

## Minutes of Planning and Development Committee

Meeting Date: Thursday, 13 October 2011 starting at 6.30pm  
Present: Councillor R E Sherras (Chairman)

Councillors:

S Bibby	G Mirfin
S Carefoot	J Rogerson
T Hill	D Taylor
B Hilton	M Thomas
J Holgate	R Thompson
S Knox	J White (7.45pm)

In attendance: Head of Planning Services, Head of Regeneration and Housing, Head of Legal and Democratic Services, Senior Planning Officers x 2, Principal Planning Officer (Design and Conservation) and Assistant Planning Officer.

Also in attendance: Councillors M Ranson and N Walsh.

### 410 APOLOGIES

There were no apologies for absence from the meeting.

### 411 MINUTES

The minutes of the meeting held on 15 September 2011 were approved as a correct record and signed by the Chairman.

### 412 DECLARATIONS OF INTEREST

Councillor Rogerson declared an interest in planning application 3/2011/0544/P – Hey Moo, Elswick Farm, Mellor Brow.

### 413 PUBLIC PARTICIPATION

There was no public participation.

### 414 REFERENCES FROM OVERVIEW AND SCRUTINY COMMITTEE

There were no references from Overview and Scrutiny Committee.

### 415 PLANNING APPLICATIONS

1. APPLICATION NO: 3/2011/0101/P (GRID REF: SD 373740 442330)  
PROPOSED CHANGE OF USE FROM AGRICULTURAL LAND FOR THE PROPOSED EXTENSION OF CLITHEROE CEMETERY AND THE CREATION OF A NEW ACCESS ROAD AT LAND ADJACENT TO CLITHEROE CEMETERY, WADDINGTON 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. The permission shall relate to the amended site location plan received by the Local Planning Authority on 7 June 2011 and to the 1:500 scale plan (Drawing No CS/11/0101/1).

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

3. At all times during the construction works on the access road, internal road, footpaths or hard standing areas, all trees within the site shall be protected from any potential adverse effects of the development in accordance with precise details that have first been submitted to and approved in writing by the Local Planning Authority.

REASON: In order to ensure that all trees affected by the development are afforded maximum physical protection from the adverse effects of development in order to comply with Policies G1 and ENV13 of the Ribble Valley Districtwide Local Plan.

4. No works on the construction of the access road, internal road, footpaths or hard standing areas shall be carried out until precise details of their surface materials have been submitted to and agreed in writing by the Local Planning Authority.

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

#### NOTE

1. 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. Footpaths 19 and 22 in the parish of Clitheroe are within the site.

(Mr Rees spoke against the above application).

2. APPLICATION NO: 3/2011/0300/P (GRID REF: SD 380352 447209)  
OUTLINE APPLICATION FOR THE ERECTION OF A COUNTRY HOUSE HOTEL AND SPA ON LAND ADJACENT DUDLANDS CROFT, GISBURN ROAD, SAWLEY, LANCASHIRE.

MINDED to REFUSE and DEFERRED for officers to report back to the next Planning and Development Committee for exact wording of reasons for refusal.

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

3. APPLICATION NO: 3/2011/0451/P (GRID REF: SD362302, 434704)  
PROPOSED REPLACEMENT OF THE EXISTING BUNGALOW WITH A NEW TWO STOREY DWELLING INCLUDING RETROSEPECTIVE DETACHED GAZEBO WITH UNDER-CROFT STORAGE AT WHINNY BROW, HOTHERSALL LANE, HOTHERSALL, PRESTON, PR3 2XB

GRANTED subject to the following condition(s):

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

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

2. This permission shall be relate to the proposal as shown on Drawing Nos. 2552/01, 02, 03, 04, 05, 06, 08, 09 Revision B and 10.

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 Policies G1 and ENV3 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 identified on the Block Plan received on the 06 September 2011 indicated on drawing number 2552/09 Rev. B shall be protected in accordance with the BS5837 [Trees in Relation to Construction] and the details of which shall be agreed in writing, implemented in full, the tree protection monitoring schemed 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 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 and considered to be of visual or botanical value are afforded maximum physical protection from the adverse affects of development.

5. The development shall be carried in accordance with the mitigation measures included in the 2009 Bat Survey Report by Denis Lambert that is submitted with the application.

REASON: To comply with policies G1 and ENV7 of the Ribble Valley Districtwide Local Plan ensuring that no species/habitat protected by the Wildlife and Countryside Act 1981 are destroyed.

6. 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 dwellings 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 and ENV3 of the Ribble Valley Districtwide Local Plan.

#### NOTE

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 Ribble Valley Borough Council Contact Centre on 01200 425111.

4. APPLICATION NO: 3/2011/0533/P (GRID REF: SD 374431 444533)  
ONE DETACHED DWELLING TO BE BUILT ON A FORMER CAR PARK ON LAND ADJACENT TO 5 HAZELDENE, WEST BRADFORD, LANCASHIRE, BB7 4TD.

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 No's 4123 – 01, 4123 – 02 and 4123 – 03C.

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

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

REASON: In order that the Local Planning Authority may ensure that the materials to be used are appropriate to the locality in accordance with Policies G1 and ENV1 of the Ribble Valley Districtwide Local Plan.

4. The development hereby permitted shall not be commenced until details of the landscaping of the site, including wherever possible the retention of existing trees, have been submitted to, and approved in writing by, the Local Planning Authority. The scheme shall indicate, as appropriate, the types and numbers of trees and shrubs, their distribution on site, those areas to be seeded, turfed, paved or hard landscaped, including details of any changes of level or landform and the types and details of all fencing and screening. The approved landscaping scheme shall be implemented in the first planting season following occupation or use of the development, whether in whole or part and shall be maintained thereafter for a period of not less than 5 years to the satisfaction of the Local Planning Authority. This maintenance shall include the replacement of any tree or shrub which is removed, or dies, or is seriously damaged, or becomes seriously diseased, by a species of similar size to those originally planted.

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

5. 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 Policies G1 and ENV1 of the Ribble Valley Districtwide Local Plan.

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

REASON: In order to safeguard nearby residential amenity in accordance with Policies G1 and H10 of the Ribble Valley Districtwide Local Plan.

7. The car parking area indicated on plan drawing no. 4123 – 03C 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. 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.

9. Before the development hereby permitted becomes operative, the existing wall on the highway frontage of the site shall be reduced to and be permanently maintained henceforth at a height not greater than 1m above the crown level of the carriageway in its entirety.

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

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

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

NOTE(S):

This site must be drained on a separate system, with only foul drainage connected into the foul sewer. Surface water should discharge to the soakaway/watercourse/surface water sewer and may require consent from the Environment Agency. If surface water is allowed to be discharged to the public surface water sewerage system United Utilities may require the flow to be attenuated to a maximum discharge rate, determined by United Utilities.

A separate metered supply will be required at the applicant's expense and all internal pipe work must comply with current water supply (water fittings) regulations 1999.

The applicant should contact United Utilities Service Enquiries on 0845 7462200 regarding connection to the water mains/public sewers.

Ribble Valley Borough Council 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 Ribble Valley Borough Council Contact Centre on 01200 425111.

(Councillor Ranson was given permission to speak on the above application.)

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

5. APPLICATION NO: 3/2011/0544/P (GRID REF: SD 364860 430990)  
APPLICATION FOR THE VARIATION OF CONDITION NO. 17 (OCCUPANCY PERIOD) OF PLANNING CONSENT 3/2004/0450P, TO ALLOW UNITS NO.1 AND NO.2 TO BE USED AS PERMANENT RESIDENTIAL ACCOMMODATION AT HEY MOO, ELSWICK FARM, MELLOR BROW, MELLOR, LANCASHIRE, BB2 7EX

The Head of Planning Services informed Committee that there would be a note included regarding a charge to the developer to cover the administration and delivery costs in providing wheeled bins to each household within a new built property or conversion.

GRANTED and that Condition 17 be varied to read:

17. "Units 3 and 4 of the accommodation converted as part of the Hey Moo complex at Elswick Farm, Mellor Brow, Mellor, approved by virtue of 3/2004/0450/P, 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. Units 1 and 2 of this complex shall be used as permanent residential accommodation.

REASON: In order to comply with Policies G1, G5, ENV3, H2, H15, H17, RT1 and RT3 of the Ribble Valley Districtwide Local Plan.

#### NOTE

Ribble Valley Borough Council 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 conversion. Details of current charges are available from the RVBC Contact Centre on 01200 425111.

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

(Councillor Rogerson returned to the meeting.)

6. APPLICATION NO: 3/2011/0546/P (GRID REF: SD 362842 442001)  
CONVERSION OF TWO HOLIDAY LETS INTO ONE DWELLING HOUSE AT  
JEFFREY AND PENDLE COTTAGES, MOSS LANE, CHIPPING, LANCASHIRE.

GRANTED subject to the following conditions:

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

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

2. The permission shall relate to the development as shown on Plan Reference No's 1342-10 and 1342-11.

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

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

REASON: In order that the Local Planning Authority may ensure that the materials to be used are appropriate to the locality in accordance with Policies ENV1 and G1 of the Ribble Valley Districtwide Local Plan.

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. Unless otherwise agreed in writing with the Local Planning Authority the development shall be carried out in strict accordance with the recommendations of the bat survey and report submitted with the application dated 26 July 2011.



REASON: To comply with policies G1 and ENV7 of the Ribble Valley Districtwide Local Plan ensuring that no species/habitat protected by the Wildlife and Countryside Act 1981 are destroyed.

7. 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, and any future additional structures, hard standing or fences including any development within the curtilage, as defined in Schedule 2 Part 1 Classes A to H and Part II Class A shall not be carried out without the formal written consent of the Local Planning Authority.

REASON: In order that the Local Planning Authority shall retain effective control over the visual appearance of the site to ensure the future protection of the character and appearance of the building and the location within the A.O.N.B. in compliance with Policy ENV1 of the Ribble Valley Districtwide Local Plan.

NOTE(S):

1. 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 31 in the Parish of Bowland with Leagram runs past the site.
2. Ribble Valley Borough Council 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 conversion. Details of current charges are available from the RVBC Contact Centre on 01200 425111.

7. APPLICATION NO: 3/2011/0556/P (GRID REF: SD 375495 446872)  
APPLICATION FOR THE VARIATION OF CONDITION 2. AND REMOVAL OF  
CONDITION 3. OF PLANNING CONSENT 3/2003/0209P, TO ALLOW THE  
BUILDING TO BE USED AS A GRANNY ANNEX AT LANESIDE FARM,  
GRINDLETON

GRANTED for the variation of Condition 2. of planning consent 3/2003/0209/P to read as follows:

2. The annex building hereby approved shall only be occupied as an extended family unit relating to Laneside Farm and shall not be used as a separate residential unit".

REASON: In order to comply with Policies G1 and H9 of the Ribble Valley Districtwide Local Plan. The use as a separate unit could be injurious to the amenities of neighbouring residents and to the character of the area and would require further consideration by the Local Planning Authority.

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

8. APPLICATION NO: 3/2011/0586/P & 3/2011/0587/P (LBC)  
(GRID REF: SD 381314 443959)  
CONVERT GARAGE TO HOLIDAY COTTAGE WITHIN THE CURTILAGE OF THE LISTED MANOR HOUSE. CONVERT EXISTING GARAGE STRUCTURE TO TWO STOREY HOLIDAY COTTAGE AT THE MANOR HOUSE, TWISTON

RECOMMENDATION 1: That planning permission be granted subject to the following conditions:

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

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

2. This permission shall relate to the proposal as shown on drawing numbers PL-324SHT2V2, PL-324SHT3, PL-324SHT4.

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

3. The unit(s) 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, ENV1, ENV2, ENV3, ENV4, EMP12, RT1, RT3 and the Policy SPG – “Housing” (delete as appropriate) 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.

4. The proposed gateposts shall be positioned at least 5 metres behind the nearside edge of the carriageway and shall open away from the highway.

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

5. That part of the area extending from the near edge of the carriageway for a minimum distance of 5m into the site shall be appropriately paved in tarmacadam, block pavements or other approved materials.

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

6. The parking areas on plan reference PL-324SHT3 shall be implemented prior to commencement of use and thereafter retained.

REASON: To ensure adequate parking provision is available and to comply with Policy G1 of the Districtwide Local Plan.

7. 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 and ENV16 of the Ribble Valley Districtwide Local Plan ensuring a satisfactory standard of appearance given the location of the property in a Conservation Area.

8. 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.

9. 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.

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

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

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

2. This permission shall relate to the proposal as shown on drawing numbers PL-324SHT2V2, PL-324SHT3, PL-324SHT4.

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

3. The proposed gateposts shall be positioned at least 5 metres behind the nearside edge of the carriageway and shall open away from the highway.

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

4. That part of the area extending from the near edge of the carriageway for a minimum distance of 5m into the site shall be appropriately paved in tarmacadam, block pavements or other approved materials.

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

5. The parking areas on plan reference PL-324SHT3 shall be implemented prior to commencement of use and thereafter retained.

REASON: To ensure adequate parking provision is available and to comply with Policy G1 of the Districtwide Local Plan.

6. 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 and ENV16 of the Ribble Valley Districtwide Local Plan ensuring a satisfactory standard of appearance given the location of the property in a Conservation Area.

7. 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.

9. APPLICATION NO: 3/2011/0608/P (GRID REF: SD 367237 435681)  
PROPOSED CONVERSION AND ALTERATIONS TO INCORPORATE CHANGE OF USE AS PART OF AN EXISTING AGRICULTURAL BUILDING FOR CLASS B1 EMPLOYMENT SCHEME TO FORM PHASE II OF THE RURAL BUSINESS CENTRE KNOWN AS MANOR COURT, SALESBURY HALL, SALESBURY HALL ROAD, SALESBURY

The Head of Planning Services informed Committee that the County Surveyor had no 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. This permission shall relate to Drawing No 3955-12J, 3955-13G and 3955-13A.

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

3. The proposed materials shall relate to details submitted under cover of letter dated 17 August 2011 and roofing sample reference code Merlin Grey 18B25.

REASON: To ensure that the proposed materials are acceptable to the locality and to comply with Policy G1 of the Districtwide Local Plan.

10. APPLICATION NO: 3/2011/0646/P (GRID REF: SD 361295 438099)  
PROPOSED REMOVAL OF CONDITION NO 2 OF PLANNING PERMISSION 3/2006/0373/P TO ALLOW THE FAMILY ANNEX TO BE OCCUPIED AS A SEPARATE DWELLING AT SEVEN ACRE COTTAGE, FORTY ACRE LANE, LONGRIDGE

GRANTED subject to the following conditions:

1. The existing vehicular access on to Forty Acre Lane to be retained and shall serve both the existing Seven Acre Cottage and the new independent dwelling (former annex). The existing hard standing area between the two dwellings shall also be retained in order to provide a minimum of two parking spaces for each dwelling with the required associated manoeuvring area.

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

## NOTE

Ribble Valley Borough Council 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.

11. APPLICATION NO: 3/2010/0934/P (GRID REF: SD 364962 435332)  
PROPOSED ERECTION OF TWO TERRACED DWELLINGS FRONTING BLACKBURN ROAD AND ERECTION OF FIVE TWO-STOREY TERRACED COTTAGES ON EXISTING CAR PARK (PARKING SPACES WILL REMAIN FOR PUBLIC HOUSE) (RESUBMISSION OF PLANNING APPLICATION 3/2009/0160/P) AT BLACK BULL HOTEL, CHURCH STREET, RIBCHESTER

The Head of Planning Services informed Committee that a revised Section 106 Agreement had been agreed which complies with the amendments requested.

That the application be Deferred and Delegated to the Director of Community Services for approval subject to satisfactory completion of a Section 106 Agreement within a period of six months (from the date of this decision) to deal with the matters of affordable housing and financial contribution for wheeled bins and the imposition of the following conditions:

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

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

2. This permission shall be implemented in accordance with the proposal as detailed on drawings 11/01/05-01 REV F proposed site layout, 08/1120-02 REV D proposed floor plans Plots 6-7, 11/01/05-03 REV F proposed elevations Plots 6-7, 08/1120-04 REV D proposed floor plans Plots 1-5, 08/1120-05 REV E proposed elevations Plots 1-5, 08/1120-06 REV E location and block plan, 11/01/05-08 REV F existing and proposed street elevations received on 27 September 2011.

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

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 as required by Policies G1, ENV14 and ENV15 of the Ribble Valley Districtwide Local Plan.

4. Prior to commencement of development a detailed scheme for the provision of a suitable noise barrier along the site's eastern boundary shall be submitted to and approved in writing by the Local Planning Authority. The measures so submitted and approved shall then be fully implemented and thereafter retained.

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

5. 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.

6. 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 and ENV16 of the Ribble Valley Districtwide Local Plan ensuring a satisfactory standard of appearance given the location of the site in a Conservation Area.

7. Notwithstanding the submitted details the gable elevation to Plot 6 shall be constructed in coursed stonework with details of the type, coursing and jointing of the natural stone to be used throughout the scheme being submitted to and approved in writing by the Local Planning Authority. The development shall be built to conform with the details so approved.

REASON: In the interest of the visual amenity of the area and so that the Local Planning Authority shall be satisfied as to the details and in accordance with Policy G1 of the Ribble Valley Districtwide Local Plan.

8. Precise specifications of windows and doors, including cross-section drawings of window frame form and method of opening shall have been submitted to and approved in writing by the Local Planning Authority before their use in the proposed works.

REASON: In order to safeguard the character and appearance of the Conservation Area in accordance with Policies G1 and ENV16 of the Ribble Valley Districtwide Local Plan.

9. Windows and doors shall be painted within one month of their insertion in accordance with details which will first have been submitted to and agreed in writing by the Local Planning Authority.

REASON: In order to safeguard the character and appearance of the Conservation Area in accordance with Policies G1 and ENV16 of the Ribble Valley Districtwide Local Plan.

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

REASON: To comply with Policies G1 and ENV16 of the Ribble Valley Districtwide Local Plan to ensure a satisfactory standard of appearance in the interests of visual amenity.

11. The development shall be carried out in accordance with the flood mitigation measures outlined in the Flood Risk Assessment submitted in support of the application unless agreed otherwise in writing with the Local Planning Authority.

REASON: To reduce the danger to intended occupants of the buildings from potential flooding in accordance with Policy G1 of the Ribble Valley Districtwide Local Plan.

12. This permission shall relate to a Section 106 Agreement dated ..... which includes provisions for the delivery of affordable housing.

REASON: For the avoidance of doubt and to comply with Policy G1 of the Ribble Valley Districtwide Local Plan.

12. APPLICATION NO: 3/2011/0247/P (GRID REF: SD 373073 441975)  
PROPOSED OUTLINE APPLICATION PROPOSING THE ERECTION OF 38 MARKET DWELLINGS AND 16 AFFORDABLE DWELLINGS AT LAND OFF CHAPEL CLOSE, LOW MOOR, CLITHEROE

That the application be Deferred and Delegated to the Director of Community Services for approval subject to satisfactory completion of a legal Agreement within a period of six months (from the date of this decision) as outlined in



paragraphs numbered 1-4 under a Section 106 Agreement sub heading within the 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 Legal 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 provision of surface water drainage works has been approved by the Local Planning Authority. The scheme shall be completed in accordance with the approved plans.

REASON: In order to comply with Policy G1 of the Ribble Valley Districtwide Local Plan in order to reduce the increased risk of flooding by ensuring the provision of a satisfactory means of surface water disposal.

6. 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: In accordance with Policy G1 of the Ribble Valley Districtwide Local Plan to reduce the increased risk of flooding.

7. No development approved by this planning permission shall be commenced until:
  - a) A desktop study has been undertaken to identify all previous site uses, potential contaminants that might reasonably be expected given those uses and other relevant information. Using this information and diagrammatical representation (Conceptual Model) for the site of all potential contaminant sources, pathways and receptors has been produced.
  - b) A site investigation has been designed for the site using the information obtained from (a) above. This should be submitted to, and approved in writing, by the Local Planning Authority prior to that investigation being carried out on the site.
  - c) The site investigation and associated risk assessment have been undertaken in accordance with details approved in writing by the Local Planning Authority.
  - d) A Method Statement and Remediation Strategy, based on the information obtained from (c) above has been submitted to and approved in writing by the Local Planning Authority.

The development shall then proceed in strict accordance with the measures approved. Work shall be carried out and completed in accordance with the approved Method Statement and Remediation Strategy referred to in (d) above, and to a timescale agreed in writing by the Local Planning Authority: unless otherwise agreed in writing by the Local Planning Authority.

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

Upon completion of the remediation detailed in the Method Statement a report shall be submitted to the Local Planning Authority that provides verification that the required works regarding contamination have been carried out in accordance with the approved Method Statement(s). Post remediation sampling and monitoring results shall be included in the report to demonstrate that the required remediation has been fully met. Future monitoring proposals and reporting shall also be detailed in the report.

REASON: In accordance with Policy G1 of the Ribble Valley Districtwide Local Plan to:

- a) Identify all previous site uses, potential contaminants that might reasonably be expected given those uses and the source of contamination, pathways and receptors.
- b) Enable:
  - A risk assessment to be undertaken;
  - Refinement of the conceptual model; and
  - The development of a Method Statement and Remediation Strategy.
- c) & d) Ensure that the proposed sit investigation and remediation strategy will not cause pollution of ground and surface waters both on and off site

8. This permission shall relate to the Phase 1 survey report dated March 2011 submitted with the application. All details shall comply fully with that report.

REASON: To protect and conserve the habitats identified on site in accordance with Policy ENV7 of the Ribble Valley Districtwide Local Plan.

9. The submission of reserved matters in respect of scale, appearance and landscaping and implementation of development shall be carried out in substantial accordance with the Design and Access Statement and the Indicative Site Layout drawing no. AL001 Rev A as amended dated 8 June 2011.

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

10. The new estate road/access 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 and T1 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.

11. Prior to 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 shall be retained throughout the life of the development.

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.

12. Tree felling, vegetation clearance works, demolition work or other works that may affect nesting birds shall be avoided between March to August. In the event that works are carried out during the nesting period a comprehensive risk assessment in order to establish the absence/presence of nesting birds shall be submitted to the Local Planning Authority prior to any works taking place for approval in writing and any mitigation measures outlined therein shall be carried out to the satisfaction of the Local Planning Authority.

REASON: In the interests of protecting nature and conservation issues in accordance with Policies G1, ENV7 and ENV10 of the Ribble Valley Districtwide Local Plan.

13. 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 public open space area shall be submitted to and approved in writing by the Local Planning Authority. The management plan shall also provide precise details of any play equipment and its maintenance and indicate a timescale when the open 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.

14. 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 as outlined in the Arboricultural Impact Assessment submitted in support of this application. 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 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.

15. No part of the development hereby approved shall commence until a scheme for the construction of the site access and the off-site works of highway

improvement has been submitted to and approved in writing by the Local Planning Authority in consultation with the highway authority.

REASON: To comply with Policies G1 and T1 of the Ribble Valley Districtwide Local Plan in order to satisfy the Local Planning Authority and the Highway Authority that the final details of the highway scheme/work are acceptable before work commences on site.

16. The proposed garages shall not be used for any purpose (including any purpose incidental to the enjoyment of the dwellinghouse) which would preclude their use of the parking of a private motor vehicle.

REASON: To facilitate adequate vehicle parking facilities to serve the dwelling in accordance with Policy G1 of the Ribble Valley Districtwide Local Plan.

NOTE(S):

1. 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.
2. This site must be drained on a separate system, with only foul drainage connected into the foul sewer. Surface water should discharge to the soakaway/SUDS as stated on the application form and may require the consent of the Environment Agency.
3. This consent requires the construction, improvement or alteration of an access to the public highway. Under the Highways Act 1980 Section 184 the County Council as Highway Authority must specify the works to be carried out. Only the Highway Authority or a contractor approved by the Highway Authority can carry out these works and therefore before any access works can start you must contact the Environment Directorate for further information by telephoning Area Surveyor East 01254 823831 or writing to the Area Surveyor East, Lancashire County Council, Area Office, Riddings Lane, Whalley, Clitheroe BB7 9RW quoting the planning application number.

(Mr Morris spoke in favour of the above application. Town Councillor Cooper spoke against the above application.)

13. APPLICATION NO: 3/2011/0307/P (GRID REF: SD 373855 438182)  
PROPOSED RESIDENTIAL DEVELOPMENT OF 37 DWELLINGS AT BARROW  
BROOK BUSINESS VILLAGE, BARROW

That the application be Deferred and Delegated to the Director of Community Services for approval subject to satisfactory completion of a legal Agreement within a period of six months (from the date of this decision) as outlined in

paragraphs numbered 1-4 under the legal Agreement sub heading within the report and subject to the following conditions:

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

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

2. This permission shall be implemented in accordance with the proposal as detailed on drawings RO51/1-2 planning layout Phase 2; RO51/1-101/2 street scenes; RO51/102-2 A2 house type; RO51/103-1-2 A3 house type; HT38/P/01 Ashgate house type; HT105/P/01 Burlington house type; HT148/P/01 Elmbridge house type; HT132/P/01 Victoria house type; HT104/P/01 REV A Dean house type as amended 22 September 2011; HT149/P/02 Bellingham house type elevations; HT149/P/01 Bellingham house type floor plans; HT149/P/01 Renishaw house type; HT147/P/02 Bonington elevations; HT147/P/01 Bonington floor plans; HT147/P/04 Bonington elevations with bay; HT147/P/03 Bonington floor plans with bay; HT147/P/06 Bonington elevations no bay; HT147/P/05 Bonington floor plans no bay; RO51/105 garage details; SD.1 high close board timber fence; S.D.46 high screen wall.

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

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. No development approved by this permission shall be commenced until a scheme for the disposal of surface waters, including any surface water attenuation measures that may be necessary, have 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.

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

- (a) A site investigation has been designed for the site using the information obtained from the Phase 1 Geo Environmental Desk Study for Proposed Residential Development at Barrow Brook (second phase) Clitheroe for Rowland Homes (dated March 2011; reference 43933p1r0). This should

be submitted to, and approved in writing by the Local Planning Authority prior to that investigation being carried out on the site;

- (b) The site investigation and associated risk assessment have been undertaken in accordance with details approved in writing by the Local Planning Authority;
- (c) A Method Statement and remediation strategy, based on the information obtained from (b) above has been submitted to, and approved in writing by the Local Planning Authority.

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

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

Upon completion of the remediation detailed in the Method Statement a report shall be submitted to the Local Planning Authority that provides verification that the required works regarding contamination have been carried out in accordance with the approved Method Statement(s). Post remediation sampling and monitoring results shall be included in the report to demonstrate that the required remediation has been fully met. Future monitoring proposals and reporting shall also be detailed in the report.

REASON: In accordance with Policy G1 of the Ribble Valley Districtwide Local Plan to:

(a) enable:

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

(b) and (c) Ensure that the proposed site investigation and remediation strategy will not cause pollution of ground and surface waters both on and off site.

- 6. No development shall take place until a scheme for the buffer strip between the development and Barrow Brook has been submitted to and approved by the Local Planning Authority. Such a scheme shall be completed in accordance with the approved plans.

REASON: To maintain the character of the water course and provide undisturbed refuges for wildlife using the river corridor in accordance with Policies G1 and ENV10 of the Ribble Valley Districtwide Local Plan.

7. This permission shall relate to a Section 106 Agreement dated ... which includes provision for the delivery of affordable housing and community provision for public open space.

REASON: For the avoidance of doubt and to comply with Policy G1 of Ribble Valley Districtwide Local Plan.

8. The proposed integral garages to house types Victoria, Dean, Bellingham and Renishaw shall not be used for any purpose (including any purpose incidental to the enjoyment of the dwellinghouse) which would preclude their use of the parking of a private motor vehicle.

REASON: To facilitate adequate vehicle parking facilities to serve the dwelling in accordance with Policy G1 of the Ribble Valley Districtwide Local Plan.

9. 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.

10. This permission shall relate to the extended Phase 1 Habitat Survey, Arboricultural Method and Material Statement and supporting letter dated 21 March 2011 from Landscape Planning Group Ltd submitted with the application. All details shall comply full with those reports. The landscaping details including hard landscaping where appropriate shall be submitted to and agreed in writing by the Local Planning Authority prior to the commencement of development.

The approved landscaping scheme shall thereafter be implemented in the first planting season following occupation 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 diseased by a species of similar size to those original planted.

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



NOTE(S):

1. Any works to the water courses within or adjacent to the site which involves infilling, diversion, culverting or which may otherwise restrict flow, require the prior 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.

14. APPLICATION NO: 3/2011/0422/P (GRID REF: SD 372472 435836)  
OUTLINE APPLICATION FOR THE ERECTION OF TWO DETACHED DWELLINGS TOGETHER WITH ASSOCIATED GARAGES, PARKING/TURNING AREAS AND GARDENS ON LAND AT NEDDY LANE, BILLINGTON

APPROVED 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 for vehicles, including a contoured site plan showing existing features and the proposed slab floor level and driveway level of the two dwellings (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. The submission of reserved matters in accordance with conditions 1 and 2 of this outline permission shall show a development that is substantially in accordance with the illustrative plans (drawing numbers Gel/454/1193/01 and 02) submitted with this outline application. In particular, each dwelling shall

be provided with its own access, adequate parking area and a turning facility within its curtilage.

REASON: For the avoidance of doubt as a development in this form would respect the amenities of the locality and would address a highway safety issue in accordance with the requirements of Policy G1 of the Ribble Valley Districtwide Local Plan.

4. The development hereby permitted in outline shall not be commenced until a scheme for the disposal of foul and surface waters has been submitted to and approved in writing by the Local Planning Authority. The scheme shall show the drainage of the site on a separate system with only foul drainage connected into the foul sewer; surface water should discharge directly to soakaway/water course; and no surface water will be allowed to discharge into the public sewerage system. The scheme shall then be provided in accordance with the approve details prior to occupation of the development and thereafter retained.

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

NOTE

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.

416 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:

417 APPLICATIONS APPROVED

<b><u>Plan No:</u></b>	<b><u>Proposal:</u></b>	<b><u>Location:</u></b>
3/2011/0207/P (LBC)	Installation of toughened glass in the windows that are below 800mm as per building control regulations. Windows to be the same size, colour and style as existing but there will be a small logo in the bottom corner of the windows to show that it is toughened glass	1 Abbey Croft The Sands Whalley
3/2011/0332/P	Proposed use of three holiday cottages as one residential dwelling (no internal or external alteration changes proposed)	Rakefoot Farm Thornley Road Chaigley

<b><u>Plan No:</u></b>	<b><u>Proposal:</u></b>	<b><u>Location:</u></b>
3/2011/0345/P	Two-storey extension to side (East) elevation with balcony at first floor level, new porch to rear (North) elevation with balcony at first floor level. Demolition of outhouse to rear and alterations to hard standing	Sunnyside Dean Top Whalley Road Simonstone
3/2011/0374/PA	The creation of a new recreation area for resident activities connected to the existing psychiatric unit, within a secure fence boundary including the erection of new security fencing with vehicle "airlock", and removal of existing liquid propane storage vessels, concrete base and adjacent gabion wall. Installation of new 5x2 tonne above ground tanks including new security fencing. Also installation of CCTV system with cameras fixed to heads of fence upright	Gisburn Lodge Gisburne Park Estate Gisburn
3/2011/0393/P	Single storey extension to rear of property and demolition of existing lean-to rear of property	129 Whalley Road Sabden
3/2011/0415/P	Re-submission of an application 3/2010/0537/P for the proposed replacement of an existing permanent chalet building with a permanent single storey dwelling	Sugar Hill Chalet Cow Ark Clitheroe
3/2011/0439/P	Application to remove condition No 16 (occupancy condition) of planning consent 3/20006/0001/P to allow the two holiday cottages at High Laithe to be used for permanent residential accommodation	High Laithe Barn Brockthorne Farm Tosside
3/2011/0465/P	Formation of new vehicle access road off the highway to serve the commercial units	Stonebridge Mill Preston Road Longridge
3/2011/0470/P	Application to discharge of condition no. 5 (site investigation), condition no. 6 (materials), condition no. 10 (conservation Velux Rooflights) and condition no. 16 (building record and investigation) of planning consent 3/2010/0741/P	Cobden Farm Watt Street Sabden

<b><u>Plan No:</u></b>	<b><u>Proposal:</u></b>	<b><u>Location:</u></b>
3/2011/0490/P	Application for a Lawful Development Certificate for the existing use of land as a residential garden	3 Bailey Green Cottages Longridge Road Hurst Green
3/2011/0495/P	Two storey extension to the rear of the dwelling	Glen View, Lower Road Longridge
3/2011/0511/P	Proposed installation of a 3.96kw black solar photovoltaic system to the rear south facing roof slope	Kays Barn Fleet Street Lane Ribchester
3/2011/0512/P	Proposed general purpose cattle shed/extension of present housing (cement fibre roof with concrete panelled sides, approx. 18.2m x 15.2m)	Clough Farm, Carters Lane Paythorne
3/2011/0513/P	Change of use of part of the property from Sui Generis to residential	70 Downham Road Chatburn
3/2011/0514/P	Extension to existing livestock building	Thornley Hall Thornley with Wheatley
3/2011/0515/P	Extension to existing livestock building	Thornley Hall Thornley with Wheatley
3/2011/0531/P	Retrospective application for the insertion of two velux rooflights	76 Pendle Drive Calderstones Park Whalley
3/2011/0543/P	Creation of internal doorway between 4 and 6 Wellgate to create one shop	4-6 Wellgate Clitheroe
3/2011/0545/P	Demolition of the existing garage and outbuildings and construction of a kitchen extension	2 De Lacy Street Clitheroe
3/2011/0555/P	Proposed ground floor and first floor extension, and remodelling to house and garage	3 Springfield Close Whalley
3/2011/0560/P	Single storey rear extension	Torroen Simonstone Lane Simonstone
3/2011/0563/P	Single storey rear extension	23 Walmsley Brow Billington
3/2011/0564/P	Single storey rear extension with balcony over to replace the existing conservatory	Mill Pond House Clitheroe Road West Bradford
3/2011/0569/P	Proposed erection of dormer to front elevation and rear first floor extension	13 Highfield Drive Longridge

<b><u>Plan No:</u></b>	<b><u>Proposal:</u></b>	<b><u>Location:</u></b>
3/2011/0572/P	Re-submission of application 3/2011/0337 for a two-storey side and single storey rear extension	16 Hesketh Road Longridge
3/2011/0573/P	Rear conservatory	5 Anderson Road Wilpshire
3/2011/0576/P	Installation of solar photovoltaic panels on the existing building	Maplewood Phase One Calderstones Hospital Mitton Road, Whalley
3/2011/0581/P	Proposed rear ground floor extension, conservatory and decking	3 Hospital Cottages Preston Road Ribchester
3/2011/0588/P	Proposal for two cooler ducts to be re-routed vertically 3m above the apex of the mill roof (Subject to the Environment Agency requirements for a PPC operating permit)	Dugdale Nutrition Bellman Mill Salhill, Clitheroe
3/2011/0589/P	Application to remove condition no. 18 (relating to occupancy eligibility) of 3/2000/0811/P	Wheelwright Cottage Back Lane, Grindleton
3/2011/0590/P	Proposed two-storey side extension including rear dormer	10 Holly Grove Longridge
3/2011/0593/P	Single storey rear extension and two-storey side extension	18 Bilsberry Cottage Hurst Green
3/2011/0594/P	Improvements to existing access road	Dudland Hollins land off Gisburn Road Sawley
3/2011/0595/P	Proposed two-storey side extension and replacement of front porch. Replacement of part retaining wall and widening of existing vehicular access	56 Linden Lea Chapel Hill Longridge
3/2011/0602/P	Proposed installation of a 3KwP solar photovoltaic array for the Coach House. The installation is to be mounted next to the field boundary at ground level on a standard frame to minimise visual impact	Field at the rear of The Coach House Clitheroe Road Waddington
3/2011/0605/P	Two-storey side extension, single storey rear extensions, detached garage and gravel hard standing parking area	21 Clitheroe Road Whalley
3/2011/0614/P	Single storey rear extension	11 Goosebutts Lane Clitheroe
3/2011/0617/P	Single storey rear extension	1 Chestnut Cottage Grindleton

<b><u>Plan No:</u></b>	<b><u>Proposal:</u></b>	<b><u>Location:</u></b>
3/2011/0628/P	Resubmission of application 3/2010/0979/P for proposed replacement dwelling to include the demolition of the existing cottage	Ashes Farm Cottage Salesbury
3/2011/0637/P	Installation of solar photovoltaic panels within the curtilage of the dwelling	Fields Farm House Sawley Road Grindleton, Clitheroe
3/2011/0645/P	Proposed roof mounted 10Kwp solar PV installation	Moor Game Hall Old Clitheroe Road Dutton

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APPLICATIONS REFUSED

<b><u>Plan No:</u></b>	<b><u>Proposal:</u></b>	<b><u>Location:</u></b>	<b><u>Reasons for Refusal</u></b>
3/2011/0005/P	Removal of outbuilding and building of a two-storey extension onto the side of the existing building. Reinstate the white windows to front of existing building. Create drive from existing road access point. This will require a change of use from agricultural to domestic for the access drive (resubmission of 3/2010/0418/P)	The Old School Room Walker Fold Chaigley	Policies G1, ENV1, H10, SPG Extensions and Alterations to Dwellings, and PPS5 Planning for the Historic Environment – over prominent and discordant feature to the detriment of the appearance of the property itself and the appearance and character of the Forest of Bowland Area of Outstanding Natural Beauty and harm to a non-designated heritage asset.
3/2011/0425/P (PA) 7 3/2011/0426/P (LBC)	Demolition of existing timber garage and stone outbuilding to provide improved vehicular access, parking spaces and new double garage	29 Church Street Ribchester	The proposed demolition of the stone outbuilding and 4-garage court redevelopment would be unduly harmful to the
Cont ...			

<b><u>Plan No:</u></b>	<b><u>Proposal:</u></b>	<b><u>Location:</u></b>	<b><u>Reasons for Refusal</u></b>
Cont'd	for no 29 and two new single garages and private amenity/garden space for no's 30 and 31		character, setting and significance of the listed building and the character, appearance and significance of Ribchester Conservation Area. This would be contrary to Policies ENV20, ENV19, ENV18 and ENV16 of the Ribble Valley Districtwide Local Plan.
3/2011/0488/P	Proposed erection of a single garage within the curtilage of an existing building/dwelling house	The Hey Barn Back Lane Newton	G1, ENV1, H17 – Detrimental impact upon the character and setting of the traditional barn to the visual detriment of the Area of Outstanding Natural Beauty.
3/2011/0509/P	Proposed new access and two storey side extension with porch extension	Craigmore Eastham Street Clitheroe	Policies G1 and H10 of the DWLP and the Council's SPG on Extensions and Alterations to Dwellings – impact on street scene.
3/2011/0528/P	Change of use of part of lower ground floor of existing social club to create 1 No self contained flat including internal alterations involving	St Peter's Catholic Club Avenue Road Hurst Green	The proposal has an unduly harmful impact upon the character and significance of the listed building
Cont ...			

<b><u>Plan No:</u></b>	<b><u>Proposal:</u></b>	<b><u>Location:</u></b>	<b><u>Reasons for Refusal</u></b>
Cont'd	removal of an internal wall		because of the loss of important historic fabric and the disruption to historic plan form. This is contrary to Policy ENV20 of the Ribble Valley Districtwide Local Plan.
3/2011/0542/P	Replacement dormer window to front of building and installation of 3no. conservation rooflights to rear roof slope. Removal of existing chimney stack to rear outshut	50 King Street Clitheroe	Policies G1, H10 and ENV16 of DWLP - prominent and incongruous feature on the front elevation and the removal of a historic chimney stack at the rear - harmful to the character and visual appearance of the property itself and the character, appearance and significance of Clitheroe Conservation Area.
3/2011/0557/P	Application for the removal of condition no. 2 (occupancy period) of planning consent 3/2004/0523/P, to allow the holiday let to be used as permanent residential accommodation	Burons Laithe Horton	Policies G1, G5, ENV3, H2, H15, H23, and PPS3: Housing - unsustainable location for the creation of a new dwelling and contrary to Local Plan Policy, with potentially detrimental
Cont			



<u>Plan No:</u>	<u>Proposal:</u>	<u>Location:</u>	<u>Reasons for Refusal</u>
Cont'd			effects upon the appearance and character of the locality.
3/2011/0611/P	Proposed new vehicular access from the A59 road	Blue Trees Copster Green	Policy G1 – detriment to highway safety.
3/2011/0620/P	Installation of 18 PV panels on the south facing roof	Unit 4 at Root Hill Estate Yard, Whitewell Road, Dunsop Bridge	G1, ENV1 & H17 – Detrimental visual impact upon the appearance of this traditional stone built outbuilding to the visual detriment of the Area of Outstanding Natural Beauty.

419 SECTION 106 APPLICATIONS

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

420 CERTIFICATE OF LAWFULNESS FOR A PROPOSED USE OR DEVELOPMENT

<u>Plan No:</u>	<u>Proposal:</u>	<u>Location:</u>
3/2011/0490/P	Application for a Lawful Development Certificate for the existing use of land as a residential garden	3 Bailey Green Cottages Longridge Road Hurst Green
3/2011/0566/P	Application for a Lawful Development Certificate for the proposed infilling of the arches on the North East and West elevations. Replacing and altering windows and bay window configuration, as well as other fenestration details	The Laurels 2 Maple Close Whalley
3/2011/0602/P	Application for a Lawful Development Certificate for conversion of existing double garage space into new study and	10 Mearley Syke Highmoor Park Clitheroe
Cont...		

<u>Plan No:</u>	<u>Proposal:</u>	<u>Location:</u>
Cont'd	utility room at front of property and form larger kitchen/dining/family room at rear	
3/2011/0650/P	Application for a Lawful Development Certificate for conversion of existing attached garage	115 Kemple View Clitheroe

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

<u>Plan No:</u>	<u>Proposal:</u>	<u>Location:</u>
3/2011/0708/P	Application for a Lawful Development Certificate for a proposed conservatory to be built on part of the existing patio area to the rear of the dwelling	The Heathers Avenue Road Hurst Green

422 CERTIFICATE OF LAWFULNESS FOR AN EXISTING USE OR ACTIVITY IN BREACH OF PLANNING CONDITION

<u>Plan No:</u>	<u>Proposal:</u>	<u>Location:</u>
3/2011/0663/P	Certificate of Lawfulness for an existing development of industrial plant for the storage of water	Samlesbury Aerodrome Balderstone

423 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>
3/2011/0638/P	Open silo clamp	Law Farm, Trapp Lane Simonstone
3/2011/0639/P	To excavate an area 20m x 20m into slope of land to create silo store. Excavation material bunded to side and rear	Law Farm Trapp Lane Simonstone
3/2011/0682N	Roof to cover existing silage clamp	Hengil Farm Hellifield Road Bolton-by-Bowland
3/2010/0685N	All weather housing for pigs	Sedgwicks Farm Grunsagill Road Tosside

<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>
3/2010/0820 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	APPEAL ALLOWED 16.9.11
3/2010/0751 O	20.7.11	Acland Bracewell Ltd Outline application for a residential development for 39no. dwellings Land off Whalley New Road Billington	WR	–	Awaiting site visit
3/2010/0959 D	1.8.11	Mr Ian Smith Agricultural worker's dwelling – temporary for three years Stubs Wood Farm Rimington Lane Rimington	–	Hearing – to be held 18.10.11	
3/2011/0189 D	17.8.11	Mr Steven Turnbull Proposed upper storey side extension to be built over existing garage 51 Warwick Drive Clitheroe	Householder appeal	–	AWAITING DECISION
3/2009/0968 O	22.8.11	Mr A Patel Residential development comprising 9no. new dwellings Fell View Barnacre Road Longridge	WR	–	Awaiting site visit

The Chief Executive submitted a report asking Committee to consider a response to the government's recent consultation paper on a proposed new national planning framework. He reminded Committee that the publication of the draft framework had generated widespread national interest with considerable press and media coverage, which highlighted the importance of the proposed changes

to planning policy. The primary purpose of the NPPF was to achieve sustainable development in delivering three principles – planning for prosperity, planning for people and planning for places. He highlighted a number of key changes that underpin the government's intended approach to planning with the primary purpose of the NPPF to achieve sustainable development, which means not making things worse for future generations and economic growth. The framework emphasises the presumption in favour of sustainable development insofar as development should be approved unless adverse impacts would significantly and demonstrably outweigh the benefits. It also promotes that where a local plan is absent, silent, indeterminate or out of date, planning permission should be granted. Two key aspects that should be considered however, are that the guidance still supports the premise that identified needs are at the core of making planning decisions and preparing plans; and that the approach as mentioned continues to rely on a plan led system. Again, he highlighted that the vital issue is to ensure that suitable transitional arrangements are in place to enable work currently undertaken to be carried forward and adequate time frames for the transition to occur. With regard to the pro-growth approach, there is a concern perhaps in the manner in which the proposed guidance promotes the presumption in favour of sustainable development in that it may move too far towards an approach of universal approval that is likely to be difficult for local planning authorities to balance. Committee discussed the issues surrounding sustainability and felt it was important to be able to define sustainability that was pertinent to the Ribble Valley at any particular time and that there should be an expected level of service provision for large-scale developments not just for new communities but for existing communities. It was important that sustainability has a local perspective.

Councillor Ranson was given permission to speak on this item and asked questions with regard to how neighbourhood plans fit into the system and what sort of weight they can be afforded when considering applications. Neighbourhood plans would have statutory weight but still have to conform to the Local Development Framework and must promote development rather than seek to stop it.

As an overall document, the NPPF was welcomed.

RESOLVED: That Committee

1. note the report; and
2. authorise the Chief Executive to submit a response in line with the comments outlined in the report supplemented by the additional comments made in Committee.

426

#### CONSERVATION AREA ARTICLE 4 DIRECTION IMPLEMENTATION

The Director of Community Services submitted a report seeking Committee's agreement to the implementation of the Article 4 Direction programme recommended by The Conservation Studio consultants carried out some years ago. He explained that Article 4 Directions are a way of the Local Planning

Authority having the power to restrict permitted development rights such as domestic alterations and extensions where they have the potential to undermine protection for the historic environment in Conservation Areas. In April 2007, Committee designated 4 new Conservation Areas and a number of conservation area extensions and adopted Conservation Area appraisals produced by The Conservation Studio consultants. The appraisals also included the recommendation of Article 4 Directions for specific properties within the borough's Conservation Areas. These were subject to public consultation and although no objections were received, two responses asked for the owners/occupiers of the properties to be individually consulted on any proposed Article 4 Directions. It was now felt that it was appropriate to move forward with the suggested Article 4 Directions and that the statutory progression be started.

Councillor Ranson was given permission to speak on this item and requested that this process be handled sympathetically and in line with the overall intention to retain the historic and architectural significance that the specific properties contribute to the Conservation Area character and appearance.

RESOLVED: That Committee authorise the Director of Community Services to progress according to the statutory non-immediate procedure with the Article 4 Directions recommended The Conservation Studio consultants in their appraisal of the borough's Conservation Areas.

427                   CONSULTATION ON DRAFT LOCAL TRANSPORT IMPLEMENTATION PLAN 2011/2012 TO 2013/2014

The Director of Community Services submitted a report outlining a response sent by officers on behalf of the Council to a consultation paper on the future delivery of Lancashire Transport planning policy. Where the document had adequately reflected concerns such as rural isolation and access to employment and road safety, the response had acknowledged and welcomed these. However, officers had raised issues with regard to future rail and bus spending in Ribble Valley, how bus subsidies would be calculated, the Little Green Bus initiative, improvement of rail connections between Blackburn and Manchester, the involvement in master plans and the commitment to the Clitheroe Community Rail Partnership. Road safety issues along the A59 and congestion within Whalley had also been highlighted.

RESOLVED: That Committee endorse the consultation response as outlined.

428                   RIBBLE VALLEY HYDROPOWER FEASIBILITY STUDY

The Chief Executive submitted a report for Committee's information on the Ribble Valley Hydropower Generation Feasibility Study. The report highlighted the Ribble Valley sites.

RESOLVED: That the report be noted.

429 APPEALS

1. 3/2010/0820/P – outline application for a maximum of 80 residential units at land to the north of Riddings Lane, Whalley with access from Hayhurst Road, Whalley – appeal allowed with conditions.

430 EXCLUSION OF PRESS AND PUBLIC

RESOLVED: That the virtue of the fact that the following item of business be exempt information under Category 7 of Schedule 12A of the Local Government Act 1972, the press and public be now excluded from the meeting.

431 PROPOSED ENFORCEMENT NOTICE TO ENSURE REMOVAL OF UNAUTHORISED PLASTIC WINDOWS AT 91 KING STREET, WHALLEY

The Director of Community Services submitted a report asking Committee's authorisation to the service of an Enforcement Notice in respect of the unauthorised and detrimental insertion of plastic windows to the front/roadside elevation of 91 King Street, Whalley which is a mid row building of townscape merit in Whalley Conservation Area.

The property owner had confirmed that he did not seek written confirmation as to planning requirements for the works and had subsequently inserted the plastic windows.

Committee considered these aspects outlined and felt that this was a serious issue with regard to Conservation Areas. However, there was sympathy with the property owner as the windows inserted replicated other windows in the same row of houses.

RESOLVED: That Committee take no action with regard to the unauthorised plastic windows at the front elevation of 91 King Street, Whalley.

The meeting closed at 9.15pm.

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