

Minutes of Planning and Development Committee

Meeting Date: Thursday, 11 August 2011, starting at 6.30pm
Present: Councillor R E Sherras (Chairman)

Councillors:

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

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

Also in attendance: Councillors K Hind, S Hore, M Ranson and N C Walsh.

252 APOLOGIES

An apology for absence from the meeting was submitted on behalf of Councillor S Bibby.

253 MINUTES

The minutes of the meeting held on 14 July 2011 were approved as a correct record and signed by the Chairman.

254 MATTERS ARISING

Minute 173(7) – Planning application 3/2010/0719/P – 270 dwellings at Henthorn Road, Clitheroe

A Member asked whether there was any update from Lancashire County Council in relation to the request from this Committee for representatives to attend a future meeting of this Committee. The Head of Planning Services replied that whilst he had not had any response in relation to the education representatives, he had been informed by the County Council that their highways representatives, whilst more than willing to provide relevant answers to questions in relation to this application did not consider it appropriate to attend any future meeting of this Committee.

Members expressed their concern at this response and debated the matter at some length. It was agreed to ask the Head of Planning Services to pass on Committee's concern at this response to the County Council and also ask them once again whether they could attend a Committee meeting.

255 DECLARATIONS OF INTEREST

Councillor Rogerson declared an interest in relation to the following planning applications:

3/2011/0430/P – Stydd Lodge Farm, Stydd Lane, Ribchester; and
3/2011/0462/P – Mossfield, Alston Lane, Longridge.

Councillor J White declared an interest in agenda item 13, Listed Building Enforcement/Prosecution Procedures.

256 PUBLIC PARTICIPATION

Committee heard public participation in relation to agenda item 13, Listed Building Enforcement/Prosecution Procedures from Mr G Lowe and Mr I Wilson.

257 REFERENCES FROM OVERVIEW AND SCRUTINY COMMITTEE

There were no references from Overview and Scrutiny Committee.

258 PLANNING APPLICATIONS

1. APPLICATION NO: 3/2010/0807/P (GRID REF: SD 368820 432033)
PROPOSED ERECTION OF TWO DWELLINGS ON LAND AT THE KNOLLE,
WHALLEY ROAD, WILPSHIRE

RECOMMENDATION: 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. This permission shall relate to the development as shown on the following drawings:

PENI/01B Dwg 01 amended site location plan received 26 July 2011.
PENI/01 Dwg 02 plans and elevations of plot 1.
PENI/01 Dwg 03B plans and elevations of plot 2 amended received 26 July 2011.

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

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

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

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

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

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

5. Prior to commencement of any site works including delivery of building materials and excavations for foundations or services all trees identified in the arboricultural/tree survey to be retained [T1/T2/T4/T6/T7/T8/T9/T10/T11/T12/T14/T15/T16/G1/G2/G4] shall be protected in accordance with the BS5837 [Trees in Relation to Construction] the details of which shall include a tree protection monitoring schedule that shall be agreed in writing and inspected by the Local Planning Authority before any site works are begun.

The root protection zone shall be 12 x the DBH 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 all trees affected by the development are afforded maximum physical protection from the adverse affects of development in order to comply with Policies G1 and ENV13 of the Ribble Valley Districtwide Local Plan.

6. Prior to commencement of construction works, the precise siting of both dwellings and their proposed finished floor slab levels shall be marked out/indicated on site to be viewed and agreed in writing by the Local Planning Authority.

REASON: To ensure compliance with the submitted plans and in the interests of visual amenity and the amenities of nearby residents, and to comply with Policy G1 of the Ribble Valley Districtwide Local Plan.

7. Prior to the first occupation of the dwelling on plot 2, its driveway and turning area shall have been formed in accordance with approved drawing number PENI/01 Dwg03B. Thereafter these facilities shall be retained permanently clear of any obstructions to their designated use, and the gradient of the driveway shall not at any time be increased unless a further planning permission has first been granted in respect thereof.

REASON: To ensure compliance with the approved plans, in the interests of highway safety and to comply with Policy G1 of the Ribble Valley Districtwide Local Plan.

8. Prior to construction works on site the first 15m of the existing access track of its length from its junction with Whalley Road shall be constructed to at least base course level. Prior to first occupation of either of the dwellings hereby permitted, the existing access track shall be given a tarmacadam surface for the first 15m of its length from its junction with Whalley Road. The works shall be carried out in accordance with precise details that have first been submitted to and approved in writing by the Local Planning Authority. This 15m length of the access track shall then be retained with a solid surface to the satisfaction of the Local Planning Authority.

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

(Mr A Kinder spoke in favour of the above application. Mr Bridge-Cowman spoke against the above application.)

2. APPLICATION NO: 3/2011/0049/P (GRID REF: SD 364723 435494)
PROPOSED ERECTION OF 1 NO. RESIDENTIAL UNIT ON LAND TO NW OF RIBCHESTER POLICE STATION, PRESTON ROAD, RIBCHESTER, LANCASHIRE, PR3 3XL.

RECOMMENDATION: That planning permission be 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. Notwithstanding details regarding the proposed materials to be used for the dwelling hereby approved, the permission shall relate to the development as shown on Plan Drawing No's c2911 L01 and 7257 P02 Rev. B.

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 February 2011.

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

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

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

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

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

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

7. The car parking and turning area indicated on plan drawing no. 7257 P02 Rev. B shall be surfaced/ paved and marked out in accordance with the approved plan, shall be made available for use prior to the occupation of the dwelling hereby, and shall remain available in perpetuity.

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

8. No development approved by this permission shall be commenced until a scheme for the provision and implementation of a surface water regulation system has been approved by the Local Planning Authority. The scheme shall be completed in accordance with the approved plans.

REASON: To reduce the risk of flooding in accordance with Local Plan Policy G1 and PPS25.

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

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

10. No development shall take place until a scheme for the boundary treatment adjacent to the watercourse has been submitted to and approved in writing by the Local Planning Authority. Such a scheme shall be completed in accordance with the approved plans.

REASON: To protect and conserve the habitat and amenity value of the stream running through the site.

11. Prior to commencement of any site works including delivery of building materials and excavations for foundations or services all trees identified in the arboricultural/tree survey [T1Ash/T2Sycamore] shall be protected in accordance with the BS5837 [Trees in Relation to Construction] the details of which shall be submitted and agreed in writing. The details shall include a tree protection-monitoring schedule, and the local planning authority shall inspect all tree protection measures before any site works are begun.

The root protection area [RPA] shall be 12 x the DBH [T1 Ash 8.5m/T2 Sycamore 7.5m] 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 the two trees affected by development and included in a Tree Preservation Order and considered to be of visual, historic or botanical value are afforded maximum physical protection from the adverse affects of development. In order to comply with planning policies G1 and ENV13 of the District Wide Local Plan.

INFORMATIVES

1. The proposed development is in close proximity to a watercourse and access to carry out maintenance works to remove any blockages or to ensure the freeflow of water is likely to be restricted. Therefore it is recommended that the proposal be amended or assessed to ensure that future maintenance responsibilities by the riparian owner can be fulfilled.
2. Any works to the watercourses within or adjacent to the site which involve infilling, diversion or culverting or which may otherwise restrict flow, require the formal Consent of the Environment Agency under Section 23 of the Land Drainage Act 1991. Culverting other than for access purposes is unlikely to receive Consent, without full mitigation for loss of flood storage and habitats.
3. No building material or rubbish must find its way into the watercourse.
4. Under the terms of the Water Resources Act 1991, the prior written consent of the Agency is normally required for any discharge of sewage or trade effluent into controlled waters, and may be required for any discharge of surface water to such controlled waters or for any discharge of sewage or trade effluent from buildings or fixed plant into or onto ground or into waters which are not controlled waters. Such consent may be withheld. (Controlled waters include rivers, streams, groundwater, reservoirs, estuaries and coastal waters).

The foul drainage system should be sited so as not to cause pollution of any watercourse, well, borehole, spring or groundwater.

Establishments of this nature can cause problems when connected to a septic tank. The applicant would be advised to consider the use of a package sewage treatment plant for preference.

All downspouts should be sealed directly into the ground ensuring the only open grids present around each dwelling are connected to the foul sewerage systems.

5. Ribble Valley BC imposes a charge to the developer to cover the administration, and delivery costs in providing wheeled bins to each household within a new build property or provision. Details of current charges are available from the RVBC Contact Centre on 01200 425111.

3. APPLICATION NO: 3/2011/0249/P (GRID REF: SD 362850 442014)
APPLICATION FOR THE REMOVAL OF CONDITION NO. 2 OF PLANNING
CONSENT 3/1998/0729/P, TO ALLOW THE HOLIDAY LET TO BE USED AS A
PERMANENT RESIDENTIAL DWELLING AT PARLICK, MOSS LANE,
CHIPPING

RECOMMENDATION: That planning permission is GRANTED and that
Condition 2 is removed.

4. APPLICATION NO: 3/2011/0369/P AND 3/2011/0370/P
(GRID REF: SD 370051 443721)
APPLICATION FOR THE REMOVAL OF CONDITION NO. 9 OF PLANNING
CONSENTS 3/1998/0154/P AND 3/1998/0155/P (LBC), TO ALLOW THE
HOLIDAY LET TO BE USED AS A PERMANENT RESIDENTIAL DWELLING AT
COACH HOUSE, CLOUGH BOTTOM FARM, RABBIT LANE, BASHALL EAVES,
LANCASHIRE

RECOMMENDATION: That planning permission is GRANTED and that
Condition 9 is removed.

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

5. APPLICATION NO: 3/2011/0377/P (GRID REF: SD 367152 434189)
PROPOSED EXTENDED FAMILY ACCOMMODATION/ANNEX, GARAGE,
WORKSHOP AND OFFICE, DEMOLITION OF REDUNDANT FORMER
SHIPPON AND EXTENSION OF RESIDENTIAL CURTILAGE (PARTLY
RETROSPECTIVE AS THE EXTENSION OF RESIDENTIAL CURTILAGE
TOOK PLACE MORE THAN 10 YEARS AGO) AT HIGHER BOLTON HALL
FARM, PARK GATE ROW, COPSTER GREEN

RECOMMENDATION: 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. This permission shall relate to the development as shown on drawing
numbers BOO/448/1261/01,02,03 and 04.

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

3. A protected species scoping/risk assessment shall be carried out prior to any
development works commencing. In the event that any bats are found or

disturbed during any part of the development, all works shall cease until further advice has been sought from a licensed ecologist.

REASON: In order to reduce the harmful impact of development on a protected species (bats) 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) (Amendment) (No 2) (England) Order 2008 (or any Order revoking or re-enacting that Order), any future extensions and/or alterations to the main dwelling Higher Bolton Hall Farm, or to the building hereby permitted, including any development within the curtilage as defined in the schedule to Part 1 Classes A-E shall not be carried out unless a further planning permission has first been granted in respect thereof. Additionally, the garage for which planning permission was granted by 3/1993/0479/P shall not be constructed unless a further planning permission has also first been granted.

REASON: As the construction of the previously approved garage, plus the building hereby approved and any further extensions or curtilage buildings that could otherwise be built as permitted development would represent overdevelopment of the site to the detriment of visual amenity, contrary to Policies G1 and ENV3 of the Ribble Valley Districtwide Local Plan.

5. The ancillary living accommodation contained in the building hereby permitted shall only be occupied as an extended family unit to the property Higher Bolton Hall Farm and shall not be used as a separate independent unit of residential accommodation.

REASON: To comply with the terms of the application and because the creation of a separate residential unit in this location would be detrimental to the amenities and character of the area, contrary to Policies G1 and ENV3 of the Ribble Valley Districtwide Local Plan.

6. The garage, motorcycle workshop and office contained within the building hereby permitted shall only be used for those stated purposes. Those parts of the building shall not be used for any other purposes (including additional living accommodation such as lounge, kitchen, bedroom or bathrooms) unless a further planning permission has first been granted in respect thereof.

REASON: To comply with the terms of the application and with Policy H9 of the Ribble Valley Districtwide Local Plan as any additional living accommodation would be tantamount to the creation of an additional dwelling as opposed to the annex accommodation for which planning permission has been granted.

7. The garage, motorcycle workshop and office within the building hereby permitted shall only be used for domestic purposes and shall not be used in association with any trade or business.

REASON: As any commercial use of this building would be detrimental to the amenities and character of the locality, the amenities of nearby residents and highway safety contrary to Policies G1 and ENV3 of the Ribble Valley Districtwide Local Plan.

6. APPLICATION NO: 3/2011/0395/P (PA) & 3/2011/00396/P (LBC)
(GRID REF: SD374323, 441840)
RETROSPECTIVE APPLICATION TO CAREFULLY STRIP OUT EXISTING FIXTURES AND FITTINGS AND REFIT FOR USE AS A COFFEE SHOP, INSTALL CONDENSER UNITS TO REAR OF BUILDING AND CONNECT TO NEW INTERNAL SERVICES. ALTERATIONS TO EXISTING SHOP FRONT, INCLUDING REPLACING FRONT DOORS AND FIX NEW PEGGED OFF LETTERS TO EXISTING FASICIA SIGN AT 27-29 CASTLE STREET, CLITHEROE

The Head of Planning Services advised Committee that observations had now been received from Clitheroe Town Council.

RECOMMENDATION 1: That planning permission be GRANTED subject to the following condition(s):

1. The permission shall relate to the development as shown on Plan Drawing Nos:

CN469-000, CN469-001, CN469-002, CN469-100, CN469-200 REVA, CN469-300 REVA, CN469-400 REVB, CN469-600 REVA, CN469-700 REVA, 1287/M/101, 1287/M/101 REVP1, and 070611-01, 190511-01

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

2. This permission relates to the ground floor of the premises only and not to the first or second floors.

REASON: To safeguard the interior of the historic building ensuring that the upper floors of the premises, which are of historic interest, are not adversely affected, as supported by Policies ENV16 and ENV19 of the Ribble Valley Districtwide Local Plan and PPS5: Planning for the Historic Environment.

3. The precise details of the noise emissions of the air filtration systems shall be approved, in writing, by the local planning authority within one month of the date of this permission.

REASON: In accordance with Policy G1 of the Ribble Valley Districtwide Local Plan and in the interests of the general amenity of the area and to safeguard, where appropriate, neighbouring residential amenity.

RECOMMENDATION 2: That listed building consent be GRANTED subject to the following condition(s):

1. The permission shall relate to the development as shown on Plan Drawing Nos:

CN469-000, CN469-001, CN469-002, CN469-100, CN469-200 REVA, CN469-300 REVA, CN469-400 REVB, CN469-600 REVA, CN469-700 REVA, 1287/M/101, 1287/M/101 REVP1, and 070611-01, 190511-01

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

2. This permission relates to the ground floor of the premises only and not to the first or second floors.

REASON: To safeguard the interior of the historic building ensuring that the upper floors of the premises, which are of historic interest, are not adversely affected, as supported by Policies ENV16 and ENV19 of the Ribble Valley Districtwide Local Plan and PPS5: Planning for the Historic Environment.

3. No primary cooking of unprepared food shall be carried out on the premises. Only reheated or cold food that has been prepared elsewhere shall be served within the premises.

REASON: To safeguard the amenity of the area as supported by Policies G1, ENV16, and ENV19 of the Ribble Valley Districtwide Local Plan.

7. APPLICATION NO: 3/2011/0398/P(GRID REF: SD 374323 441840)
RETROSPECTIVE APPLICATION TO FIX NEW INDIVIDUAL PEGGED OFF LETTERS TO EXISTING FASCIA SIGN AT 27-29 CASTLE STREET, CLITHEROE

RECOMMENDATION: That planning permission be GRANTED subject to the following condition(s):

1. The permission shall relate to the development as shown on Plan Drawing Nos. CN456/600 and 190511-01.

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

2. Any advertisement displayed, and any site used for the display of advertisements, shall be maintained in a clean and tidy condition to the reasonable satisfaction of the Local Planning Authority.

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

3. Any structure or hoarding erected or used principally for the purpose of displaying advertisements shall be maintained in a safe condition.

REASON: Required by the Town and Country Planning (Control of Advertisements) Regulations 1992.

4. Where an advertisement is required under these Regulations to be removed, the removal shall be carried out to the reasonable satisfaction of the Local Planning Authority.

REASON: Required by the Town and Country Planning (Control of Advertisements) Regulations 1992.

5. No advertisement shall be sited or displayed so as to obscure, or hinder the ready interpretation of, any road traffic sign, railway signal or aids to navigation by water or air, or so as otherwise to render hazardous the use of any highway, railway, waterway or aerodrome (civil or military).

REASON: Required by the Town and Country Planning (Control of Advertisements) Regulations 1992.

8. APPLICATION NO: 3/2011/0429/P (GRID REF: SD 374323 441840)
RETROSPECTIVE APPLICATION
N FOR THE CHANGE OF USE OF THE GROUND FLOOR TO CLASS A1/A3
USE AT 27-29 CASTLE STREET, CLITHEROE, BB7 2BT

The Head of Planning Services advised Committee of minor alterations to conditions 2 and 3. He also submitted the views of Clitheroe Town Council.

RECOMMENDATION: That planning permission be GRANTED subject to the following condition(s):

1. The permission shall relate to the development as shown on Plan Drawing Nos. CN469-100 Rev. B and CN469-001.

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

2. No primary cooking of unprepared food shall be carried out on the premises. Only reheated or cold food that has been prepared elsewhere shall be served within the premises.

REASON: To safeguard the amenity of the area as supported by Policies G1, ENV16, and ENV19 of the Ribble Valley Districtwide Local Plan.

3. The premises shall be used for mixed A1/A3 use and no other purpose, except A1 use as specified in the Town and Country Planning (Use Classes) Order 2005.

REASON: To ensure that no alternative use is made of the premises which would cause harm to the vitality and viability of the principal shopping area in the Town Centre.

4. This permission relates to the ground floor of the premises only and not to the first or second floors.

REASON: To safeguard the interior of the historic building ensuring that the upper floors of the premises, which are of historic interest, are not adversely affected, as supported by Policies ENV16 and ENV19 of the Ribble Valley Districtwide Local Plan and PPS5: Planning for the Historic Environment.

5. The use of the premises in accordance with this permission shall be restricted to the hours between 0700 to 1900 on Mondays to Saturdays, and 1000 to 1600 on Sundays and Bank Holidays.

REASON: To comply with the hours of use stated in the application and in accordance with Policy G1 of the Ribble Valley Districtwide Local Plan as 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. The precise details of the noise emissions of the air filtration systems shall be approved, in writing, by the local planning authority within one month of the date of this permission.

REASON: In accordance with Policy G1 of the Ribble Valley Districtwide Local Plan and in the interests of the general amenity of the area and to safeguard, where appropriate, neighbouring residential amenity.

NOTE(S):

1. The applicant's attention is drawn to the requirements of the Environmental Health Officer, as follows:
 1. Information is required for the assessment of the adequacy of the toilet and washing facilities.
 2. The applicant is asked to give consideration to the need for additional litter bins located off site and asked to contact the Local Planning Authority to discuss suitable arrangements.

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

9. APPLICATION NO: 3/2011/0430/P (GRID REF: SD 365405 435692)
NEW AGRICULTURAL LIVESTOCK BUILDING AT STYDD LODGE FARM,
STYDD LANE, RIBCHESTER

RECOMMENDATION: That planning permission is 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 No. RH/320110430/01 in relation to the proposed site plan and Drawing No. RH/320110430/02 in relation to the proposed elevations and floor plan.

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

(Councillor Rogerson returned to the meeting.)

10. APPLICATION NO: 3/2011/0445/P (GRID REF: SD 360188 437489)
ERECTION OF COMMERCIAL UNIT WITH OFFICES AT FIRST FLOOR LEVEL AND PARTIAL DEMOLITION OF EXISTING STRUCTURES. INTERNAL ALTERATIONS AND CHANGE OF USE OF EXISTING COMMERCIAL UNIT AS CARPET AND BEDROOM SHOWROOM AND FORMATION OF FIRE ESCAPE AND REVISED CAR PARKING LAYOUT (RE-SUBMISSION OF 3/2011/0132/P) ON VACANT LAND ADJACENT TO ENTERPRISE WORKS, WARWICK STREET, LONGRIDGE,

RECOMMENDATION: That planning permission be 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 0388/93-01-D, 0388/93-02B, 0388/93-03A, 0388/93-05A, 0388/93-06C, 0388/93-8, 0388/93-10C and 0388/93-11.

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

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

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

4. No materials or equipment shall be stored on the site outside the building except for waste materials contained within bins for periodic removal unless otherwise agreed in writing.

REASON: To comply with Policy G1 of the Ribble Valley Districtwide Local Plan in the interests of the visual amenity of the area and to safeguard, where appropriate, neighbouring residential amenity.

5. No work, display or storage activities shall take place outside the buildings on the site.

REASON: To comply with Policy G1 of the Ribble Valley Districtwide Local Plan in the interests of the visual amenity of the area and to safeguard, where appropriate, neighbouring residential amenity.

6. The precise details of the type and method of air filtration and extraction systems to be used shall be approved, in writing, by the local planning authority.

REASON: In accordance with Policy G1 of the Ribble Valley Districtwide Local Plan and in the interests of the general amenity of the area and to safeguard, where appropriate, neighbouring residential amenity.

7. The use of the proposed and existing units associated with this permission shall be restricted to the hours between 0730 to 1800 Monday to Friday, 0730 to 1800 on Saturdays, and 1000 to 1500 on Sundays or bank holidays.

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

8. All Deliveries to the site shall be restricted to between the hours of:
 - a. 0730hrs to 1800hrs Monday to Friday,
 - b. 0730hrs to 1800hrs on Saturdays, and
 - c. 1000hrs to 1500hrs on Sundays and Bank Holidays.

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.

9. Prior to the commencement of the use of the building hereby approved, the car parking spaces and manoeuvring areas indicated on the approved plan number 0388/93-03A, shall be surfaced and/or paved and marked out in

accordance with the approved plan. They shall, thereafter, all be made available for use in perpetuity, unless otherwise agreed in writing with the Local Planning Authority.

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

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

11. APPLICATION NO: 3/2011/0462/P (GRID REF: SD 360214 434946)
NEW AGRICULTURAL STORAGE BUILDING AT MOSSFIELD, ALSTON LANE,
LONGRIDGE

RECOMMENDATION: That planning permission is 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 No. RH/320110462/01 in relation to the proposed site plan and Drawing No. RH/320110462/02 in relation to the proposed elevations and 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 proposed building shall be used for the purposes of maintaining the land and livestock in the applicant's ownership only. The building shall not be used for domestic purposes, and no trade or business whatsoever shall be carried out from within the building.

REASON: In the interests of the amenities of the area and to safeguard nearby residential amenity in order to comply with Policies G1 and ENV3 of the Ribble Valley Districtwide Local Plan.

(Councillor J Rogerson returned to the meeting.)

12. APPLICATION NO: 3/2011/0475/P (GRID REF: SD 360296 437578)
NEW LINK BETWEEN EXISTING SPAR/SUBWAY BUILDING AND EXISTING
BOOTH'S SALES BUILDING. EXTENSION OF EXISTING BOOTH'S SALES
BUILDING TO THE WEST TO PROVIDE SUPPORT FACILITIES TO HOT AND
COLD FOOD COUNTERS. RELINING PART OF EAST CAR PARK TO
PROVIDE A SAFE LOADING AREA FOR GOODS VEHICLES, NEW DISABLED
AND PARENT AND CHILD PARKING, AND NEW PARKING IN LIEU OF
RECYCLING POINT. E. H. BOOTH & CO. LTD, BERRY LANE, LONGRIDGE

The Head of Planning Services to add a note advising about reversing issues.

RECOMMENDATION: That planning permission be 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 5432 L(1-)01 Rev. 2, 5432 L(2-)01 and 5432 L(1-)02 Rev. 6.

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 22 July 2011.

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

4. All Deliveries to the site shall be restricted to between the hours of:

1. 0630hrs to 1800hrs Monday to Saturday, and
2. 0900hrs to 1400hrs on Sundays.

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. Prior to the commencement of the use of the new goods delivery area associated with this approval, further details of the acoustic fencing proposed to extend the bin/storage area to the northeast of the new goods delivery area 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.

6. The proposed alterations to the car park which includes marking out additional disabled and family car parking spaces, the erection of a new Trolley Store and the creation of a 'Goods Delivery Area' as indicated on the proposed site plan, drawing no. 5432 L(1-)02 Rev. 6, shall all be carried out and made available for use within three months of the completion of the built development hereby approved.

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

7. No materials or equipment shall be stored on the site outside the building except for waste materials contained within bins for periodic removal unless otherwise agreed in writing.

REASON: To comply with Policy G1 of the Ribble Valley Districtwide Local Plan in the interests of the visual amenity of the area and to safeguard, where appropriate, neighbouring residential amenity.

8. Before the use commences or the premises are occupied, the building(s) shall be insulated in accordance with a scheme to be submitted to and approved by the Local Planning Authority.

REASON: In accordance with Policy G1 of the Ribble Valley Districtwide Local Plan and in the interests of the general amenity of the area and to safeguard, where appropriate, neighbouring residential amenity.

9. The proposed replacement lighting on the building and within the car park approved by this consent, as indicated via the details provided within the e-mail dated 22nd of July 2011, shall only be illuminated fifteen (15) minutes prior to, during and up to fifteen (15) minutes after, the opening hours of the premises to which it relates, and they shall not be illuminated 24 hours.

REASON: To comply with Policy G1 of the Ribble Valley Districtwide Local Plan in the interests of nearby residential amenity.

NOTE(S):

1. The applicant is asked to ensure that where possible all suitable steps are taken to avoid the use of noise beepers on lorries whilst reversing within the car park during unsociable hours.

13. APPLICATION NO: 3/2011/0486/P (GRID REF: SD 373063 443445)
PROPOSED REPLACEMENT DWELLING. RE-SUBMISSION OF 3/2011/0204/P
AT WADDOW HOUSE, CLITHEROE ROAD, WADDINGTON.

RECOMMENDATION: That planning permission be 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 No. 3 in relation to the Location Plan, Drawing No. 11/002/1 in relation to the existing site survey, Drawing No. 4 in relation to the existing floor plans and elevations and Drawing No. 2 Rev. C in relation to the proposed site plan, floor plans and elevations.

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

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

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 an 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 Policy G1 of the Ribble Valley Districtwide Local Plan.

14. APPLICATION NO: 3/20110/0269/P (GRID REF: SD 372104 439647)
APPLICATION FOR THE REMOVAL OF CONDITION NO. 15 OF PLANNING CONSENT 3/2000/0071/P, TO ALLOW THE HOLIDAY ACCOMMODATION KNOWN AS 'PENDLE' TO BE USED AS PERMANENT RESIDENTIAL ACCOMODATION (RE-SUBMISSION). BROWNHILLS COTTAGES, FARLANDS HALL FARM, WITHGILL, CLITHEROE

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

1. The proposal by virtue of intensification of use of the property as an unrestricted dwelling would have a harmful effect on the character and appearance of the area as well as the setting of the building due to the likely impact of associated domestic paraphernalia. It is therefore considered

contrary to Policies H15 and ENV3 of the Ribble Valley Districtwide Local Plan.

(Mrs J Dixon spoken in favour of the above application.)

15. APPLICATION NO: 3/2011/0537/P (GRID REF: SD 377228 433483)
PROPOSED ERECTION OF NEW INVESTMENT CASTING FOUNDRY AT REAR AND PARKING AND SERVICING AREAS AT CALDER VALE PARK, SIMONSTONE

RECOMMENDATION: that the Director of Development Services be MINDED TO APPROVE the proposal subject to the formal advertisement as a departure and reference to the relevant Government Office in accordance with the Town and Country Planning (Green Belt) Direction 2005 and subject to the following conditions:

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

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

2. This permission relates to the plans submitted within this application - drawing numbers 40070/PL01, 40070/PL02, 40070/PL03, 40070/PL04, 40070/PL05, 40070/PL06, 40070/PL07.

REASON: For the avoidance of doubt

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

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

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

4. Precise specifications or samples of walling and roofing materials and details of any surface materials to be used including their colour and texture shall

have been submitted to and approved in writing by the Local Planning Authority before their use in the proposed works.

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

5. No development approved by this permission shall be commenced until a scheme for the provision of surface water drainage has been approved by the Local Planning Authority. Such a scheme shall be constructed and completed in accordance with the approved plans.

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

6. No development approved by this planning permission shall be commenced until:

- 1) A site investigation scheme, based on the phase I Geo-Environmental Appraisal submitted with the application to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off site.
- 2) The site investigation results and the detailed risk assessment (1) and, based on these, an options appraisal and remediation strategy given full details of the remediation measures required and how they are to be undertaken.
- 3) A verification plan providing details of the data that would be collected in order to demonstrate that the works set out in (2) are complete and identifying any requirements for longer term monitoring of pollutant linkages, maintenance and arrangements for contingency action.

The development shall then proceed in strict accordance with the measures approved. Work shall be carried and completed in accordance with the approved method statement and remediation strategy referred to in (3) above, and to a timescale agreed in writing by the Local Planning Authority: unless otherwise agreed in writing by the Local Planning Authority.

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

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

demonstrate that the required remediation has been fully met. Future monitoring proposals and reporting shall also be detailed in the report.

REASON:

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

(b) To enable:

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

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

7. Prior to commencement of details further details of acoustic measures in accordance with the submitted noise report received by the Local Planning Authority on 9 July 2011, shall be submitted to the Council. The measures shall be implemented and thereafter retained before commencement of use of the buildings. These measures shall include acoustic barriers and additional sound insulation to the building and any plant or machinery.

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

8. 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.

9. Noise emitted from the site shall not exceed

45dB La 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.

10. Prior to commencement of development, a mitigation plan shall be produced to compensate for the loss of habitat as a result of the works.

This plan should be submitted to the Local Planning Authority for approval. The mitigation plan shall identify the location of compensatory habitat, the species to be included and a long-term habitat management plan and the development shall proceed in accordance with the approved plan.

REASON: To compensate for the loss of marshy grassland as a result of the development and to comply with Policy G1 of the Districtwide Local Plan.

259 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:

260 APPLICATIONS APPROVED

<u>Plan No:</u>	<u>Proposal:</u>	<u>Location:</u>
3/2010/1016/P	Demolition of the existing ground floor lounge and proposed erection of a two storey extension for additional bedroom with a Juliette balcony and ground floor sunroom extension	Brookside Cottage/ The Old Café Worston
3/2011/0250/P	New improved highway access/entrance and works to existing access	Moor House Farm Clitheroe Road Knowle Green
3/2011/0271/P	Proposed demolition of existing conservatory and erection of a single storey garden room extension, first floor extension over rear kitchen to provide additional bedroom and bathroom space. Extension of existing detached garage and drive alterations	Sunnymede Ribblesdale Avenue Clitheroe
3/2011/0313/P	Change of use from tea rooms to dwelling with extension at first floor level at rear	15 King Lane, Clitheroe
3/2011/0318/P	Single storey extension to front elevation	12 Greenfield Avenue Chatburn
3/2011/0344/P	Proposed conservatory to the rear	45 Mearley Syke, Clitheroe.
3/2011/0347/P	Applications for discharge of condition No 2 (materials), No 4 (landscaping) and condition No 5 (storage of fuels, oils and chemicals)	Wycongill
3/2011/0349/P		Holden Lane
3/2011/0352/P		Bolton-by-Bowland
3/2011/0353/P		
3/2011/0354/P		

<u>Plan No:</u>	<u>Proposal:</u>	<u>Location:</u>
3/2011/0360/P	Extension of existing caravan site to provide an additional 10 caravan pitches	Hartleys Farm Tosside
3/2011/0364/P	Proposed new wind turbine 15kW on a 20m mast to provide power to the farm	Throstles Nest Tosside, Skipton
3/2011/0367/P	Proposed single storey rear extension and increase height of existing ridge to form rooms in roofspace and provide 2no. dormers to rear. Re-submission of application 3/2011/0092	21 Hollowhead Avenue Wilpshire
3/2011/0371/P	Part change of use from a florist shop (Class A1) to retail sales of beauty products and treatment rooms (Class A1 and Sui Generis)	23 King Street Clitheroe
3/2011/0381/P	Proposed Mobile Home for use by a dependant relative	Barracks Farm Chipping Road Chaigley
3/2011/0385/P	Three additional rear Velux Conservation roof light windows. Relocate two of the three front Velux Conservation roof light windows (as per previous planning consent). West (rear) elevation – change window to glass door. South (side) elevation – change double doors to full height window. (Re-submission of application 3/2010/0529)	The Barn No.2 High House Farm Dilworth
3/2011/0386/P	Application to discharge condition 14 (boundary treatment) of planning consent 3/2009/1071/P	Lidl UK Shawbridge Street Clitheroe
3/2011/0390/P	Proposed single storey rear extension to extend kitchen and two storey rear/ side extension to form utility room with ensuite bathroom over	4 Knowsley Road Wilpshire
3/2011/0391/P	Discharge of condition No 3 (landscaping), Condition No 7 (materials) and condition No 9 (phasing) of planning consent 3/2010/0758/P for a residential development comprising of 12 dwellings, associated access, parking and landscaping	Trough Road Dunsop Bridge

<u>Plan No:</u>	<u>Proposal:</u>	<u>Location:</u>
3/2011/0392/P	Proposed utility room/ shower room to rear of property	30 Blackburn Road Ribchester
3/2011/0394/P	Proposed single storey extension to NW elevation and porch extension to NE elevation	1 The Fields Sabden
3/2011/0423/P	Proposed roof over existing yard to provide weather protection to stored timber in connection with existing use	Smithfield Farm Twiston Lane Downham
3/2011/0424/P	Three fascia signs – one externally illuminated and two non-illuminated	Spar (former Perry's Garage) Edisford Road Clitheroe
3/2011/0434/P	Application for a non-material amendment to planning consent 3/2010/0898P, to allow 2no. vehicle shutter opening sizes amended, additional vehicle shutter opening added. Dock seals added to 2no; addition of 2no. personal doors required due to internal operations/fire exits; position of 1no. approved personal door repositioned due to internal operations and existing building width dimension clarified	Deli-Solutions Ltd Salthill industrial Estate Lincoln Way Clitheroe
3/2011/0447/P	Application for the discharge of condition no. 3 (materials) and part-discharge of condition no. 4 (landscaping) of planning consent 3/2011/0186/P	White Carr Lodge Barn Dilworth Bottoms Ribchester
3/2011/0453/P	Single storey rear extension and insertion of window to eastern gable elevation	16 Crumpax Meadow Longridge
3/2011/0467/P	Application for the discharge of condition 2 (materials) of planning permission 3/2009/0233/P	17 Chesterbrook Ribchester
3/2011/0468/P	Renewal of planning consent 3/2008/0135 for the demolition of the existing garage, erection of single storey extension to include new garage and formation of habitable room in the loft and internal alterations	1 Springdale Road Langho

<u>Plan No:</u> 3/2011/0469/P	<u>Proposal:</u> Application for the discharge of condition no. 4 (materials), condition no. 5 (floor levels), condition no. 7 (foul and surface water disposal) and condition no. 8 (foul drainage conveyance) of planning consent 3/2010/0895/P	<u>Location:</u> 34 Dilworth Lane Longridge
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APPLICATIONS REFUSED

<u>Plan No:</u>	<u>Proposal:</u>	<u>Location:</u>	<u>Reasons for Refusal</u>
3/2011/0166/P	Proposed golf practice tee and green within existing plot at Hollins Farm, the existing pond to be tidied with respect to the ecology of the site and a new timber fence to stand the width of the plot	Hollins Farm Clerk Hill Lane Sabden	G1, ENV3 and H12 – the proposal is tantamount to an extension of the residential curtilage to the detriment of the appearance of the rural locality.
3/2011/0205/P & 3/2011/0206/P	Retrospective application for extension and alterations, patio to rear and decking walkways at	Mellor Lodge Gate House Preston New Road Mellor	The implemented scheme has had an unduly harmful impact upon the character, setting and significance of the listed building and the character of Woodfold Park historic park and garden because of its scale (extension), materials and incongruity of design features. This is contrary to Policies ENV19, ENV20 and ENV21 of the Ribble Valley Districtwide Local Plan.
3/2011/0230/P (LBC) & 3/2011/0231/P (PA)	Structural improvements relating to the conversion of external store building and alterations to rear elevation wall	Primrose Cottage, 4 Main Street, Bolton- by-Bowland	The proposed remodelling of the rear elevation would result in the loss of important historic fabric and introduce an incongruous and conspicuous window pattern to part of the listed building's rear

Cont

<u>Plan No:</u>	<u>Proposal:</u>	<u>Location:</u>	<u>Reasons for Refusal</u>
3/2011/0383/P	Proposed clock with text and digital time and temperature display	Alpes Butchers 14-16 Shawbridge Street Clitheroe	facade. This would be harmful to the character, setting and significance of the listed building and contrary to Policies ENV20 and ENV19 of the Ribble Valley Districtwide Local Plan. Policy G1 incongruous, over prominent, and discordant feature in the locality and is thus considered detrimental to the amenities of the area. For these reasons the sign is considered contrary to Policy G1 of the Districtwide Local Plan.
3/2011/0384/P	Proposed two-storey side extension (re-submission of 3/2010/0691)	7 Hillside Drive West Bradford	G1, H10, SPG – <ul style="list-style-type: none"> • Dominant extension to the visual detriment of the property and street scene • Loss of light to neighbouring property.
3/2011/0388/P	Proposed alteration to existing balcony	Moor Nook Clitheroe Road Dutton	G1, ENV1 H10, and SPG “Extensions and Alterations to Dwellings” – Detrimental to the visual appearance of the property and the AONB.

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SECTION 106 APPLICATIONS

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

263 CERTIFICATE OF LAWFULNESS FOR A PROPOSED USE OR DEVELOPMENT

<u>Plan No:</u>	<u>Proposal:</u>	<u>Location:</u>
3/2011/0272/P	Application for a Certificate of Lawfulness for the proposed installation of Solar Panels to the SW facing roof	2 Cockhill Cottages Accrington Road Whalley
3/2011/0387/P	Application for Lawful Development Certificate for proposed extensions to form an increase to living accommodation	Blue Trees Copster Green

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

<u>Plan No:</u>	<u>Proposal:</u>	<u>Location:</u>
3/2011/0177/P	Application for a Lawful Development Certificate for a proposed detached building containing gym, store, two games rooms and bathroom within the curtilage of Blue Trees. New drainage to connect into the existing and in materials to match the existing style	Blue Trees Copster Green
3/2011/0373/P	Application for a Lawful Development Certificate for a proposed garage within the rear garden area	1 and 2 Ladycroft Cottages Holden Bolton-by-Bowland

265 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>
3/2011/0491/N	Steel portal framed building to provide covering to yard to prevent dirty water.	Thirty Acre Farm Edisford Bridge, Clitheroe
3/2011/0492/N	Portal frame agricultural storage building on land	Eastham House Farm Mitton, Clitheroe

Application No:	Date Received:	Applicant/Proposal/Site:	Type of Appeal:	Date of Inquiry/Hearing:	Progress:
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
3/2010/0969 D	17.2.11	John Carrington Application for a lawful development certificate for a proposed cantilevered canopy 8A Longridge Road Hurst Green	WR	—	APPEAL DISMISSED 14.6.11
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 held – 4 & 5 Aug 2011	AWAITING DECISION
3/2010/1010 D	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	—	Site visit 20.7.11 AWAITING DECISION
3/2010/0923 D	7.6.11	Shire Hotels Ltd Replacement of existing window with glazed external doors to restaurant The Millstone Hotel Church Lane Mellor	WR	—	Awaiting site visit

Application No:	Date Received:	Applicant/Proposal/Site:	Type of Appeal:	Date of Inquiry/Hearing:	Progress:
3/2011/0120 D	22.6.11	Mr John Rowley Two-storey extension with balcony to form bedroom and dining room Blue Trees Copster Green	Householder appeal	—	AWAITING DECISION
3/2011/0063 D	28.6.11	Mr Andrew Murray Proposed construction of new mezzanine space in roof void to provide seated area with window to front roof, dormer window with sliding/folding door to rear, complete with guard rail Copper Beech 6 The Drive Brockhall Village	Householder appeal	—	AWAITING DECISION
3/2011/0183 D	4.7.11	Mr Paul Haythornthwaite Double extension to side of property (Resubmission of application 3/2010/0619P) 26 Mearley Syke Clitheroe	Householder appeal	—	Notification letter sent 8.7.11 Questionnaire sent 11.7.11 AWAITING DECISION
3/2011/0068 D	11.7.11	Mr Anthony P Sant 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	Householder appeal	—	Notification letter sent 13.7.11 Questionnaire sent 18.7.11 AWAITING DECISION
3/2011/0208 D	18.7.11	Mr Mark & Victoria Haston Proposed construction of porch extension Carr Meadow Barn Carr Lane Balderstone	Householder appeal	—	Notification letter sent 13.7.11 Questionnaire sent 18.7.11 AWAITING DECISION

Application No:	Date Received:	Applicant/Proposal/Site:	Type of Appeal:	Date of Inquiry/Hearing:	Progress:
3/2011/0202 O	20.7.11	Mr Sanjay Chohan Removal of conservatory and part demolition of attached garage. Proposed erection of two-storey front and side extensions, erection of single storey rear extension with green roof function, increase in roof pitch to accommodate for loft conversion, two dormers to south- east elevation, solar photovoltaic integrated tile panels to SE elevation, internal alterations and additional parking area to front of house 1 Alston Court Longridge	Householder appeal	—	Notification letter sent 25.7.11 Questionnaire sent 27.7.11 AWAITING DECISION
3/2010/0751 O	20.7.11	Acland Bracewell Ltd Outline application for a residential development for 39no. dwellings Land off Whalley New Road Billington	WR	—	Notification letter sent 26.7.11 Questionnaire sent 2.8.11 Statement to be sent by 31.8.11

267 REVIEWING HOUSING REQUIREMENTS FOR RIBBLE VALLEY

Councillors Hind and Ranson were given permission to address Committee.

Committee considered the report from the Head of Regeneration and Housing which gave the background to the Consultants report on housing requirements in the Ribble Valley. Committee also received a presentation from Colin Robinson from Nathaniel Litchfield & Partners which gave an explanation of the rationale behind the housing requirement figures.

The Consultants report presented a series of scenarios and findings based upon the model runs and assumptions agreed with Members when the report was commissioned. The scenarios had generated a wide range of housing requirements based upon a number of different indicators. The housing requirements ranged from 43 dwellings per annum to some 559 dwellings per annum depending on the modelling assumption applied. Each respective scenario had been analysed and areas of concern and caution were highlighted.

The conclusion drawn by the Consultants was that the borough's housing requirement would lie within a range of between 190 and 220 dwellings per annum. This range exceeded the amount included within the strategic housing figure of 161 but did not take into account wider policy considerations.

Committee were reminded that the Regional Spatial Strategy figure of 161 dwellings continue to be the relevant development plan figure for deciding planning applications.

It was also pointed out that it was important to publish the Consultant's report and invite comments from the public and wider stakeholders over a six-week consultation period. It was also felt important to set up a small working group to contribute to the housing requirement review informed by the consultation.

It was apparent that a number of factors would need to be considered as part of the review process including the recently published draft national framework and considerations about the emerging Localism Bill.

Members then asked a number of detailed questions of both the consultant and the Head of Regeneration and Housing. These included:

- how the current housing calculations had been arrived at;
- population change;
- increased migration figures;
- differences in age profiles;
- the proportion of available land for development;
- the definition of empty dwellings;
- the relevance of the output models used;
- residents' disposable income; and
- the need for a more user-friendly summary version of the report for public consultation.

RESOLVED: That

1. Committee agree to publish the findings of the review of housing requirements for a six-week period of consultation;
2. instruct the Chief Executive to formulate terms of reference for a working group to consider housing requirements further in the light of the consultation response and report back to a future meeting of this Committee; and
3. delegate to the Chairman and Head of Regeneration and Housing the production of a more user-friendly leaflet for public consultation.

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CORE STRATEGY SUSTAINABILITY APPRAISAL

The Head of Regeneration and Housing submitted a report asking Committee to consider commissioning additional work as part of the approach to sustainability appraisal for the Core Strategy.

Committee had resolved at its June 2011 meeting to commission specialist consultancy to support the delivery of the sustainability appraisal for the Core Strategy. Hyder Consulting had been appointed and had commenced work on the appraisal.

The cost of the work was contained within existing budgets, however it was proposed to vire some money between budgets to support the delivery of the Core Strategy. Additional options scenarios had been published and there was therefore an additional element of testing required. Consequently a contingency was allowed to accommodate this additional work within the budget and a budget provision of £15,000 had been identified.

An additional stage had also been discussed with the Consultants which would require an extension to the budget provision which, combined with the potential for additional work on the “appropriate assessment” element if required, would lead to further expenditure of around £3,000.

The additional element now proposed was to hold a specific consultation event when the findings of the strategic assessment and the implications of the Core Strategy could be discussed in an open day format. In addition, on the same day a separate briefing and meeting for Members to discuss the appraisal would be held. This would incur an additional cost for these elements of just under £1,300.

RESOLVED: That Committee agree to extend the project commission to include the additional consultation element and note the overall budget implications.

269 LOCAL DEVELOPMENT FRAMEWORK CONSULTATION DAY

The Head of Regeneration and Housing referred to the recently held consultation event which had taken place on the 27 July 2011 from 10am until 7.30pm in Ribble Valley Council Chamber. He reported that the event had been well attended with between 350 and 400 people coming through the doors. The event had not attracted just people from Clitheroe but from across the borough. The format for the event had proved very successful and would probably be used for future consultation events.

RESOLVED: That

1. the report be noted; and
2. Committee place on record their thanks to the relevant officers who had been involved.

270 PLANNING APPLICATIONS/ENFORCEMENT STATISTICS REPORT 1 APRIL 2010 TO 31 MARCH 2011

Committee considered a report on planning appeal/enforcement statistics from 1 April 2010 to 31 March 2011.

RESOLVED: That the report be noted.

271 PLANNING APPLICATIONS / ENFORCEMENT STATISTICS QUARTER
1 JANUARY TO 31 MARCH 2011 AND 1 APRIL TO 30 JUNE 2011

Committee considered a report on planning applications/enforcement statistics from 1 January 2011 to 31 March 2011 and 1 April 2011 to 30 June 2011.

RESOLVED: That the report be noted.

272 EXCLUSION OF PRESS AND PUBLIC

RESOLVED: That by virtue of the next item of business being exempt information under Categories 1, 2 and 7 of Schedule 12A of the Local Government Act 1972, the press and public be now excluded from the meeting.

273 LISTED BUILDING ENFORCEMENT/PROSECUTION PROCEEDINGS –
STABLE AND BARN SOUTH WEST OF TALBOT HOTEL, CHIPPING

Councillor J White was given permission to address the Committee. Once he had done this Councillor White then left the meeting.

The Head of Planning Services then gave Members detailed background behind the report and traced the history of the issues involved.

RESOLVED: That Committee now suspend standing orders in relation to a finish time for the meeting and agree to extend that time to allow full consideration to be made on this item.

Councillor Hore was then given permission to address the meeting. He spoke against the officers' recommendations.

Members then discussed the report and the options available to them at great length.

RESOLVED: That Members agreed that in cases of unauthorised works on listed buildings, the principle of prosecution is strongly supported. However, Members considered having regard to the unique circumstances in this instance including regeneration issues, it be resolved not in the public interest to take a prosecution in this case. Members instructed the Head of Planning Services to write to the developer in the strongest terms possible, advising them of their grave concern about the unauthorised works on site and advise the developer that this situation must be avoided in future. Members requested careful monitoring of the site given the ongoing development proposals and that Committee be kept informed.

The meeting closed at 10.15pm.

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