

Minutes of Planning and Development Committee

Meeting Date: Thursday, 16 June 2011 starting at 5.30pm
Present: Councillor R E Sherras (Chairman)

Councillors:

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

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

Also in attendance: Councillors S Brunskill, K Hind, R Newmark, M Ranson, M Robinson, I Sayers, G Scott and N Walsh,

The Chairman congratulated Councillor J Holgate on her MBE.

116 APOLOGIES

An apology for absence from the meeting was received by Councillor S Carefoot.

117 MINUTES

The minutes of the meeting held on 26 May 2011 were approved as a correct record and signed by the Chairman.

118 DECLARATIONS OF INTEREST

Councillor J Rogerson declared an interest in planning application 3/2011/0163/P in relation to Hey Moo, Elswick Farm, Mellor Brow.

Councillor D Berryman declared an interest in planning application 3/2011/0187/P in relation to 10 The Dene, Hurst Green.

Councillor J Holgate declared an interest in planning application 3/2011/0272/P in relation to Calderstones Partnership NHS Foundation Trust.

Councillor S Carefoot declared an interest in agenda item 11 in relation to the former Ridings Depot and land north and south of Whittingham Lane, Longridge.

119 PUBLIC PARTICIPATION

There was no public participation.

120 REFERENCES FROM OVERVIEW AND SCRUTINY COMMITTEE

There were no references from Overview and Scrutiny Committee.

121 PLANNING APPLICATIONS

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

1. APPLICATION NO: 3/2011/0163/P (GRID REF: SD 364840 430988)
PROPOSED DEMOLITION OF TWO OUTBUILDINGS AND CONVERSION OF A THIRD TO FORM A NEW DETACHED DWELLING AT HEY MOO, ELSWICK FARM, MELLOR BROW, MELLOR

GRANTED subject to the following condition(s):

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

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

2. This permission shall relate to the proposal as shown on the amended plan received by the Local Planning Authority on 26 May 2011 (drawing number WI/03DWG02B).

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

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. Prior to the first use of the dwelling hereby permitted, three parking spaces shall be formed as shown on the approved plans. Thereafter, the spaces shall be permanently retained and available for use by the occupiers of the dwelling.

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

5. 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, external alterations to the building, including any development within the curtilage as

defined in the Schedule to the Order, Part 1, Classes A to H shall not be carried out unless a further planning permission has first been granted in respect thereof.

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

6. In the first planting season following the completion of the development or the first occupation of the dwelling (whichever is the sooner) a replacement planting scheme shall be carried out on land within the applicants ownership to replace the 8 trees (previously covered by a Tree Preservation Order) that have recently been felled, and the one remaining tree within that Tree Preservation Order (a Sycamore) that may either be felled or retained as part of the development hereby approved. Precise details of the number, (which shall be a maximum of 9) species and location of the replacement trees shall first have been submitted to and approved in writing by the Local Planning Authority. The replacement trees 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 which is removed, or dies, or is seriously damaged, or becomes seriously diseased, by a species of similar size to those originally planted.

REASON: To replace trees that have recently been felled in the interests of visual amenity and to comply with Policy ENV13 of the Ribble Valley Districtwide Local Plan.

7. Prior to the first occupation of the dwelling hereby permitted a 2m high wall or fence shall be erected on the rear (west) boundary of the proposed patio area in accordance with details that have first been submitted to and approved in writing by the Local Planning Authority.

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

Councillor Rogerson returned to the meeting.

2. APPLICATION NO: 3/2011/0169/P (GRID REF: SD 374882 443200)
PROPOSED ERECTION OF A THREE BEDROOM BUNGALOW WITH AN INTEGRAL GARAGE ON LAND TO THE REAR OF THE PUBLIC HOUSE AT THE BLACK HORSE INN, PIMLICO ROAD, CLITHEROE

GRANTED subject to the following condition(s):

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

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

2. This permission shall relate to the proposal as shown on drawing numbers PL-291 Sheets 1, 2, 3 and 4.

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 integral garage comprised in the approved development shall be permanently retained for the housing of the private motor vehicle, and shall not be converted into residential accommodation unless a further planning permission has first been granted in respect thereof.

REASON: To ensure the retention of adequate off road parking provision in the interests of highway safety and to comply with Policy G1 of the Ribble Valley Districtwide Local Plan.

5. The adjacent neighbouring Coplow Quarry Site of Special Scientific Interest (SSSI) and County Biological Heritage Site (CBHS) and the trees on the western boundary of that designated site shall be protected during the entire duration of all development work by a protection zone of at least 12m measured from that site boundary. Within the boundaries of the protection zone (that shall be defined by an appropriate fence) there shall be no incursion of building operations, and no excavated material, soil/spoil or building material shall be stored or redistributed. Additionally, no services or access points shall be made or routed into or through the SSSI/CBHS.

REASON: To ensure the protection of trees adjoining the site boundary and the protection of the special interests of the adjoining site of Site of Special Scientific Interest and County Biological Heritage Site in accordance with Policies G1, ENV8 and NV9 of the Ribble Valley Districtwide Local Plan.

NOTE

1. The applicant is advised that, should any retaining structures be required adjacent to the highway, the County Highway Authority should first be informed as a matter of priority.

3. APPLICATION NO: 3/2011/0187/P (GRID REF: SD 368342 437933)
DEMOLITION OF THE EXISTING DETACHED GARAGE AND REPLACEMENT GARAGE TO BE BUILT AND DRIVEWAY WITH TURNING AREA AT 10 THE DENE, HURST GREEN, LANCASHIRE, BB7 9QF

This item was taken off the agenda by officers.

4. APPLICATION NO: 3/2011/0202/P (GRID REF: SD 360979 437006) TWO STOREY FRONT AND SIDE EXTENSIONS WITH ERECTION OF SINGLE STOREY REAR EXTENSION. INCREASE IN ROOF PITCH TO ACCOMMODATE LOFT CONVERSION WITH TWO DORMERS TO THE SOUTH EAST ELEVATION, PHOTOVOLTAIC INTEGRATED TILE PANELS TO THE SOUTH EASTERN ROOFSLOPE WITH ADDITIONAL PARKING TO THE FRONT OF THE PROPERTY AT 1 ALSTON COURT, LOWER LANE, LONGRIDGE

The Head of Planning Services reported that the Town Council objected to the application and that the County Surveyor had no objections to the application. He also referred to a revised plan that indicated that no trees were to be either felled or pruned.

REFUSED for the following reason:

1. The proposal given its scale and massing would result in a cramped appearance to the detriment of the visual amenity of the building and the street scene, and as such would be contrary to Policy G1 of the Districtwide Local Plan and the SPG in relation to extensions and alterations to dwellings.

(Ms Roland spoke in favour of the above application. Mrs Griffin spoke against the above application).

5. APPLICATION NO: 3/2011/0216/P (GRID REF: SD 364143 431224)
ERECTION OF ONE DWELLING ON LAND AT WHALLEY ROAD, MELLOR BROOK, BLACKBURN

The Head of Planning Services reported that United Utilities had no objections.

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 PL-01A, PL-11, E:01 and WALSH 02.

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 20 April 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 building(s) shall not be altered by the insertion of any window or doorway without the formal written permission of the Local Planning Authority.

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

7. The car parking area indicated on plan drawing no. E:01 shall be surfaced/ paved and marked out in accordance with the approved plan, and made available for use prior to the occupation of the dwelling hereby.

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

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.

9. 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 Mellor Brook.

10. Prior to commencement of any site works, including delivery of building materials and excavations for foundations or services, the trees identified on the site plan shall be protected in accordance with the BS5837 [Trees in Relation to Construction] the details of which shall be agreed in writing.

A protection zone 12 x the DBH covering at least the entire branch spread of the tree/s, [the area of the root soil environment measured from the centre of the trunk to the edge of the branch spread] shall be physically protected and remain in place until all building work has been completed and all excess materials have been removed from site including soil/spoil and rubble.

During the building works no excavations or changes in ground levels shall take place and no building materials/spoil/soil/rubble shall be stored or redistributed within the protection zone, in addition no impermeable surfacing shall be constructed within the protection zone.

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

INFORMATIVES

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

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

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.

Councillor J Holgate declared an interest in the next item of business and left the meeting.

6. APPLICATION NO: 3/2011/0272/P (GRID REF: SD 372382 437803)
PROPOSED 25 BED LOW SECURE UNIT WITH DAY FACILITIES AND SECURITY FENCING, INCLUDING PERIMETER OF ADJACENT BUILDINGS, NEW VEHICULAR ACCESS TO PENDLECROFT, IMPROVEMENTS TO MAIN HOSPITAL ACCESS FROM MITTON ROAD AT CALDERSTONES PARTNERSHIP NHS FOUNDATION TRUST, MITTON ROAD, WHALLEY

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 proposed development as shown on the submitted drawing numbers as follows:
 - 08-0905-105 REVE – Pendle Croft
 - 08-0905-108 REVA – Tree works Plan
 - 08-0905-110 REVV – Proposed site plan
 - 08-0905-111 – External works plan
 - 08-0905-112 (sheet 1) – Proposed site levels
 - 08-0905-113 (sheet 2) – Proposed site levels
 - 08-0905-151 REVA – Proposed elevations
 - 08-0905-152 REVD – Proposed elevations
 - CS-048270-800-001 – Proposed drainage layout
 - CAL-CS-DFP-ES-G540-004 REVP1 – External lighting
 - CAL-CS-DFP-ES-G571-001 REVP1 – External CCTV locations
 - CAL-LA-900-001 REVP1 – Landscape general arrangement
 - CAL-LA-900-002 REVP1 – Landscaping staff break area
 - CAP-LA-900-003 REVP1 – Landscaping widened access road
 - H-048849-02-SK3 – Access design

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. Prior to commencement of any site works including delivery of building materials and excavations for foundations or services all trees included in the Calderstones Tree Preservation Order and identified in the arboricultural/tree survey dated the 3 May/13 May 2001 to be retained shall be protected in accordance with the BS5837 [Trees in Relation to Construction] the details of which, including, a tree protection monitoring schedule, shall be submitted, agreed in writing and fully implemented.

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 any trees affected by development and included in the Calderstones 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 Policies G1 and ENV13 of the Ribble Valley Districtwide Local Plan.

5. The landscaping scheme (as shown on drawing numbers CAL-LA-900-001 REVP1, 002 REVP1 and 003 REVP1) 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.

Councillor J Holgate returned to the meeting.

7. APPLICATION NO: 3/2011/0330/P (GRID REF: SD 369967 436646)
CONSTRUCTION OF A FIVE BEDROOM DETACHED DWELLING. CHANGE OF DESIGN OF THE ORIGINALLY APPROVED DWELLING (3/2007/1071/P), APPROVED ON APPEAL AND REMOVAL OF THE LIVE/WORK UNIT AT PLOT FIVE, WEAVERS LOFT, CHERRY DRIVE, BROCKHALL VILLAGE, BLACKBURN

The Head of Planning Services reported that the County Surveyor had no objections to the application.

GRANTED subject to the following conditions:

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

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

2. The permission shall relate to the development as shown on Plan Drawing Reference No's p5/01, p5/02, p5/03 and p5/04.

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

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

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

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

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

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

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

6. 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.

7. 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 [T2 – T18 inclusive] survey shall be protected in accordance with the BS5837 [Trees in Relation to Construction] the details of which shall be agreed in writing, implemented in full, a tree protection monitoring schedule shall be agreed and tree protection measures 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 any trees affected by development and included in a Tree Preservation Order are afforded maximum physical protection from the adverse affects of development, and in order to comply with planning policies G1, ENV13 of the District Wide Local Plan.

8. APPLICATION NO: 3/2011/0336/P (GRID REF: SD 369923 436604)
PROPOSED RESIDENTIAL DWELLING WITH ASSCOIATED ACCESS
GARAGING AND GARDENS AT PLOT 7, WEAVERS LOFT, BROCKHALL
VILLAGE, BLACKBURN

GRANTED subject to the following conditions:

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

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

2. The permission shall relate to the development as shown on Plan Drawing Reference No's 1001, 1002, 1003, 1004 and 1005.

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 1995 (or any order amending revoking or re-enacting that Order) any future extensions or external alterations to the dwelling, including any development within the curtilage, hard standing or fences, as defined in Schedule 2 Part 1 Classes A to H, and Part II Class A, shall not be carried out without the formal consent of the Local Planning Authority.

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

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

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

5. The dwelling hereby approved shall be constructed with the first floor, en-suite window in the south east facing elevation (facing Masefield Close) obscurely glazed, details of which shall be submitted to, and agreed in writing, by the Local Planning Authority before development commences; and also fitted with restrictors limiting the degree of opening of each opening light to not more than 45°. Thereafter it shall be maintained in that condition in perpetuity to the satisfaction of the Local Planning Authority.

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

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

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

7. The 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.

8. Prior to commencement of any site works including delivery of building materials and excavations for foundations or services, any trees to be retained on the site shall be protected in accordance with the BS5837 [Trees in Relation to Construction]. 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 any trees affected by development are afforded maximum physical protection from the adverse affects of development. In order to comply with Planning Policy G1 of the District Wide Local Plan.

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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:

APPLICATIONS APPROVED

<u>Plan No:</u>	<u>Proposal:</u>	<u>Location:</u>
3/2010/1019 & 3/2010/1020/P (LBC)	Proposed change of use of conjoining barn and associated buildings from agricultural to residential use to form an extension to the existing farmhouse. Minor internal and external alterations	Merrybent Hill Farm Catlow Road Slaidburn
3/2010/1028/P	Take down and reconstruct the north west wingwall up to the cutwater. Replace existing fill with a lightweight concrete. Repoint cracks and missing mortar in east and west parapets (amended description)	Croasdale Bridge Slaidburn
3/2011/0094/P	Proposed demolition of the existing two-storey extension including single garage and bedroom and the erection of a detached double garage with a hobby room	Fairclough House Loud Bridge Chipping
3/2011/0113/P	Change of use of the existing retail business to one dwelling	7 Woone Lane Clitheroe
3/2011/0133/P	Change of use from public house (Class A4) to a beauty salon/hairdresser (Class A1) at ground floor level and residential accommodation on the remaining floors. Two extensions to the rear of the accommodation – one to provide an access stair to the first floor level and a second only extending from the basement to first floor level providing additional accommodation for the beauty salon at ground floor level and stores below. The existing single storey timber framed area to the right-hand side of the building is to be rebuilt in stone	Pendle Hotel Clitheroe Road Chatburn
3/2011/0180/P	Proposed two-storey extension to the side after demolition of garage/utility. Extension to existing dormers to front and rear. Single storey extension to the rear	45 Mardale Road Longridge
3/2011/0184/P	Two-storey side extension. (Re-submission of application 3/2010/0698)	24 Stubbins Lane Sabden

<u>Plan No:</u>	<u>Proposal:</u>	<u>Location:</u>
3/2011/0192/P	Proposed two-storey extension, new single storey porch, new door and window into existing garage	Bowtree Cottage Slaidburn Road Waddington
3/2011/0198/P	Change of use from residential to office	45 Berry Lane Longridge
3/2011/0200/P	Erection of garage and carport – revised design to approval 3/2005/0488/P	The Barn Higher Greystonely Whitewell
3/2011/0203/P	Proposed erection of a detached double garage	Orchard House Back Lane, Rimington
3/2011/0209/P	Solar PV panels to first floor roof of a shippon. The Installation will be less than 4Kw and have a surface area of 27 sq.m	South Barn Higher Greystoneley Fm Leagram
3/2011/0210/P	Replacement of existing flat roofed garage and extensions to front and rear flat roofed dormers with single storey extension to rear	Nearfield Eastham Street Clitheroe
3/2011/0227/P	Single storey rear extension	Smithy Cottage Barn Walker Fold, Chaigley
3/2011/0233/P	Application for the discharge of condition no.4 (access materials) and condition no. 5 (completion of access) of planning consent 3/2009/0172P	Bambers Lane Ends Bolton-By-Bowland
3/2011/0244/P	Replacement of existing conservatory with orangery	Salthill Villa Salthill Road, Clitheroe
3/2011/0248/P	Proposed conservatory extension	8 Crumpax Meadows Longridge
3/2011/0251/P	Proposed detached garage (re-submission)	Knott Barn Leagram, Preston
3/2011/0254/P	Existing site entrance and exit gate widths reduced to improve availability of adjacent site entrance	Steadplan Ltd Salthill Industrial Estate Lincoln Way, Clitheroe
3/2011/0255/P	Proposed single storey lean-to extension to rear	Wilcock Brook Barn Woods Brow Balderstone
3/2011/0264/P	Single storey rear extension (Retrospective application)	13 Cockerill Terrace Barrow
3/2011/0265/P	Non material amendment to consent 3/2008/0548 to allow amendment to design and footprint of courtyard, bedroom wing to support project phasing with incorporation of undercroft spa/gym and addition to stairwells and relocation of balancing pond	Stanley House Preston New Road Mellor

<u>Plan No:</u>	<u>Proposal:</u>	<u>Location:</u>
3/2011/0270/P	Application for a non-material amendment to planning consent 3/2010/0724P to allow a window for the bathroom on the first floor and removal of tile verges from the dormer sides	9 Homeacre Avenue Sabden
3/2011/0277/P	Proposed conservatory extension at rear of	48 St Peters Close Clayton-le-Dale
3/2011/0280/P	Application for the discharge of condition no. 4 (material for the glazed screen) of planning consent 3/2010/0876	Dene House 8 Longridge Road Hurst Green
3/2011/0282/P	Proposed adaptation of existing approved oak framed pergola and stone external stairs to create a lazed infill, single storey exercise space adjacent to the pool hall	Fields House Farm Edisford Road Waddington
3/2011/0303/P	Single storey rear extension	70 Knowsley Road Wilpshire
3/2011/0308/P	Extension of existing playground by 437sq m	Clitheroe Royal Grammar School Chatburn Road Clitheroe
3/2011/0319/P	Application for non-material amendment for 2no. windows in lounge/dining room to be changed to doors to give access to garden area and re-introduction of PV panels previously omitted from original planning consent 3/2008/0808P	Abbeyfield House Union Street Clitheroe

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APPLICATIONS REFUSED

<u>Plan No:</u>	<u>Proposal:</u>	<u>Location:</u>	<u>Reasons for Refusal</u>
3/2011/0089/P	Proposed demolition of the existing building and erection of a holiday cottage	Pinfold Cottage (formerly part of Smithy Cottage) Tosside	Policy G1, ENV1 and RT1 – scale, design and massing would cause visual harm to the street scene and AONB due to cramped appearance.

<u>Plan No:</u>	<u>Proposal:</u>	<u>Location:</u>	<u>Reasons for Refusal</u>
3/2011/0189/P	First floor extension above the existing garage	51 Warwick Drive Clitheroe	Policies G1, H10 and the Council's SPG on extensions and alterations to dwellings – scale and massing – street scene.
3/2011/0204/P	Proposed replacement dwelling	Waddow House Clitheroe Road Waddington	G1 - Dominant extension to the visual detriment of the street scene.
3/2011/0208/P	Proposed construction of a porch extension	Carr Meadow Barn Carr Lane Balderstone	G1, ENV3 & H17 – Detrimental visual impact upon the traditional character of the barn to the visual detriment of the Open Countryside.
3/2011/0241/P	Two-storey extension rear	2 Bushburn Drive Langho	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	

<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>
3/2010/0635 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	—	AWAITING DECISION
3/2010/0820 O	28.3.11	Co-Operative Estates Outline application for a maximum of 80 residential units at land off Riddings Lane with access from Hayhurst Road with all other matters reserved Land to the north of Riddings Lane Whalley	-	Inquiry date – 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	—	APPEAL DISMISSED 13.5.11

<u>Application No:</u>	<u>Date Received:</u>	<u>Applicant/Proposal/ Site:</u>	<u>Type of Appeal:</u>	<u>Date of Inquiry/Hearing:</u>	<u>Progress:</u>
3/2011/0007 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	–	APPEAL DISMISSED 18.5.11
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	–	APPEAL DISMISSED 26.5.11
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	–	Awaiting site visit

127 FORTHCOMING CONSULTATION – PROGRAMME OUTLINE

The Chief Executive submitted a report informing Committee of the forthcoming consultation on various LDF documents and outlined the programme.

RESOLVED: That the report be noted.

The Committee gave Councillors who were not Members of the Planning and Development Committee permission to speak on the Core Strategy items.

The Chief Executive submitted a report asking Committee to agree the publication of the Core Strategy: Generation of Alternative Development Strategy Options. The Senior Planning Officer reminded Committee that the consultation on the first stage of production of the Core Strategy document took place between 25 August and 20 October 2010. This consultation represented the Regulation 25 stage of the legislative regulations. The level of response to this consultation had been encouraging with just under 4000 comments or representations submitted into the consultation process. A summary of these representations had been presented to Members of the Planning and Development Committee in March 2011 and the report published for information on the Council's website and made available at the Council offices. She informed Committee that the report highlighted that further work on generating some additional alternative development strategy options had been necessary.

The current report now presented five additional alternative development strategy options presented as options A, B, C, D and E. Options 1, 2 and 3 which had been presented at the Regulation 25 stage would also remain as potential options and would be tested for their sustainability alongside the new alternative options prior to progressing to the next stage of the Core Strategy; Regulation 27. She summarised the new alternative options; option A and B allow for the spread of development across the borough proportioned on the population distribution of the whole borough, but with option A setting out a slightly smaller amount of housing development in the smaller settlements than option B. It was felt that this approach appropriately reflects the request for development to be spread more equally than proportionately across the borough. Alternative option C approached the spread of development in a similar way to the current Districtwide Local Plan. Under this option the distribution of the housing requirements across the borough was not determined; instead only development proposals that can demonstrate an appropriate scale of development would be permitted.

In terms of alternative development strategy, options D and E development would be focused towards specific strategic sites. Under option D this is land located to the south of Clitheroe towards the A59 and under option E the strategic location was located at Barrow. Under these options development would only be permitted at other locations in the borough to meet identified needs and would be distributed in accordance with option C, where only development proposals that can demonstrate an appropriate scale of development would be permitted.

The report included a breakdown, which sets out the percentage of development in each area and how this translates into the dwelling numbers for each of the development strategy options. The dwelling requirement remains at 161 units per annum, however over the plan period the total number of dwellings would appear higher than those that were set out in the Regulation 25 stage consultation document due to the new plan period. This new plan period was because it had now become necessary to set a timeframe for the lifetime of the Core Strategy. Previously, this had been set by the Regional Spatial Strategy

and covered 2003-2021 but given the government's intention to abolish RSS, there was now a requirement for the Core Strategy to cover a 15 year period from the date of adoption (anticipated to be 2012) and therefore the Core Strategy plan period had now been set at 2008-2028.

Committee discussed the alternative development options and felt that it was imperative that the consultation proceed in order to get the Core Strategy underway and so that we were not overtaken by applications that need determining without a strategy in place. Consultation on the document was important in that the public should have an opportunity to express their opinions on what should go forward.

The Head of Regeneration and Housing informed Committee that this was not a 'once and for all process' but was an ongoing issue where amendments and/or new legislation would be considered along the way. He also informed Committee that there would be a borough wide distribution (approximately 80%) of an information leaflet so that the public had every opportunity to comment. He also informed Committee that there might still be other viable options that come forward that would also need to be tested for sustainability.

RESOLVED: That Committee

1. agree to the publication of the Core Strategy: Generation of Alternative Development Strategy Options report for comment for a six week period to include the amendments sheet circulated at the meeting and minor word clarifications regarding methodology; and
- 2, endorse the proposed plan period as that which will cover the period 2008-2028.

129 CORE STRATEGY – KEY STATEMENT AND DEVELOPMENT MANAGEMENT POLICIES – PROPOSED REVISIONS

The Chief Executive submitted a report informing the Council regarding the outcomes of the recent consultations on the Core Strategy and how they were influencing the development of the document. The Core Strategy was a fundamental part of the Local Development Framework which would ultimately become a part of the borough's statutory plan and guide the location of future development. Following the 2010 consultation which was widely consulted on, just under 750 individual responses had been received from a wide variety of sources including local residents, local and national organisations, local authorities and national agencies on different parts of the document. These had all been entered into the LDF database. The report outlined how these responses had influenced two parts of the Core Strategy. These parts are the key elements and their associated explanatory texts and the development management policies. How the consultation had affected other elements of the Core Strategy would be reported on elsewhere in other documents. The appendix to the report included just the amended versions of the key statements and development management policies drawn from the detailed schedule.

RESOLVED: That

1. Committee agree that the proposed changes as outlined in the report should be subject to a period of consultation; and
2. the Chief Executive be asked to report the outcome of the consultation before the policies are incorporated into the Core Strategy.

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CORE STRATEGY EMPLOYMENT LAND POSITION STATEMENT

The Chief Executive submitted a report updating Committee on employment land in Ribble Valley. Committee were reminded that in 2008, the BE Group had been engaged to produce the Ribble Valley Employment Land and Retail Study, providing an evidence base to inform the Local Development Framework process and in order to maintain up to date information on key aspects of the social, economic and environmental characteristics of the area as part of the process. In looking at employment land and premises, the document focused on B1, B2 and B8 uses examining the supply and demand position and made estimates of future need. The report identified that there was a need to bring forward employment land and that provision would need to be made for additional land of an appropriate type. An update building on the work previously undertaken to inform future strategic economic and employment land requirements for the borough was attached, identifying existing take up trends, measuring requirements and providing projection in terms of supply and choice. It was felt it was appropriate to update the study's findings to inform the Core Strategy and act as a guide in allocating future employment land needs and for considering the use of current employment sites, given their potential other uses in the light of the still relatively high demand for housing land in the borough.

RESOLVED: That Committee endorse the findings of the employment land position statement as outlined in the report (recommendations 61-65) and agree that it be published as part of the evidence base and used to inform the Core Strategy.

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CORE STRATEGY – SUSTAINABILITY APPRAISAL

The Chief Executive submitted a report asking Committee to confirm the approach to the sustainability appraisal for the Core Strategy to comply with statutory requirements. The Head of Regeneration and Housing informed Committee that work on the delivery of the Council's Core Strategy was reaching a key point in the process where alternative options for managing development had been published and tested through public consultation and we were now moving towards determining a preferred option for the strategy. In order to comply with the statutory requirements of the plan making process, the proposals have to be subject to formal sustainability appraisal to inform the process and ensure that in moving to the Council's preferred option, the Council is able to draw on formal appraisal testing. To meet the legislative requirements, this work now needs to be undertaken. He informed Committee that previous work had been undertaken by a specialist consultancy due to the nature and expertise required for the work and the extent of work involved. Quotes had been sought from suitable firms to undertake the necessary work for the next stages and fee

proposals had been invited based on the testing of the development option scenarios that formed the basis of the consultation last year at Regulation 25 stage. He informed committee that the cost of the work would be contained within existing budgets and that of the firms invited to quote, Hyder Consulting had provided the lowest cost. Given the nature of their experience of working in the area and established background data, they can also offer benefits of continuity.

RESOLVED: That Committee agree to commission specialist consultancy support to undertake the sustainability appraisal for the Core Strategy as outlined in the report and that Hyder Consulting be the selected provider.

Councillor Carefoot declared an interest in the next item of business and left the meeting.

132 FORMER RIDINGS DEPOT AND LAND NORTH AND SOUTH OF WHITTINGHAM LANE, LONGRIDGE – CONSULTATION FROM NEIGHBOURING AUTHORITY

The Chief Executive submitted a report asking Committee to consider the Council's response to a proposed development in a neighbouring authority. He informed Committee that the Council had been consulted by Preston City Council on a planning application for a significant mixed use development adjacent the borough boundary at Longridge. He reminded Members that the site was previously considered by Committee when it was included as a potential site in the City Council's Site Allocations Development Plan document and that following that, the resolution sought the creation of a joint working arrangement with Preston City Council to discuss key housing regeneration and planning matters pertinent to the Longridge area. This duly formed advisory group had met on two occasions to discuss key issues relating to the development pressures, highway and infrastructure issues. The report highlighted the proposal and the key issues and the conclusion drawn by the Head of Regeneration and Housing.

Committee discussed this application in some detail and felt that although there could be no policy objections to the proposal, there were concerns about the loss of an industrial development site and the fact that what might be included on the site should take into consideration what already exists on the Longridge side of the boundary.

RESOLVED: That Committee

1. agree that the Chief Executive advises Preston City Council that this Council raises no policy objection to the proposal but would ask that serious consideration be given to the possible effects of the potential loss of the industrial site not just on Preston but on Longridge; and that design considerations are given careful regard especially to take account of any potential impact upon neighbouring residential properties; and

2. a copy of the Core Strategy employment report be included with the response.

RESOLVED: That Standing Order 15 be suspended regarding the time limit on meeting so that the business could be concluded.

133 PLANNING FOR TRAVELLER SITES – CONSULTATION

The Chief Executive submitted a report informing Committee of the government consultation on a revision to national planning guidance relating to traveller accommodation. The government intends to replace current planning policy guidance relating to both gypsy and traveller caravan sites and travelling show people which are currently dealt with in two separate planning circulars with one streamlined and amended document. The report outlined the new elements to the policy which included enabling local planning authorities to make their own assessment of need and use this evidence to set their own targets for pitch/plot provision for sites over a reasonable timescale; delivering fairness in protection of the greenbelt from development and reduced tensions between settled and traveller communities in relation to the planning system. In general the government considers that the new streamline guidance would be more effective and reduce costs and describes the savings within the consultation document. Committee discussed the various consultation questions.

RESOLVED: That the Chief Executive be asked to express concern about the timescale to identify sites but welcome the fairness aspects regarding the greenbelt. This response to be formulated in consultation with the Chairman and Vice Chairman of Committee.

134 HOUSING LAND AVAILABILITY

The Chief Executive submitted a report for Committee's information on the most recent results of the Housing Land Availability survey.

RESOLVED: That the report be noted.

135 APPEALS

- a) 3/2010/0819/P – proposed new single storey extension to the dining room to the elevation facing the lane at Waddington Old Mill, Mill Lane, Waddington – appeal dismissed.
- b) 3/2011/0007/P – proposed erection of a single storey rear extension with the addition of dormer bungalows to the rear creating a two storey conversion and including the replacement of the roof and raising the ridge at 10 Carleton Avenue, Simonstone – appeal dismissed.

The meeting closed at 8.40pm.

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