley Drive Read

<u>Plan No:</u>	<u>Proposal:</u>	<u>Location:</u>
3/2011/0150/P	Extension to front elevation, lift the overall roof height by 450mm and alterations to the first floor layout and Juliet balcony to front elevation	30 Straits Lane Read
3/2011/0151/P	Extension to the side of the dwelling. Resubmission of 3/2010/0945P	101A Pasturelands Drive Billington
3/2011/0162/P	Single storey rear extension	7 Old Barrow Clitheroe
3/2011/0170/P	Extension to rear of existing residential care home and small front extension	High Break House Chatburn Road Clitheroe
3/2011/0171/P	Proposed construction of first floor bedroom and bathroom extension and alterations to garage to provide study and home office space. Continuation of lean-to roof to create a covered sitting area to the front elevation linked to the side single storey lean-to extension (which is currently being built under general permitted development)	Rosedale School Lane Read
3/2011/0186/P	Re-profiling of garden areas: construction of a retaining wall and hard standing areas at White Carr Lodge and White Carr Lodge Barn. Hard surfacing and steps to rear of	White Carr Lodge Barn and White Carr Lodge Dilworth Bottoms Ribchester
3/2011/0195/P	Proposed single storey, pitched roof side extension to form an extra utility room and storage area	Cottage No 1 Chapel Hill Farm Lower Lane, Longridge
3/2011/0196/P	Application to discharge condition no. 1 (time), condition no. 2 (amended drawings) and condition no. 3 (archaeological report) of planning consent 3/2010/0654P	18 Water Street Ribchester
3/2011/0197/P	Single storey rear extension to form dining area and detached single garage	152 Chatburn Road Clitheroe
3/2011/0199/P	Proposed erection of two stat vents adjoining south site manufacturing building	Johnson Matthey Pimlico Industrial Estate West Bradford Road Clitheroe
3/2011/0214/P	Provision of two externally accessed WC's	Chipping & District Memorial Hall Garstang Road Chipping

<u>Plan No:</u>	<u>Proposal:</u>	<u>Location:</u>
3/2011/0215/P	Application for the discharge of condition no. 10 (rooflight) and condition no. 12 (materials) of planning consent 3/2010/0529	The Barn (no.2) High House Far Dilworth, Longridge
3/2011/0218/P	Installation of photovoltaic solar panels to existing panels to existing roof on south facing elevation	Steadplan Ltd/ Deli-Solutions Ltd Salthill Industrial Estate Clitheroe
3/2011/0221/P	Erection of entrance porch	Oak Tree Farm Preston Road, Alston
3/2011/0226/P	Application for the discharge of condition no.3 (materials) and condition no. 7 (tree planting scheme) of planning consent 3/2011/0037P	Stoneygate Holiday Centre Stoneygate Lane Ribchester

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APPLICATIONS REFUSED

<u>Plan No:</u>	<u>Proposal:</u>	<u>Location:</u>	<u>Reasons for Refusal</u>
3/2010/0729/P	6 No fascia signs, 2 No remote totem signs and 4 No sets of letters	Carr Hall Home & Garden Centre Whalley Road Wilpshire	Policies G1 and ENV3 – the two remote totem signs (signs 9 and 10) by virtue of their location some distance away from the site entrance and their excessive size would be detrimental to the visual amenities of this rural locality.
3/2011/0114/P	Erection of a general purpose equestrian building on agricultural land	off Knotts Lane Tosside	Policies G1 and ENV1 – inappropriate and excessively large building on a prominent undeveloped site detrimental to the appearance and character of the Area of Outstanding Natural Beauty.

<u>Plan No:</u>	<u>Proposal:</u>	<u>Location:</u>	<u>Reasons for Refusal</u>
3/2011/0115/P	Two-storey flat-roofed extension rear	Head over Heels 9 Market Place Longridge	G1, ENV16 Inappropriate design and use of materials to the visual detriment of the appearance of the property and Longridge Conservation Area.
3/2011/0120/P	Two storey extension with Juliet balcony to form bedroom and dining room	Blue Trees Copster Green	Policy G1 – inappropriate intensification of existing back land development that would be unsympathetic to existing and proposed land uses in terms of size, intensity and nature; and detriment to the amenities of nearby residents as a result of increased traffic noise and general activity.
3/2011/0140/P	Proposed earth covered sanitary accommodation unit built into hillside within valley to form Bond Beck Campsite on land adjacent	High Gill Barn Tosside	Contrary to Local Plan Policies G1, G5, ENV1, ENV9, ENV13 and RT1, Policies EM1 and DP7 of the RSS, PPS1, PPS7 and PPS9 – Adverse visual impact on the landscape character, setting and appearance of the area, adverse ecological impact on the Biological Heritage Site, impact of the proposal on highway safety at this location and impact on residential amenity.

<u>Plan No:</u>	<u>Proposal:</u>	<u>Location:</u>	<u>Reasons for Refusal</u>
3/2011/0159/P	Proposed erection of two 12Kw Proven 35-2 wind turbines on 15 metre masts on land adjacent	Sooty Laithe Barn Knotts Lane Tosside	Proposal by virtue of their location, siting and scale would be contrary to Policies G1, ENV1, ENV24, ENV25, ENV26 of the Districtwide Local Plan and PPS 22, in that they would represent an isolated, incongruous feature into the open landscape to the detriment of the visual amenity of the area.
3/2011/0164/P	Application for the modification of Condition no. 13 of planning consent 3/2005/0245/P, to allow the eastern, four-bedroom holiday cottage to be used as a permanent residential dwelling	Marl Barn Tosside Skipton	Contrary to Policies H2, H15, H16, H17, H23 and ENV1 of the Local Plan, and PPS3. Tantamount to the creation of a new dwelling within open countryside without sufficient justification, and the intensification of the use would be to the detriment of the character and appearance of the area.
3/2011/0183/P	Two-storey side extension	26 Mearley Syke Clitheroe	G1, H10, SPG – Prominent extension to the visual detriment of the street scene.

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SECTION 106 APPLICATIONS

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

27 CERTIFICATE OF LAWFULNESS FOR A PROPOSED USE OR DEVELOPMENT

<u>Plan No:</u>	<u>Proposal:</u>	<u>Location:</u>
3/2011/0174/P	Application for a Lawful Development Certificate for retention of a conservatory on the property	Turner Fold Birdy Brow Chaigley
3/2011/0175/P	Lawful Development Certificate for the retention of chimneys	Turner Fold Birdy Brow, Chaigley
3/2011/0236/P	Application for a Certificate of Lawfulness for the proposed installation of Solar Panels to the roof of the dwelling and detached garage	14 Crow Trees Brow Chatburn

28 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	—	APPEAL DISMISSED 21.4.11
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	—	APPEAL DISMISSED 19.4.11
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 DECISION

<u>Application No:</u>	<u>Date Received:</u>	<u>Applicant/Proposal/Site:</u>	<u>Type of Appeal:</u>	<u>Date of Inquiry/Hearing:</u>	<u>Progress:</u>
3/2010/0893 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	—	APPEAL DISMISSED 13.4.11
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	—	APPEAL DISMISSED 27.4.11
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	—	APPEAL ALLOWED 4.5.11
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 – 4 Aug 2011 (scheduled to last for 2 days)	
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	—	AWAITING DECISION

<u>Application No:</u>	<u>Date Received:</u>	<u>Applicant/Proposal/Site:</u>	<u>Type of Appeal:</u>	<u>Date of Inquiry/Hearing:</u>	<u>Progress:</u>
3/2011/0007 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	—	AWAITING DECISION
3/2011/0032 D	21.4.11	Ms Joanne Williams Single storey extension to side and rear of existing house 7 Elswick Lodge Mellor Brow Mellor	Householder appeal	—	Notification letter sent 27.4.11 Questionnaire sent 28.4.11 AWAITING DECISION
3/2010/1010	3.5.11	Ribble Valley Homes Ltd Scheme to provide Juliet balconies to flats in sheltered housing scheme, involving removal of existing windows and creating large opening to house inward opening patio doors. 25, 26, 27, 28, 29, 31, 32 & 33 Showley Court, Clayton-le-Dale	WR	—	Notification letter and questionnaire to be sent by 17.5.11 Statement to be sent by 14.6.11

29 PROPOSED ARTICLE 4 DIRECTION CONFIRMATION – GROVE HOUSE, CHIPPING

The Head of Planning Services submitted a report seeking Committee's agreement to the confirmation of an Article 4 Direction restricting some residential permitted development rights at Grove House, Chipping. He reminded Committee that they had authorised the Director of Development Services to consult the owners and occupiers of affected properties and the relevant Parish Councils in regard to progression with the Article 4 Directions recommended by the Conservation Studio consultants in their appraisal of the Borough's Conservation Areas. This consultation had now been completed with no objections being received and the Department of Communities and Local Government had confirmed that the Secretary of State had no comments to make in respect of the Direction. He felt that the restriction of specific permitted development rights at Grove House was justified by the key contribution of this

building to the special architectural and historic interest of Kirk Mill Conservation Area.

RESOLVED: That Committee confirm the Article 4 Direction relating to Grove House, Chipping in an unaltered form.

30 APPEALS

- 1) 3/2010/0893/P – Refusal to grant planning permission for a retrospective application for the insertion of a window to gable front elevation at first floor of existing semi detached dwelling at Roadside Farm, Preston Road, Alston. Appeal dismissed.
- 2) 3/2010/0738/P – Proposed construction of three affordable two storey houses at Main Street, Grindleton. Appeal dismissed.
- 3) 3/2010/0926/P – Proposed construction of two storey side extension at Happy Cottage, Lovely Hall Lane, Copster Green. Appeal dismissed.
- 4) 3/2010/0861/P – Erection of a first floor extension at the rear to create a master bedroom and en-suite and installation of new window at first floor to the front elevation at 92 Ribchester Road, Salesbury. Appeal allowed with conditions.
- 5) 3/2010/0233/P – Refusal to grant planning permission for the erection of detached house in garden area to side of Manor House, Copster Green. Appeal dismissed.

31 BRIEFING ON THE RESPONSIBILITIES OF THE PLANNING AND DEVELOPMENT COMMITTEE

The Head of Planning Services gave a brief presentation to Committee that was intended to particularly inform the new Councillors. He explained that the responsibilities of the Planning and Development Committee encompassed development, management and control and forward planning which is the policy creation and formulation. Under the development management functions was included the determination of planning applications, both for private homes and commercial premises, certificates of lawfulness, listed building consents, prior determination of applications, discharge of conditions, enforcement issues and pre-application advice. He informed Committee that the Ribble Valley area includes 22 Conservation Areas and has over 1200 listed buildings. Approximately £365,000 worth of income was taken in 2010/11 from planning application fees and that these were currently under review. 1008 applications had been received in the last year of which 992 had been determined. He gave Committee a brief outline of what happens to an application as it is received into the office. He informed Committee that there was an 8 week target for determination with 13 weeks on major schemes. Once the application is received into the office, it is vetted, allocated to a planning officer, consultation then takes place, inspection and negotiation if appropriate, after which a report is

formulated whether an application is submitted to Committee or determined under delegated powers, and a decision is then issued often with conditions.

Key issues that Committee would be dealing with this year included the Local Development Framework and already received and determined applications which equalled approximately 1000 houses.

There was a request from Committee Members that someone from Lancashire County Council highways be invited to speak to Committee at a future meeting.

The Head of Planning Services also informed Committee that the next meeting of Committee on 16 June would start at 5.30pm.

The meeting closed at 8.05pm.

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