

Minutes of Planning and Development Committee

Meeting Date: Thursday, 15 September 2011 starting at 6.30pm
Present: Councillor R E Sherras (Chairman)

Councillors:

S Bibby	G Mirfin
S Carefoot	J Rogerson
J Holgate	D Taylor
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 and Senior Planning Officer.

Also in attendance: Councillors K Hind, S Hirst, S Hore, R Hargreaves, R Newmark, C Ross, M Robinson.

332 APOLOGIES

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

333 MINUTES

The minutes of the meeting held on 11 August 2011 were approved as a correct record and signed by the Chairman.

334 DECLARATIONS OF INTEREST

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

3/2011/0064/P – 20 Back Cottages, Billington; and
3/2001/0460/P – Land at Whalley New Road, Billington.

Councillor Carefoot declared an interest in planning application 3/2011/0599/P – Land at Water Carefoot and Sons, Blackpool Road, Longridge.

Councillor Thompson declared an interest in planning applications 3/2011/0355/P and 3/2011/0356/P – Wiswell Hall Farm, Wiswell Lane, Wiswell.

Councillor White declared an interest in planning application 3/2011/0402/P – Derby Arms, Chipping Road, Longridge.

335 PUBLIC PARTICIPATION

There was no public participation.

336 REFERENCES FROM OVERVIEW AND SCRUTINY COMMITTEE

There were no references from Overview and Scrutiny Committee.

337 PLANNING APPLICATIONS

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

1. APPLICATION NO: 3/2011/0064/P (GRID REF: SD 372742 435776)
PROPOSED ERECTION OF A TWO STOREY EXTENSION ON THE SIDE
(SOUTH) ELEVATION AT 20 BANK COTTAGES, BILLINGTON

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 number RV/11/05 except for the references on the drawing to external materials and to a proposed French window and balcony on the side elevation.

REASON: For the avoidance of doubt and to ensure compliance with the submitted plans as amended by the applicant's letter dated 16 August 2011.

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. These details shall include a natural slate roof and either natural stone to all three elevations or natural stone to the front and side elevations with render on the rear elevation. The front elevation shall be coarsed stone and the side elevation (and possibly rear elevation) random stone. In the event of render being used on the rear elevation, details of its finish and colour shall be submitted for approval.

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".

4. Notwithstanding the details shown on the submitted plan, the balcony and French window on the side elevation are deleted from the proposal. These should be replaced by a window (possibly with Juliette balcony) precise details of which shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of development.

REASON: To comply with the application as amended by the applicant's letter dated 16 August 2011 and in the interests of visual amenity in order to comply with Policy G1 of the Ribble Valley Districtwide Local Plan.

Councillor Ross was given permission to speak on the above application.
Councillor Holgate returned to the meeting.

2. APPLICATION NO: 3/2011/0118/P (GRID REF: SD 368986 439139)
PROPOSED NEW BUILD DINING REFECTORY BUILDING (1425M²) AT
STONYHURST COLLEGE, HURST GREEN, CLITHEROE

The Head of Planning Services advised Committee that the Environment Agency no longer had any objections.

GRANTED subject to the following condition(s):

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

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

2. Precise specifications and samples of external materials, including their colour and texture, shall have been submitted to and approved by the Local Planning Authority before their use in the proposed works.

REASON: In order to safeguard the setting of the listed building, the character of the registered historic park and garden and to ensure that the materials to be used are appropriate to the locality in accordance with Policies ENV19, ENV21 and G1 of the Ribble Valley Districtwide Local Plan.

3. Prior to commencement of any site works, including delivery of building materials and excavations for foundations or services the Copper Beech tree identified in the Agricultural Survey Report dated 13 August 2011 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 and inspected by the local planning authority before any site works are begun.

The root protection zone shall be a minimum of 245 square metres [BS5837] shall remain in place until all building work has been completed and all excess materials have been removed from site including soil/spoil and rubble.

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

No tree surgery or pruning shall be implemented with out prior written consent, which will only be granted when the local authority is satisfied that it is necessary, will be in accordance with BS3998 for tree work and carried out by an approved arboricultural contractor.

REASON: In order to ensure that any trees affected by development and included in a Tree Preservation Order/Conservation area/considered to be of visual, historic or botanical value are afforded maximum physical protection from the adverse affects of development.

In order to comply with planning policies G1, ENV13 of the District Wide Local Plan.

Councillor Thompson declared an interest in the next item and left the meeting.

3. APPLICATION NO: 3/2011/0355/P & 3/2011/0356/P
(GRID REF: SD 374485 437232)
3/2011/0355/P APPLICATION FOR FULL PERMISSION FOR PROPOSED RENOVATION AND CONVERSION OF A FORMER STONE BARN TOGETHER WITH THE CONVERSION OF AN ATTACHED SMALL STABLE BLOCK AND A DETACHED FORMER MIDDEN. THE PROPOSAL INCLUDES THE SMALL EXTENSION OF A "LINK" BUILDING TO CONNECT THE FORMER MIDDEN TO THE BARN AND AN EXTENSION OF A SINGLE STOREY FORMER SHIPPON BUILDING TO REINSTATE ITS ORIGINAL FOOTPRINT. THE CHANGE OF USE RELATES TO CONVERTING THE FORMER BARN AND BUILDINGS TO BECOME TWO RESIDENTIAL UNITS. WORK ALSO INCLUDES BOUNDARY TREATMENTS AND ACCESS ARRANGEMENTS WITHIN THE SITE.
3/2011/0356/P APPLICATION FOR CONSERVATION AREA CONSENT FOR THE PROPOSED DEMOLITION OF A FORMER LIVERY STABLE ATTACHED TO AN EXISTING BARN –
AT WISWELL HALL FARM, WISWELL LANE, WISWELL

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. The permission shall relate to the development as shown on drawing numbers WHI/492/1264/02 and 03.

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 relate to the proposed conversion in accordance with the Structural Appraisal Report dated April 2011 that was submitted as part of

the application. Any deviation from the Structural Appraisal Report may need to be the subject of a further planning application.

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

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

REASON: In order that the Local Planning Authority may ensure that the materials to be used are appropriate to the locality in accordance with Policies G1, H15, H16 and H17 of the Ribble Valley Districtwide Local Plan.

5. All new and replacement door and window, head and cills shall be natural stone to match the existing.

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

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

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

7. 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 dwellings including any development within their curtilage as defined in the Schedule to the Order Classes A-H shall not be carried out without the formal permission of the Local Planning Authority.

REASON: In order that the Local Planning Authority shall retain effective control over the development to ensure compliance with Policies G1, H16 and H17 of the Ribble Valley Districtwide Local Plan.

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

REASON: To ensure and safeguard the recording and inspection of matters of archaeological/historical importance associated with the building/site in order to comply with the requirements of Policy HE12.3 of PPS5: Planning for the Historic Environment.

9. In the event that any bats are disturbed or harmed during any part of the development, work shall cease until further advice has been sought from a licensed Ecologist.

REASON: In order to reduce or remove the harmful impact of development on a protected species in accordance with Policy ENV7 of the Ribble Valley Districtwide Local Plan.

RECOMMENDATION 2 (3/2011/0356/P): That conservation area consent be GRANTED.

Councillor Thompson returned to the meeting.

4. APPLICATION NO: 3/2011/0379/P (GRID REF: SD 370100 443673)
APPLICATION FOR THE VARIATION OF CONDITION NO. 3 (OCCUPANCY PERIOD) OF PLANNING CONSENT 3/2004/0592P, TO ALLOW NO.1 AND NO.2 SADDLE BARN TO BE USED AS PERMANENT RESIDENTIAL ACCOMMODATION AT SADDLE BARN, CLOUGH BOTTOM FARM, RABBIT LANE, BASHALL EAVES, LANCASHIRE.

GRANTED and that Condition 3 be varied to read:

“The unit of accommodation known as No. 3 Saddle Barn shall not be let to or occupied by any one person or group of persons for a continuous period of longer than 3 months in any one year and in any event shall not be used as a permanent accommodation. A register of all lettings shall be kept and made available to the Local Planning Authority for inspection on an annual basis. The Unit’s known as No. 1 and No. 2 Saddle Barn shall be used as permanent residential accommodation.

REASON: In order to comply with Policies G1, G5, ENV1, RT1 and RT3 of the Ribble Valley Districtwide Local Plan. The building is located in an area where the Local Planning Authority would not normally be minded to grant the use of building for a permanent residential accommodation.”

Mr Backhouse spoken in favour of the above application.

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

5. APPLICATION NO: 3/2011/0402/P (GRID REF: SD 360564 439242)
REMOVAL OF CONDITION NO. 2 OF PLANNING PERMISSION 3/1999/0756/P TO ALLOW USE OF THE MANAGERS GUEST HOUSE (KNOWN AS THE DERBY GRANGE) FOR PERMANENT RESIDENTIAL ACCOMMODATION. DERBY ARMS, CHIPPING ROAD, LONGRIDGE

GRANTED and that Condition 2 is removed.
Mr Warne spoke in favour of the above application.

Councillor White returned to the meeting.

6. APPLICATION NO: 3/2011/0406/P(GRID REF: SD 368356 431564)
OUTLINE APPLICATION FOR THE ERECTION OF TWO DETACHED
DWELLINGS ON LAND AT WAVERLEY ROAD, RAMSGREAVE

GRANTED subject to the following condition(s):

1. Application for approval of reserved matters must be made not later than the expiration of three years beginning with the date of this permission and the development must be begun not later than whichever is the later of the following dates.

(a) The expiration of three years from the date of this permission; or

(b) The expiration of two years from the final approval of the reserved matters or, in the case of approval on different dates, the final approval of the last such matter to be approved.

2. The permission shall relate to the development as shown on Plan Reference No's TRI-0668_01, TRI-0668-02 and TRI-0668-03.

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 14 June 2011.

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

4. Detailed plans indicating the design and external appearance of the buildings, landscape and boundary treatment, parking and manoeuvring arrangements of vehicles, including a contoured site plan showing existing features, the proposed slab floor level and road level (called the reserved matters) shall be submitted to and approved by the Local Planning Authority before development commences.

REASON: To comply with Policy G1 of the Ribble Valley Districtwide Local Plan and in order that the Local Planning Authority should be satisfied as to the details and because the application was made for outline permission.

5. With reference to any future reserved matters application, and notwithstanding the details submitted with the application, the preferable maximum height of the proposed dwellings on site shall be at 6.9m (one and a half storey construction) only.

REASON: In the interests of visual amenity and the potential impact upon the amenity of the occupiers of the adjacent neighbouring properties, in

accordance with Policy G1 of the Ribble Valley Districtwide Local Plan and the SPG – “Extensions and Alterations to Dwellings”.

6. The car parking areas shall be surfaced or paved in accordance with a scheme to be approved in writing by the local planning authority, before the occupation of the properties.

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.

NOTE(S):

1. 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.

2. 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.

7. APPLICATION NO: 3/20011/0420/P (GRID REF: SD 371420 433790)
PROPOSED INCREASE IN HEIGHT OF EXISTING ROOF AS APPROVED ON THE PLANNING APPLICATION 3/2007/1139/P TO ALLOW EXTENDED ACCOMMODATION IN THE ROOF SPACE AT THE OAKS, OLD NAB ROAD, WHALLEY OLD ROAD, LANGHO

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 7004, 7005 and 7006.

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

3. The unit of accommodation shall not be let to or occupied by any one person or group of persons for a continuous period of longer than 3 months in any

one year and in any event shall not be used as a permanent accommodation. A register of such lettings shall be kept and made available to the Local Planning Authority to inspect on an annual basis.

REASON: In order to comply with Policies G1, G5, ENV3, RT1 and RT3 of the Ribble Valley Districtwide Local Plan. The building is located in an area where the Local Planning Authority would not normally be minded to grant the use of the building for permanent residential accommodation.

4. No first floor windows shall be formed at any time in the eastern elevation of the building unless a further planning permission has first been granted in respect thereof.

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

8. APPLICATION NO: 3/2011/0457/P(GRID REF: SD 360767, 434427)
PROPOSED CHANGE OF USE OF HOLIDAY LET TO PERMANENT RESIDENTIAL USE AT GYPSY COTTAGE, ALSTON LANE, ALSTON, LONGRIDGE

GRANTED subject to the following conditions:

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

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

2. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking or re-enacting that Order) any future extensions and/or alterations to the dwelling including any development within the curtilage as defined in Schedule 2 Part 1 Classes A to H shall not be carried out without the formal written consent of the Local Planning Authority.

REASON: In the interests of the amenity of the area in accordance with Policies G1, ENV3 and H17 and of the Ribble Valley Districtwide Local Plan.

3. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking or re-enacting that Order) any future additional structures, hard standing or fences as defined in Schedule 2 Part I Classes E, F and G, 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 in accordance with Policy G1 of the Ribble

Valley Districtwide Local Plan and in the interests of safeguarding visual amenity and adjacent residential amenity.

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

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

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

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

6. All new and replacement gutters shall be cast iron or aluminium supported on 'drive in' galvanised gutter brackets.

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

7. The permission shall relate to the development and curtilage as shown on Plan Drawing No 03/06/01.

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

9. APPLICATION NO: 3/2011/0458/P (GRID REF: SD 377156 443935)
OUTLINE APPLICATION FOR THE ERECTION OF ONE DETACHED DWELLING FOLLOWING DEMOLITION OF OUTBUILDING ON LAND ADJACENT TO WHITECROFT, PENDLE AVENUE, CHATBURN

GRANTED subject to the following condition(s):

1. Application for approval of reserved matters must be made not later than the expiration of three years beginning with the date of this permission and the development must be begun not later than whichever is the later of the following dates:

(a) The expiration of three years from the date of this permission; or

(b) The expiration of two years from the final approval of the reserved matters or, in the case of approval on different dates, the final approval of the last such matter to be approved.

2. The permission shall relate to the development as shown on Plan Reference No's MW/WPA/01, MW/WPA/02 and Location Plan.

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

3. 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 Policies G1 and ENV3 of the District Wide Local Plan.

4. Detailed plans indicating the design and external appearance of the buildings, landscape and boundary treatment, including a contoured site plan showing existing features, the proposed slab floor level and road level (called the reserved matters) shall be submitted to and approved by the Local Planning Authority before development commences.

REASON: To comply with Policies G1 and ENV3 of the Ribble Valley Districtwide Local Plan and in order that the Local Planning Authority should be satisfied as to the details and because the application was made for outline permission.

NOTE(S):

1. 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.

2. The granting of planning permission does not entitle a developer to obstruct a right of way and any proposed stopping up or diversion of a right of way should be the subject of an Order under the appropriate Act. Footpath 12 in the parish of Chatburn runs through the site.
3. 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.
4. The applicant should be aware that the Lancashire County Council Highway Authority consider that this development would lead to capacity levels on the existing access.

Mr Gee spoke in favour of the above application.

10. APPLICATION NO: 3/2011/0547/P (GRID REF: SD 375006 442452)
PROPOSED DEMOLITION OF EXISTING DWELLING AND REPLACEMENT WITH A NEW BUNGALOW WITH 2 BEDROOMS IN THE ROOF SPACE (REVISION OF PREVIOUSLY REFUSED APPLICATION 3/2011/0185/P) AT 24 CHATBURN PARK DRIVE, 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 number 4098-03B.

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

3. Notwithstanding the submitted materials 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 two proposed trees shall be planted in the positions shown on drawing number 4098-03B in the first planting season following the completion of the development or the first occupation of the dwelling whichever is the sooner.

If, within a period of 5 years, either or both of the trees are removed, or die, or become seriously damaged or diseased, they shall be replaced by a species of similar size to those originally planted.

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

5. The integral garage hereby permitted shall be kept permanently available for the parking of a private car. Unless a further planning permission has first been granted, it shall not be converted for use as additional living accommodation nor shall it be used exclusively for storage purposes.

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

Mr Knowles spoke in favour of the above application.

Mrs Lightfoot spoke against the above application.

11. APPLICATION NO: 3/2011/0549 (GRID REF: SD 374845 441245)
SINGLE STOREY EXTENSION TO REAR OF THE EXISTING DWELLING AT
121 HIGHFIELD ROAD, CLITHEROE

The Head of Planning Services advised Committee of a late item regarding a highway objection.

GRANTED subject to the following condition(s):

1. This permission shall relate to Drawing No. 1105/03 entitled 'Existing Plans and Elevations' Drawing No. 1105/04 entitled 'Proposed Floor Plans and Elevations and Sections'.

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

2. 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.

12. APPLICATION NO: 3/2011/0579/P(GRID REF: SD 363410 436843)
APPLICATION FOR THE RENEWAL OF PLANNING CONSENT 3/2008/0660/P
TO DEMOLISH THE EXISTING BUILDING AND REPLACE IT WITH AN
ENERGY EFFICIENT DWELLING. PROVIDENCE HOUSE, PRESTON ROAD,
RIBCHESTER

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 Reference No's 1442-90, 1442-101, 1442-01, 1442-02 and 1442-110.

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

3. No development shall take place until the applicant, or their agent or successors in title, has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted by the applicant and approved by the Planning Authority.

REASON: To ensure and safeguard the recording of any archaeological deposits, in accordance with PPS5.

4. Precise specifications or samples of walling and roofing materials as well as the solar collectors and photo voltaic panels 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 the materials to be used are visually acceptable in accordance with Policy G1 of the Local Plan.

5. 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 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.

6. The actions included in the mitigation and compensation details A [A1 Summary & Compensation], B [C1 Capture & Exclusion] and C [C1 Bat Roosts] attached to the protected species survey dated the 5th of August 2008 shall be implemented in accordance with pages 1 to 7 inclusively.

In the event that any bats are found or disturbed during any part of the development work shall cease until further advice has been sought from a licensed ecologist.

REASON: To protect the bat population from damaging activities and reduce or remove the impact of development, and to ensure that there are no adverse effects on the favourable status of a bat population before and during the development.

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

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

NOTE(S)

1. 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.

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

13. APPLICATION NO: 3/2011/0599/P(GRID REF: SD 359946 437274)
PROPOSED CONSTRUCTION OF A 2 STOREY BUILDING CONTAINING 4 NO. 3-BED APARTMENTS TOGETHER WITH ASSOCIATED CAR PARKING, AMENITY SPACE AND EXTERNAL WORKS ON LAND AT WALTER CAREFOOT & SONS, BLACKPOOL ROAD, LONGRIDGE

GRANTED subject to the following condition(s):

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

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

2. The permission shall relate to the development as shown on Plan Reference No's 11008/P100, 11008/P101, 11008/P102, 11008/P103A and 11008/P104.

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

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

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

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.

5. 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 and/or alterations to the dwelling including any development within the curtilage as defined in Schedule 2 Part 1 Classes A to H and Part 2, Class A, 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.

6. Notwithstanding the details proposed on the submitted plans, the window on the north facing elevation of the new building, at first floor level, shall be obscure glazed to the satisfaction of the Local Planning Authority and remain in that manner in perpetuity.

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

7. Before the units hereby permitted become occupied, the four new car parking areas indicated on the approved plan reference number 11008/P102 shall be completed and clearly marked out for the dedicated use of the new units, in perpetuity.

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

8. No part of the development, hereby approved, shall be occupied or opened for trading until the approved scheme referred to in Condition 7 has been constructed and completed in accordance with the scheme details.

REASON: To comply with Policies G1 and T7 of the Ribble Valley Districtwide Local Plan and in order that the traffic generated by the development does not exacerbate unsatisfactory highway conditions in advance of the completion of the development.

NOTE(S)

1. The applicant is reminded of the need, when drawing up details for any subsequent "approval of details", to take account of the needs of making the development accessible to and usable by disabled people. Your attention is particularly drawn to the requirements of Part M of the Building Regulations 1985 which establishes requirements for satisfactory access to parts of certain buildings and, in some circumstances, to provide suitable sanitary accommodation.
2. 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.

Councillor Carefoot returned to the meeting.

14. APPLICATION NO: 3/2010/0719/P (GRID REF: SD 372930 441082)
PROPOSED RESIDENTIAL DEVELOPMENT OF UP TO 270 DWELLINGS,
DOCTOR'S SURGERY, LANDSCAPE, OPEN SPACE, HIGHWAYS AND
ASSOCIATED WORKS AT LAND OFF HENTHORN ROAD, CLITHEROE

REFUSED for the following reasons:

1. The proposal is contrary to National Policy in the form of PPS1 and PPS3 in that the development due to its isolated location distant from a primary route network, lack of cycling or sufficient pedestrian access to the town centre and its infrastructure would lead to the proposal being contrary to the principles of sustainable development. The proposal would also have a detrimental impact on the traffic infrastructure of Clitheroe and key traffic junctions of Henthorn Road, Woone Lane, Eshton Terrace and the railway crossing which would lead to the proposal being contrary to the principles of sustainable development.
2. Given the site's relationship to the primary route network the development is considered contrary to the principles of sustainable development in that it fails to provide sufficient pedestrian and cycle linkages back to the town centre facilities or have adequate public transport facilities and as such would

increase reliance on the use of the private motor car be contrary to Policy T1 of the Ribble Valley Districtwide Local Plan.

Councillor Robinson was given permission to speak on the above application.
Councillor Hargreaves as given permission to speak on the above application.
Mr Twigg spoke in favour of the above application.
Mr Butterworth spoke against the above application.

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

15. APPLICATION NO: 3/2011/0460/P (GRID REF: SD 372719 435670)
PROPOSED OUTLINE APPLICATION FOR RESIDENTIAL DEVELOPMENT (34 DWELLINGS) REVISED PROPOSAL FOLLOWING REFUSAL OF APPLICATION 3/2010/0751/P AT LAND AT WHALLEY NEW ROAD, BILLINGTON

That the application be DEFERRED AND DELEGATED to the Director of Community Services for approval following the satisfactory completion of a Section 106 Agreement (in the terms detailed above in this report) and subject to the following conditions:

1. Application for approval of reserved matters must be made not later than the expiration of 3 years beginning with the date of this permission and the development must be begun not later than whichever is the latter of the following dates:
 - (a) the expiration of 3 years from the date of this permission; or
 - (b) the expiration of 2 years from final approval of the reserved matters, or in the case of approval of different dates, the final approval of the last such matter to be approved.

REASON: In order that the Local Planning Authority shall be satisfied as to the details and because the application was made for outline permission and comply with Policy G1 of the Ribble Valley Districtwide Local Plan.

2. Detailed plans indicating the design and external appearance of the buildings, landscape and boundary treatment, parking and manoeuvring arrangements of vehicles, including a contoured site plan showing existing features, the proposed slab floor level and road level (called the reserved matters) shall be submitted to and approved by the Local Planning Authority before development commences.

REASON: To comply with Policy G1 of the Ribble Valley Districtwide Local Plan and in order that the Local Planning Authority should be satisfied as to the details and because the application was made for outline permission.

3. This outline planning permission shall be read in conjunction with the Section 106 Agreement dated ...

REASON: For the avoidance of doubt as the application is subject of an Agreement.

4. Prior to commencement of development a scheme identifying how a minimum of 10% of the energy requirements generated by the development will be achieved by renewable energy production methods, shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall then be provided in accordance with the approved details prior to occupation of the development and thereafter retained.

REASON: In order to encourage renewable energy and to comply 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 disposal of foul and surface waters has been approved in writing 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 approve 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 increased risk of flooding and to comply with Policy G1 of the Ribble Valley Districtwide Local Plan.

7. Prior to commencement of development a landscape management plan including long term design objectives, timing of the works, management responsibilities and maintenance schedules for all landscaped areas (other than within curtilages of buildings) including the play area shall be submitted to and approved in writing by the Local Planning Authority. The management plan shall also provide precise details of all play equipment and its maintenance and indicate a timescale when the play space shall be provided and made available for use. The landscape management plan shall be carried out in accordance with the details so approved.

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

8. The plans and particulars submitted in accordance with condition 2 above shall include an Arboricultural Method Statement and Tree Protection Plan (including a tree protection monitoring schedule) detailing special mitigation construction issues in accordance with BS5837. The development shall thereafter be carried out in strict accordance with the procedures, working

methods and protection measures so identified and approved unless agreed otherwise in writing by the Local Planning Authority.

REASON: In order to ensure that any trees affected by development and included in a Tree Preservation Order/considered to be of visual, historic or botanical value are afforded maximum physical protection from the adverse effects of development in accordance with Policies G1 and ENV13 of the Ribble Valley Districtwide Local Plan.

9. The new estate road/access between the site and Whalley New Road shall be constructed in accordance with the Lancashire County Council Specification for Construction of Estate Roads to at least base course level before any development takes place within the site.

REASON: To comply with Policies G1, T1, T2 and T3 of the Ribble Valley Districtwide Local Plan and to ensure that satisfactory access is provided to the site before the development hereby permitted becomes operative.

10. Prior to the commencement of construction works, facilities shall be provided within the site by which means the wheels of vehicles may be cleaned before leaving the site, the wheel cleaning facilities to be retained throughout the life of development works.

REASON: To comply with Policy G1 of the Ribble Valley Districtwide Local Plan and to avoid the possibility of the public highway being affected by the deposit of mud and/or loose materials thus creating a potential hazard to road users.

11. This permission, insofar as it relates to matters of access to the site from Whalley New Road shall be implemented in accordance with the proposal as detailed in drawing No T1269/02 dated 6 December 2010 submitted with the application. The visibility splays shown on that drawing shall be provided prior to the first occupation of any dwelling on the site and shall, thereafter, be retained in perpetuity.

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

12. The submission of reserved matters in respect of layout, scale, appearance and landscaping and implementation of development shall be carried out in substantial accordance with the Design and Access Statement submitted with the application.

REASON: For the avoidance of doubt to define the scope of this permission.

NOTE(S):

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

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

2. In consideration of condition 4 on renewables the Council would have some regard to energy efficient measures used on buildings.
3. The applicant is advised to pay regard to the advice relating to Sustainable Drainage systems contained in the letter dated 4 July 2011 from the Environment Agency.
4. Public footpath No 32 that abuts the site shall not be obstructed, closed or diverted during the proposed development.

Mr Gee spoke in favour of the above application.
Councillor Holgate returned to the meeting.

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:

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APPLICATIONS APPROVED

<u>Plan No:</u>	<u>Proposal:</u>	<u>Location:</u>
3/2010/0525/P	Application to discharge of condition no's 5 (materials), condition no. 6 (ground investigation), condition no. 8 (door and window, head and sills), condition no. 11 (archaeology) and condition no. 13 (renewables) of planning consent 3/2009/0646/P	Victoria Street Longridge
3/2011/0086/P	Change of use from a dwellinghouse (Class C3) to a hair/beauty salon (Class A1)	35 King Street Whalley
3/2011/0188/P	Single storey side extension	10 Highmoor Park Clitheroe
3/2011/0253/P	Single storey to the restaurant and extension of car park	The Avenue Café Bar and Restaurant The Avenue, Brockhall Village, Langho
3/2011/0274/P	Proposed Orangery to replace existing conservatory. Re-submission of planning application 3/2010/0941	Bridge House 2 King Street Whalley

<u>Plan No:</u>	<u>Proposal:</u>	<u>Location:</u>
3/2011/0279/P	Proposed riding arena	Paddock 1 Northcote Road, Old Langho
3/2011/0314/P	Erection of new dwelling on land adjacent	Orchard House Slaidburn Road Grindleton
3/2011/0342/P	Part retrospective for proposed single storey rear extension	7 Hawthorne Place Clitheroe
3/2011/0358/P	Replacement of two-storey rear extension and conversion of attached garage/store to provide annex accommodation (Re-submission of 3/2011/0060).	Rose Cottage Blackburn Road Ribchester
3/2011/0404/P	Application for change of use from scrap yard/vehicle dismantlers to haulage operator	Unit 5b Salthill Industrial Estate Lincoln Way, Clitheroe
3/2011/0410/P	Application for the discharge of condition no. 4 and condition no. 5, and part-discharge of condition no. 2 of planning consent 3/2007/1059P	Abbey Cottage Sawley
3/2011/0411/P	Application for the discharge of condition no. 4 and condition no. 5, and part-discharge of condition no. 2 of planning consent 3/2007/1011P	Abbey Cottage Sawley
3/2011/0414/P	Proposed erection of a detached garage with a granny annex	Red Rock Sabden Road Simonstone
3/2011/0418/P	Proposed two-storey side extension together with loft conversion to existing roof void	Newshams Farm Stoneygate Lane Ribchester
3/2011/0419/P	Single storey extension	Vale House Vale House Close Whalley
3/2011/0433/P	Proposed second storey extension to the side and a proposed two-storey extension to the rear	47 Rogersfield Langho
3/2011/0435/P	Alterations to convert the existing five-bedroom dwelling back into one three-bedroom cottage and one two-bedroom cottage	Fruit Vale Cottage Grindleton Road West Bradford
3/2011/0444/P	Change of Use from Industrial Use to Haulage Operator	T&J Haulage Ltd, Unit 6, Lincoln Way Clitheroe
3/2011/0452/P	Change of use from first floor flat (Class C3) to shop (Class A1)	17-17A Accrington Road, Whalley

<u>Plan No:</u>	<u>Proposal:</u>	<u>Location:</u>
3/2011/0454/P	Fascia sign with the shop name and telephone number and illuminated as existing	23 King Street Clitheroe
3/2011/0455/P	Proposed demolition of the Garden Room and construction of a two-storey rear extension	46 Moorland Crescent Clitheroe
3/2011/0464/P	New agricultural building for the storage of manure	Nu Farm Chipping Road Chaigley
3/2011/0466/P	Change of use of existing dwelling to form 2no. self-contained flats	142 Woone Lane Clitheroe
3/2011/0474/P	Change of use of land extending amenity space for the purpose of rehabilitation of injured and infirm police officers. Works to include levelling of existing land, construction of footpaths, creation of garden areas, erection of gazebo and water fountain	Northwest Police Benevolent Fund St Michaels Lodge Northcote Road Langho
3/2011/0476/P	Two externally illuminated fascia signs	E. H. Booth & Co. Ltd Berry Lane, Longridge
3/2011/0479/P	Proposed extension/Orangery to rear of property	18 Sunnyside Avenue Wilpshire
3/2011/0483/P	Application to renew planning consent 3/2009/0559 for the temporary change of use for part of an existing agricultural building for the manufacture of concrete base blocks for a further two years	Pendle View Farm Tosside
3/2011/0484/P	Proposed demolition of existing dwelling and construction of a replacement dwelling including associated external works (amendments to approved scheme ref: 3/2009/0837)	Greenfields Neddy Lane Billington
3/2011/0485/P	Proposed demolition of the existing lean-to and construction of a two and single storey side extension	Hanson's Farm Eaves Hall Lane West Bradford
3/2011/0489/P	Installation of photovoltaic solar panels on the southern roof slope of an existing agricultural building	Grange Farm Parsonage Road Blackburn
3/2011/0493/P	Alterations and extension to existing dwelling to form kitchen/dining room, garage and chimney. Removal of existing outrigger and garage block	Yew Tree Farm 49 Mellor Brow Mellor

<u>Plan No:</u>	<u>Proposal:</u>	<u>Location:</u>
3/2011/0494/P	Proposed solar pv installation to five areas	The Sidings Business Park Whalley
3/2011/0496/P	Replacement of conservatory with a porch and removal of utility room and re-building to rear. Re-submission of 3/2011/0287	Stephen Moor Lodge Tosside
3/2011/0507/P	Proposed single storey rear extension following demolition of lean-to passage	Isaacs Farmhouse Parsonage Lane Chipping
3/2011/0518/P	Proposed demolition of the existing uPVC Conservatory and construction of a replacement and extended Orangery	The Coach House Clitheroe Road Waddington
3/2011/0522/P	Application for the discharge of condition no. 2 (materials) of planning consent 3/2010/0470/P	Samlesbury Aerodrome Myerscough Road Balderstone
3/2011/0523/P	Application for a non-material amendment to planning permission 3/2010/0795/P to allow the installation of 2no 1570mm x 1980mm x 100mm solar thermal collectors to be located on the south elevation and the installation of 12m ² photovoltaic panels to the south elevation	Wellsprings House Woodlands Drive Whalley
3/2011/0525/P	Replacement of existing flat roofed garage with pitched roof garage incorporating utility room and cloakroom	29 Whalley Road Wilpshire
3/2011/0538/P	Proposed replacement dwelling at Oak Bank Farm to include a detached garage/annex and demolition of the existing dwelling and part of the existing detached annex (Re-submission of application 3/2010/0980/P)	Oak Bank Farm Stoneygate Lane Ribchester
3/2011/0551/P	Non-material amendment to planning consent office building at Station Hotel, Station Road to incorporate various design changes including the omission of a handrail to second floor balcony, continuation of a zinc wall to form parapet and reduction of extent of roof lights and repositioning of plant room on north elevation	land adjacent to the Station Hotel Station Road Clitheroe

<u>Plan No:</u>	<u>Proposal:</u>	<u>Location:</u>
3/2011/0570/P	Application for a non-material amendment to planning consent 3/2009/0443, to allow construction of a larger conservatory, level access to the rear patio and external door to the study	11 Pasture Grove Calderstones Park Whalley
3/2011/0636/P	Non-material amendment to planning consent 3/2011/0257 to increase the highest point of the roof	2 Valley Terrace Simonstone Lane Simonstone

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APPLICATIONS REFUSED

<u>Plan No:</u>	<u>Proposal:</u>	<u>Location:</u>	<u>Reasons for Refusal</u>
3/2010/0983/P	Application for the removal of condition no12 (occupancy) of planning permissions 3/1998/0587/P and 3/1998/0588/P to allow holiday lets to be used as permanent residential dwellings	Hawk and Owl Cottages Crimpton Farm Easington Road Cow Ark	Policy G1 - Development Control, Policy G5 - Settlement Strategy, Policy ENV1 - Area of Outstanding Natural Beauty, Policy H2 - Dwellings in the Open Countryside, Policy H15 - Building Conversions - Location, Policy H17 - Building Conversions - Design Matters, Policy H23 - Removal of Holiday Let Conditions and PPS3 - Housing - unsustainable location for the creation of two dwellings with detrimental effects upon the appearance and character of the locality.

<u>Plan No:</u>	<u>Proposal:</u>	<u>Location:</u>	<u>Reasons for Refusal</u>
3/2011/0011/P	Installation of PV Solar panels on the roof to the rear of the property	North Barn Back Lane Grindleton	G1, ENV1, ENV16 & H17 – Detrimental visual impact upon the appearance of the barn to the visual detriment of the Area of Outstanding Natural Beauty and Grindleton Conservation Area.
3/2011/0472/P	Extensions to create new living space and a double garage	no1 The Walled Garden Woodfold Park Mellor	The proposal would be unduly harmful to the character and significance of Woodfold Park historic park and garden and the setting of Woodfold Hall because of the disruption to important views from the south and the symmetry and simplicity of design of the existing dwellings within the historic walled garden. This would be contrary to Policies ENV21, ENV19 and G1 of the Ribble Valley Districtwide Local Plan.

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SECTION 106 APPLICATIONS

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

341 CERTIFICATE OF LAWFULNESS FOR A PROPOSED USE OR DEVELOPMENT

<u>Plan No:</u>	<u>Proposal:</u>	<u>Location:</u>
3/2011/0421/P	Application for a Lawful Development Certificate for a proposed boundary wall, gated access and addition of wooden fence	Smithy Cottage Tosside
3/2011/0428/P	Application for a Lawful Development Certificate for 16no. Solar P.V panels on roof of dwelling	Syke House 1 Sawley Road Grindleton
3/2011/0500/P	Application for a Lawful Development Certificate for the use of land at Plantation Farm, Chipping Road, Chaigley, for the siting of a static caravan that has been used as permanent residential accommodation for over 10 years	Plantation Farm Chipping Road Chaigley

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

<u>Plan No:</u>	<u>Proposal:</u>	<u>Location:</u>
3/2011/0521/P	Application for a Lawful Development Certificate for a proposed hipped pitched roof to replace the flat roof on the existing two storey side extension	8 Chatburn Avenue Clitheroe
3/2011/0571/P	Application for a Lawful Development Certificate for the installation of a 'Solartwin' solar roof panel on the South facing hipped gable-end roof area	3 Bright's Close Newton

343 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>
3/2011/0600N	Steel framed agricultural building	Bolton Peel Farm Bolton-by-Bowland

344 APPLICATIONS WITHDRAWN

<u>Plan No:</u>	<u>Proposal:</u>	<u>Location:</u>
3/2011/0461/P	Dormer to rear roof slope clad with natural blue slate with a pitched roof	44 Padiham Road Sabden
3/2011/0532/P	Proposed re-pointing of bridge to maintain structural integrity and safety for use as a highway bridge	Ribchester Bridge Ribchester

345 APPEALS UPDATE

<u>Application No:</u>	<u>Date Received:</u>	<u>Applicant/Proposal/Site:</u>	<u>Type of Appeal:</u>	<u>Date of Inquiry/Hearing:</u>	<u>Progress:</u>
3/2010/0635 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	-	APPEAL ALLOWED 1.8.11
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	-	APPEAL ALLOWED/ DISMISSED 3.8.11

<u>Application No:</u>	<u>Date Received:</u>	<u>Applicant/Proposal/Site:</u>	<u>Type of Appeal:</u>	<u>Date of Inquiry/Hearing:</u>	<u>Progress:</u>
3/2010/0923 D	7.6.11	Shire Hotels Ltd Replacement of existing window with glazed external doors to restaurant The Millstone Hotel Church Lane, Mellor	WR	—	APPEAL ALLOWED 26.8.11
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	—	APPEAL ALLOWED 1.8.11
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	—	APPEAL DISMISSED 27.7.11
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	—	APPEAL ALLOWED 11.8.11
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	—	APPEAL DISMISSED 22.8.11

<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>
3/2011/0208 D	18.7.11	Mr Mark & Victoria Haston Proposed construction of porch extension Carr Meadow Barn Carr Lane, Balderstone	Householder appeal	–	APPEAL ALLOWED 24.8.11

346 PROPOSED ARTICLE 4 DIRECTION CONFIRMATION – 1-5 THE GROVE, CHIPPING

The Director of Community Services submitted a report seeking Committee's agreement to the confirmation of an Article 4 Direction restricting some residential permitted development rights at 1-5 The Grove, Chipping.

RESOLVED: That Committee confirm the Article 4 Direction relating to 1-5 The Grove, Chipping, in an unaltered form.

347 LISTING OF HOUGHER FALL BARN, DUTTON

The Director of Community Services submitted a report informing Committee of the Secretary of State's recent addition of Hougher Fall Barn, Dutton, to the list of Buildings of Special Architectural and Historic Interest. He informed Committee that Hougher Fall Barn is subject to a current planning application for redevelopment. Having inspected the historic barn and found it to have three reasonably complete cruck frames, an application for consideration of the building for addition to the Secretary of State's list of Buildings of Special Architectural and Historic Interest was subsequently made to English Heritage. They had since confirmed that on its recommendation the Minister for Tourism and Heritage had decided to add Hougher Fall Farm Cruck Barn to the list of Buildings of Special Architectural or Historic Interest at Grade II.

RESOLVED: That the report be noted.

348 APPEALS

- (a) 3/2010/1010/P – Provision of Juliette balcony to flats in sheltered housing scheme, Showley Court, Clayton-le-Dale. Appeal dismissed.
- (b) 3/2011/0183/P – Proposed two storey side extension at 26 Mearley Syke, Clitheroe. Appeal allowed with conditions.
- (c) 3/2010/0635/P – Provision of handrails at the vestry door in the east elevation of the Church at St Mary's and All Saints Church, Church Lane, Whalley. Appeal allowed with conditions.
- (d) 3/2011/0068/P – Garage and loft conversion with dormer windows to front and rear, porch and an increase in roof height a 5 Lakeland Drive, Calderstones Park, Whalley. Appeal dismissed.

- (e) 3/2011/0202/P – Removal of conservatory, part demolition of attached garage, erection of two storey front and side extensions, erection of single storey rear extension with green roof function, increase in pitch roof to accommodate for loft conversion, two dormers to southeast elevation, solar photovoltaic integrated tile panels to southeast elevation, internal alterations and additional parking area to front of house at 1 Alston Court, Lower Lane, Longridge. Appeal allowed.
- (f) 3/2011/0208/P – Construction of porch extension at Carr Meadow Barn, Carr Lane, Balderstone. Appeal allowed.
- (g) 3/2010/0923/P – Replacement of existing window with glazed external doors to restaurant at The Millstone Hotel, Church Lane, Mellor. Appeal allowed.

The meeting closed at 9.12pm.

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