

Minutes of Planning and Development Committee

Meeting Date: Thursday, 8 December 2011 starting at 6.30pm
Present: Councillor R E Sherras (Chairman)

Councillors:

S Bibby	G Mirfin
S Carefoot	J Rogerson
T Hill	D Taylor
J Holgate	M Thomas
S Knox	J White

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

Also in attendance: Councillors G Scott, N Walsh, R Swarbrick and I Brown.

568 APOLOGIES

Apologies for absence from the meeting were submitted on behalf of Councillors B Hilton and R Thompson.

569 MINUTES

The minutes of the meeting held on 10 November 2011 were approved as a correct record and signed by the Chairman.

570 DECLARATIONS OF INTEREST

Councillor J White declared an interest in planning application 3/2011/0937/P in respect of Carlinghurst Farm, Dutton and Councillor Rogerson declared an interest in agenda item number 7 in respect of 46 Higher Road, Longridge.

571 PUBLIC PARTICIPATION

There was no public participation.

572 REFERENCES FROM OVERVIEW AND SCRUTINY COMMITTEE

There were no references from Overview and Scrutiny Committee.

PLANNING APPLICATIONS

1. APPLICATION NO: 3/2011/0266/P (PA) & 3/2011/0267/P (LBC)
(GRID REF: SD 374296 441790)
PROPOSED CHANGE OF GROUND AND FIRST FLOOR FROM RETAIL (USE CLASS A1) TO A MIXED-USE COFFEE SHOP (A1/A3) INCLUDING INTERNAL ALTERATIONS AND A NEW SHOP FRONT AT 9 CASTLE STREET, CLITHEROE

The Head of Planning Services reported additional correspondence.

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 implemented in accordance with the proposal as amended by plans received on 16 November, drawing no 7730110/01 in relation to existing ground and first floor plan, drawing no 773010/02 REVD in relation to the proposed elevation plans and amended plan dated 28 November 2011, drawing no 773010/02E in relation to the internal plans which reduces the number of covers.

REASON: For the avoidance of doubt since the proposal was the subject of agreed amendments and to ensure that the development is carried out in accordance with the submitted plans in accordance with Policy G1, ENV16 and ENV19 of the Ribble Valley Districtwide Local Plan.

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

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

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

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

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

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

6. Precise specifications and samples of materials to be used in the construction of the shopfront 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 that the Local Planning Authority may ensure that the materials to be used are appropriate to the locality in accordance with Policies G1, ENV16 and ENV19 of the Ribble Valley Districtwide Local Plan ensuring a satisfactory standard of appearance given that the property is Grade II Listed and located in a Conservation Area.

NOTE: The applicant is strongly advised to comply with the British Standard 6465 'Sanitary installations: Code of practice for scale of provision, selection and installation of sanitary appliances' and section 20 of the Local Government (Miscellaneous Provisions) Act 1974 to avoid possible enforcement action being taken by the Local Planning Authority. Failure to do so may lead to prosecution.

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

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

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

2. This permission shall be implemented in accordance with the proposal as amended by plans received on 16 November, drawing no 7730110/01 in relation to existing ground and first floor plan, drawing no 773010/02 REVD in relation to the proposed elevation plans and amended plan dated 28 November 2011, drawing no 773010/02E in relation to the internal plans which reduces the number of covers.

REASON: For the avoidance of doubt since the proposal was the subject of agreed amendments and to ensure that the development is carried out in accordance with the submitted plans in accordance with Policy G1, ENV16 and ENV19 of the Ribble Valley Districtwide Local Plan.

3. Precise specifications and samples of materials to be used in the construction of the shopfront 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 that the Local Planning Authority may ensure that the materials to be used are appropriate to the locality in accordance with

Policies G1, ENV16 and ENV19 of the Ribble Valley Districtwide Local Plan ensuring a satisfactory standard of appearance given that the property is Grade II Listed and located in a Conservation Area.

(Ms Binns spoke in favour of the above application.)

2. APPLICATION NO: 3/2011/0331/P (GRID REF: SD 374301 441787)
ONE NON-ILLUMINATED FASCIA SIGN AND ONE ILLUMINATED PROJECTING SIGN AT 9 CASTLE STREET, CLITHEROE

GRANTED subject to the following condition(s):

1. This permission shall be implemented in accordance with the proposal as amended by plan received on the 16th of November. Drawing No. 773010/03 Rev. D in relation to the proposed signage scheme.

REASON: For the avoidance of doubt since the proposal was the subject of agreed amendments and to ensure that the development is carried out in accordance with the submitted plans in accordance with Policy G1, ENV16 and ENV19 of the Ribble Valley Districtwide Local Plan.

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

REASON: In the interests of visual amenity and in accordance with Policies G1, ENV16 and ENV19 of the Ribble Valley Districtwide Local Plan.

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

REASON: Required by the Town and Country Planning (Control of Advertisements) Regulations 2007.

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

REASON: Required by the Town and Country Planning (Control of Advertisements) Regulations 2007.

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

REASON: Required by the Town and Country Planning (Control of Advertisements) Regulations 2007.

3. APPLICATION NO: 3/2011/0498/P(GRID REF: SD 375156 438116)
PROPOSED DEMOLITION OF ALL BUILDINGS ON SITE (EXISTING HOUSE, KENNELS AND VARIOUS OUT BUILDINGS) AND ERECTION OF A NEW DWELLING INCORPORATING A BED AND BREAKFAST BUSINESS AT THE EAVES, PENDLETON ROAD, WISWELL

The Head of Planning Services reported additional correspondence.

REFUSED for the following reasons:

1. The proposal by virtue of its scale, design and massing is not considered to reflect adequately the local vernacular and as such would have a significant detrimental impact on the setting of the Area of Outstanding Natural Beauty and in particular the views of Pendle Hill enjoyed from the north west. An approval would thus be to the detriment of visual amenities of the area and contrary to the provisions of Policies G1, ENV2 and ENV3 of the Ribble Valley Districtwide Local Plan.
2. The proposal is considered by virtue of its scale, siting and design to have a detrimental impact on the amenities of a neighbouring property by virtue of the overbearing nature of the development, with overlooking of private garden areas. It is thus contrary to provisions of Policy G1 of the Ribble Valley Districtwide Local Plan.

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

(Mr Schofield spoke against the above application.)

4. APPLICATION NO: 3/2011/0657/P (GRID REF: SD 362301 437538)
ERECTION OF STABLE BLOCK AND ASSOCIATED SITE WORKS AT RADCLIFFE FARM COTTAGE, LOWER 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. This permission shall relate to Drawing No. 03 in relation to the existing site plan, Drawing No. 03A in relation to the proposed site plan and Drawing No. 02A in relation to the proposed floor plan and elevations.

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

3. The stables building hereby permitted shall be used for private recreational purposes only and shall not be used in connection with any commercial enterprise such as livery stables or a riding school.

REASON: In the interests of the amenities and character of the locality, the amenities of nearby residents, and highway safety, and to comply with Policy G1 and ENV3 of the Ribble Valley Districtwide Local Plan.

4. No external lighting shall be installed to facilitate the use of the stables unless precise details thereof have first been submitted to and approved in writing by the Local Planning Authority.

REASON: To comply with Policy G1 and ENV3 of the Ribble Valley Districtwide Local Plan in the interests of the visual amenity of the area and to safeguard, where appropriate, neighbouring residential amenity.

5. APPLICATION NO: 3/2011/0695/P (GRID REF: SD 378118 437272)
PROPOSED ERECTION OF ONE DETACHED DWELLING, NEW VEHICULAR ACCESS, PARKING, TURNING AND CREATION OF GARDEN ON LAND ADJACENT TO MOUNT PLEASANT, PADIHAM ROAD, SABDEN

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 176/01,02,03 and 04 (as slightly amended in accordance with condition number 3 below).

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

3. The vehicular access shall be formed in a position 0.5m to the north of the position shown on drawing numbers 176/03 and 04.

REASON: To provide an improved separation distance between the access and the existing telegraph pole in the interests of highway safety and to comply with Policy G1 of the Ribble Valley Districtwide Local Plan.

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

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

5. In the first planting season following the completion of the development or the first occupation of the dwelling, whichever is the sooner, four trees (as replacements for the trees to be felled) shall be planted within the site in accordance with precise details that have first been submitted to and approved in writing by the Local Planning Authority.

If, within a period of five years from their planting, any of the trees are removed, or die or become seriously damaged or seriously diseased, it shall be replaced by a species of similar size to that which was originally planted.

REASON: In the interests of visual amenity and to comply with Policies G1 and ENV1 of the Ribble Valley Districtwide Local Plan.

6. The north and east boundaries of the site shall be enclosed only with a 1.1m high stained timber post and rail fence as stated on drawing number 176/04. No different means of boundary treatment (such as walls or closed board fences) shall at any time be erected on these boundaries unless a further planning permission has first been granted in respect thereof.

REASON: In the interests of visual amenity and to comply with Policies G1 and ENV1 of the Ribble Valley Districtwide Local Plan.

6. APPLICATION NO: 3/2011/0703/P (GRID REF: SD 374238 442493)
PROPOSED ERECTION OF A THREE BEDROOM, TWO-STOREY DETACHED DWELLING WITH ATTACHED GARAGE (RE-SUBMISSION OF 3/2011/0315/P) AT 43 HAWTHORNE PLACE, CLITHEROE

REFUSED for the following reason:

1. The proposed development given its size and siting would have a detrimental impact on the adjacent residential amenity by virtue of overlooking and thus impacts on the privacy and as such be contrary to Policy G1 of the Districtwide Local Plan.

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

(Mr Bury spoke against the above application.)

7. APPLICATION NO: 3/2011/0714/P (GRID REF: SD 373876 437360)
THREE NON-ILLUMINATED SPONSORSHIP ACKNOWLEDGEMENT SIGNS AT 500MM X 1200MM X 3MM AT JUNCTION OF A59/A671 ACCRINGTON ROAD ROUNDABOUT, WISWELL

GRANTED subject to the following condition(s):

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

REASON: In the interests of visual amenity and in accordance with Policies G1 and S14 of the Ribble Valley Districtwide Local Plan.

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

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

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

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

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

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

8. APPLICATION NO: 3/2011/0716/P(GRID REF: SD 374366 438981)
TWO NON-ILLUMINATED SPONSORSHIP ACKNOWLEDGEMENT SIGNS AT 500MM X 1200MM X 3MM AT JUNCTION OF A59 CLITHEROE BY-PASS/A671 WHALLEY ROAD ROUNDABOUT

GRANTED subject to the following condition(s):

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

REASON: In the interests of visual amenity and in accordance with Policies G1 and S14 of the Ribble Valley Districtwide Local Plan.

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

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

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

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

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

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

9. APPLICATION NO: 3/2011/0719/P (GRID REF: SD 374177 442539)
OUTLINE APPLICATION FOR THE ERECTION OF 3 DETACHED DWELLINGS
AT LAND OFF RIBBLESDALE AVENUE, CLITHEROE

GRANTED subject to the following conditions:

1. This outline permission shall relate to the proposal as shown on drawing number TRI-0648-06.

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

2. 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 a 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 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.

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 to comply with Policy G1 of the Ribble Valley Districtwide Local Plan.

3. 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, the proposed floor slab level and driveway level (called the reserved matters) shall be submitted to and approved by the Local Planning Authority before

development commences. The submitted plans and details shall include, in relation to the proposed shared drive, some form of delineation to identify the point of access to Plot 1 and to Plot 2, any dwellings that are two storeys high (not 2½ storeys as referred to in the Design and Access Statement) with an eaves height of approximately 5m and a ridge height not exceeding 9m.

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.

10. APPLICATION NO: 3/2011/0753/P (GRID REF: SD 370657 441076)
PROPOSED COW HANDLING BUILDING AT WITHGILL FARM, WITHGILL FOLD, WITHGILL, 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 BARN/20DWG02.

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

3. 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: To ensure a satisfactory means of drainage and to comply with Policy G1 of the Ribble Valley Districtwide Local Plan.

NOTE(S):

The proposed development must comply with the terms of The Water Resources (Silage, Slurry and Agricultural Fuel Oil) Regulations 2010. The proposals must fully comply with the DEFRA Guidance document "Protecting Our Water, Soil and Air: A Code for Good Agricultural Practice for Farmers, Growers and Land Managers".

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

11. APPLICATION NO: 3/2011/0763/P(GRID REF: SD 372623 436815)
PROPOSED TWO-STOREY EXTENSION TO THE REAR FORMING GROUND FLOOR TREATMENT ROOMS AND FIRST FLOOR OFFICE SPACE INCLUDING A DORMER WINDOW AND TWO ROOF LIGHTS. REPLACEMENT SHOP FRONT, REINSTATEMENT OF WINDOW TO MOOR LANE ELEVATION AND INSTALLATION OF ONE ROOF LIGHT TO EXISTIING ROOF AT DEEP BEAUTY SALON, 76 MITTON ROAD, WHALLEY.

GRANTED subject to the following condition(s):

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

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

2. This permission shall relate to Drawing No. A.200 in relation to the existing floor plans and elevations and Drawing No. A.100 in relation to the proposed floor plans and elevations.

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

3. 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 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 and ENV3 of the Ribble Valley Districtwide Local Plan.

NOTE:

The applicant's attention is drawn to the actions, methods and timings included in the mitigation notes attached to 'Bat Surveys – Guidance Note for Planning Departments' dated the 21st of September 2011. 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.

12. APPLICATION NO: 3/2011/0775/P(GRID REF: SD 375495 446872)
APPLICATION FOR DISCHARGE OF PLANNING OBLIGATION RESTRICTING THE BUILDING AS A HOLIDAY COTTAGE AT LANESIDE FARM, GRINDLETON

GRANTED and the Section 106 Agreement be formally revoked.

13. APPLICATION NO: 3/2011/0832/P(GRID REF: SD 374803 442520)
PROPOSED CONSTRUCTION OF A FRONT PORCH AT 3 WARWICK DRIVE,
CLITHEROE.

GRANTED subject to the following condition(s):

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

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

2. This permission shall relate to Drawing No. SJ/2011/01 in relation to the existing site plan and elevations and Drawing No. SJ/201/02 in relation to the proposed floor plan and elevations.

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

NOTE:

The applicant's attention is drawn to the consultation response from United Utilities, who advise that due to the Private Sewers Transfer not all sewers are currently shown on the statutory records. As a result, the development may fall within the required access strip of a public sewer; therefore the applicant is advised to contact a Building Control Body at an early stage, to discuss this matter further.

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

14. APPLICATION NO: 3/2010/0937/P(GRID REF: SD 366158 438177)
PROPOSED WIND TURBINE ON FREESTANDING 15M HIGH MAST ON LAND
AT CARLINGHURST FARM, HUNTGINDON HALL LANE, DUTTON

The Head of Planning Services reported on some clarification received from the applicant.

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 CF15e, and 9013.005/S50/A (amended plan received 24 October 2011).

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

3. Whilst the screen planting shown on drawing number 9013.005/S50/A is acceptable in principle, no development shall be commenced until further details of the precise number, location, species, size at planting and spacings of the trees, and details of the proposed plant specification, plant handling method, ground preparation, planting method and short-term after care have been submitted to and approved in writing by the Local Planning Authority.

Details shall also be submitted of a five-year maintenance programme that shall include details of proposals for weed control, watering, stake/tie adjustments and removal, thinning, control of pest and diseases and fertilizer application. Any trees that, within the five-year maintenance programme, are removed, or die, or become seriously damaged or diseased, shall be replaced by a species of similar size to those originally planted.

REASON: In order to ensure that the applicant has the right kind of methodology and techniques in place to ensure that the mitigation planting successfully establishes and, ultimately, achieves its intended purpose, in the interests of visual amenity and to comply with Policies G1 and ENV1 of the Ribble Valley Districtwide Local Plan.

4. This permission shall relate only to the installation of a wind turbine that is accredited under the Micro Regeneration Certification Scheme. Evidence of such a Certification shall be submitted to the Local Planning Authority prior to commencement of the development.

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

(Councillor White returned to the meeting.)

15. APPLICATION NO: 3/2011/0025/P (GRID REF: SD 376579 444018)
PROPOSED OUTLINE APPLICATION FOR RESIDENTIAL DEVELOPMENT (10 DWELLINGS) AT LAND OFF CHATBURN OLD ROAD, CHATBURN

WITHDRAWN from the agenda to enable assessment of additional information.

16. APPLICATION NO: 3/2011/0129/P (GRID REF: SD 377598 437271)
PROPOSED DEMOLITION OF PART OF VICTORIA MILL AND CONVERSION OF FORMER SPINNING MILL INTO 22 NO. APARTMENTS, CONVERSION OF FORMER OFFICE BUILDING INTO 3 NO. TOWNHOUSES, ERECTION OF 4 NO. AFFORDABLE ELDERLY CARE BUNGALOWS, 23 NO. OTHER AFFORDABLE DWELLINGS, 18 NO. DWELLINGS AND THE CREATION OF A NEW POND. VICTORIA MILL, WATT STREET, SABDEN

That Committee be minded to grant planning permission subject to the following conditions and therefore Defer and Delegate to the Director of Community Services to negotiate the satisfactory completion of a Legal Agreement within a period of six months (from the date of this decision and in the terms described in the section 'Content of Legal Agreement') to deal with the delivery of affordable housing and secure the necessary highways contributions of wheeled bin provision requested in relation to this development.

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 1029-7f, 1029-10, 1029-19, 1029-39, 1029-43, 1029-49, 5808-PS01-Rev B, 5808-PS02-Rev A, 5808-PS03-Rev A, 5808-PS04, 5808-PS05-Rev A, 5808-PS06-Rev A, 5808-PS07-Rev A, 5808-PS08-Rev A, 5808-PS09-Rev A, 5808-PS10-Rev A, 5808-PS11-Rev A, 5808-PS12-Rev A, 5808-PS13-Rev A, 5808-PS14-Rev A, 5808-PS15-Rev A, 5808-PS16-Rev A, 5808-EA-01 and 250-01-Rev. A.

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 13th of May 2011.

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

4. The phased development of the site shall be carried out in accordance with the details provide within the e-mail dated 21 of June 2011, and as follows,
 - Phase 1 – Plots 4-30,
 - Phase 2 – Plots 1-3 and 31-41, and
 - Phase 3 – Plots 42-70.

REASON: In order to safeguard the development of the entire site and prevent the further deterioration of the original buildings proposed to be retained on site.

5. All the external works of the building to be converted into dwellings hereby permitted, shall be completed before the expiration of three years from the date of this permission.

REASON: In order that the Local Planning Authority retains effective control over the development and to ensure that there is no significant deterioration in the condition of the building contrary to Policies G1 and H16 of the Ribble Valley Districtwide Local Plan.

6. Prior to the commencement of the demolition works on site, a further full building condition survey relating to the buildings/structures to remain on site, namely the former office building, the chimney and the former spinning mill, shall be carried out by a qualified surveyor. Further surveys including a full, dimensional, verticality survey and a thorough, specialist structural survey, as indicated within the RSK Group plc Structural Condition Report dated February 2011, shall be carried out in relation to the chimney. The details, findings, a schedule of conditions and a proposed sequence of operations for the conversion of the two storey, office building located on the bank of Sabden Brook, shall all be submitted to and approved in writing by the Local Planning Authority, unless otherwise agreed in writing.

REASON: In accordance with the requirements of Policy G1, H16, ENV16 and ENV18 of the Local Plan, and PPS5, in order that the Local Planning Authority may be satisfied as to the extent of necessary rebuilding works, and the manner in which it is to be carried out.

7. Within two years from the date of this decision, a schedule of works including a proposed sequence of operations for the scheme of conversion of the former spinning mill shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall also include full details of the methods of 'cleaning' the building in question.

REASON: In accordance with the requirements of Policy G1, H16, ENV16 and ENV18 of the Local Plan, and PPS5, in order that the Local Planning Authority may be satisfied as to the extent of necessary rebuilding works, as the application is for the conversion of the building only, and the extent of other works and the manner in which they are to be carried out.

8. Prior to the commencement of phase 2 of the development, a schedule of works including a sequence of operations for the scheme of conversion of the former Marbill office building shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall also include dull details of the methods of 'cleaning' the building in question.

REASON: In accordance with the requirements of Policies G1 and H16 of the Ribble Valley Districtwide Local Plan in order that the Local Planning Authority may be satisfied as to the extent of necessary works involved, and the manner in which they are to be carried out.

9. Precise specifications and samples of walling, roofing, window and door 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. This can be agreed by submission of a materials strategy plan if required.

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, ENV1, ENV16 and H17 of the Ribble Valley Districtwide Local Plan.

10. Prior to the commencement of built development, larger scale details, specifications and cross sections for all important features such as chimney pots, flues, external openings, bays, joinery, eaves and roof junctions, shall be submitted to and approved in writing by the Local Planning Authority before their use in the approved works. This is in respect to both the new and the converted buildings.

REASON: In order that the Local Planning Authority may ensure that the design, style and materials of the features to be used are appropriate to the locality in accordance with Policies G1, ENV1, ENV16 and H17 of the Local Plan.

11. 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 or apartments hereby approved, or any future additional structures, hard standing or fences including any development within the curtilages, 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 the interests of the amenity of the area and in order that the Local Planning Authority shall retain effective control over the development, in accordance with Policies G1, ENV1, ENV16, H2, H16 and H17 of the Ribble Valley Districtwide Local Plan.

12. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2008 (or any Order revoking or re-enacting that Order) the new dwellings, apartments or converted buildings shall not be altered by the insertion of any window or doorway without the formal written permission of the Local Planning Authority.

REASON: In the interests of the amenity of the area and in order that the Local Planning Authority shall retain effective control over the development, in accordance with Policies G1, ENV1, ENV16 and H17 of the Ribble Valley Districtwide Local Plan.

13. No development approved by this permission shall be commenced until details of the existing and proposed ground levels at the site entrances off Watt Street have been submitted to and approved in writing by the local

planning authority. The development shall subsequently proceed in accordance with the approved details.

REASON: To ensure that the development is subject to minimum risk of flooding.

14. No site clearance, site preparation or development work shall take place until a scheme for the removal of the culvert has been submitted and approved by in writing by Ribble Valley Borough Council in consultation with specialist advisors. The approved scheme shall be implemented in full.

REASON: To ensure that the watercourse and associated species are adequately protected during this operation.

15. Prior to the commencement of development a scheme for the provision and management of a buffer zone alongside Sabden Brook shall be submitted to and agreed in writing by the local planning authority. Thereafter the development shall be carried out in accordance with the approved scheme and any subsequent amendments shall be agreed in writing with the local planning authority. The scheme shall include:

- plans showing the extent and layout of the buffer zone,
- details of any planting scheme (for example, native species),
- details demonstrating how the buffer zone will be protected during development and managed/maintained over the longer term, and
- details of any footpaths, fencing, lighting etc.

REASON: To ensure the development does not detrimentally impact upon Sabden Brook.

16. No development shall take place until a scheme for compensatory habitat creation to mitigate for the loss of the existing on-site pond has been submitted to and agreed in writing by the local planning authority and implemented as approved. The scheme must include details of long-term management and phasing and must be created prior to the loss of the existing pond. Thereafter the development shall be implemented in accordance with the approved scheme.

REASON: To compensate for the loss of the existing pond and ensure no net-loss of aquatic habitat as a result of the development.

17. No development approved by this permission shall be commenced until a detailed 5-year management plan for the conservation of the mitigation pond has been submitted to and approved in writing by the Local Planning Authority. The approved management plan shall be implemented in accordance with the approved scheme.

REASON: To protect and conserve the amphibian and fish mitigation ponds.

18. No site clearance, site preparation or development work shall take place until details of methods for the rescue of fish (including Species of Principal Importance) has been submitted and approved in writing by Ribble Valley Borough Council in consultation with specialist advisors. The approved details shall be implemented in full.

REASON: In order to protect and provide aftercare for important species, and for the benefit of biodiversity in accordance with ENV7 of the Local Plan.

19. No site clearance, site preparation or development work shall take place until a scheme of habitat creation, enhancement and management has been submitted and approved by Ribble Valley Borough Council in consultation with specialist advisors. The approved management plan shall be implemented in full. The scheme should include but not be limited to further details of adequate replacement tree planting (numbers and species and location), brook corridor treatment, nesting bird habitats, replacement ponds and surrounding terrestrial habitat, and habitat connectivity within the application area and the wider landscape.

REASON: In order to protect and provide aftercare and long-term habitat management of the site.

20. No site clearance, site preparation or development work shall take place until a construction environment management plan has been submitted and approved in writing by Ribble Valley Borough Council in consultation with specialist advisors. The approved scheme shall be implemented in full. The scheme shall include but not be limited to details of protective fencing for retained habitats and trees (in accordance with guidelines *BS5837: 2005 Trees in relation to construction - Recommendations*), directional and screened lighting to avoid impacts on wildlife habitat, and pollution prevention measures for the protection of water bodies/watercourses.

REASON: In order to protect and provide aftercare and long-term habitat management of the site.

21. Prior to commencement of development, full details of scheme for the eradication of Japanese Knotweed (*Fallopia japonica*) and Himalayan Balsam (*Impatiens glandulifera*) on site shall be submitted to and approved in writing by the Local Planning Authority. The method statement shall include proposed measures to prevent the spread of these species during any operations such as mowing, strimming or soil movement. It shall contain measures to ensure that any soils brought to the site are free of seeds/root/stem of any invasive plant covered under the Wildlife and Countryside Act 1981. The scheme shall include a timetable for implementation and works shall be commenced within one year of approval, and the development shall proceed in accordance with the approved method statement. A delay of more than a year will render the approved scheme void and a further site survey must be undertaken and submitted to the Local Planning Authority for approval in order to ensure that the agreed scheme is still applicable.

REASON: To ensure the development does not contribute to the further spread of these invasive species.

22. The bat mitigation proposals given in the Draft Method Statement for the protection of bats (Appendix 3 of the report '*Land at Victoria Mill, Sabden, Lancashire. Ecological Survey and Assessment (including surveys for protected species)*' by ERAP, February 2011) will be implemented in full, subject to any changes required by Natural England at the licensing stage.

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

23. No site clearance, site preparation or development work shall take place until the approved method statement for impacts on common toads and their habitat has been implemented in full.

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

24. All mitigation and enhancement for biodiversity shall be implemented in the first twelve months following occupation or use of the development and maintained thereafter for a period of not less than 5 years to the satisfaction of the Local Planning Authority. All mitigation/enhancement measures shall be in accordance with the details identified in the Environment Services report [sections 5 to 5.7.1 Water Courses/Water Bodies, Vegetation and Habitats, Wildlife, Ponds and Planting].

REASON: In accordance with Policy ENV7 of the Ribble Valley Districtwide Local Plan, in order to protect, enhance and mitigate for biodiversity on the site.

25. Tree felling, vegetation clearance works, demolition work or other works that may affect nesting birds will be avoided between March and July inclusive, unless the absence of nesting birds has been confirmed by further surveys or inspections.

REASON: In accordance with Policy ENV7 of the Local Plan, in order to protect, enhance and mitigate for biodiversity on the site.

26. The approved landscaping scheme for phases 1 and 2, shall be implemented in the first planting season following completion of each phase of the development 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 Policies G1, ENV1 and ENV16 of the Ribble Valley Districtwide Local Plan.

27. Phase 3 of the approved 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 Policies G1, ENV1 and ENV16 of the Ribble Valley Districtwide Local Plan.

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

REASON: To ensure and safeguard the recording and inspection of matters archaeological/historical importance associated with the site in accordance with PPS5.

29. Prior to the commencement of development, a comprehensive desk top and site survey shall be carried out by a competent person, to assess the nature, scale and extent of contamination; to assess the potential risks to: human health, property, adjoining land, ground waters and surface waters, ecological systems and archaeological sites and ancient monuments; and detail and appraise the remedial works required to meet the objectives in the Environmental Protection Act. The findings of the survey and proposed remedial actions to be submitted in writing to the Planning Authority for approval prior to development commencing, and be conducted in accordance with DEFRA and the Environment Agency's "Model Procedures for the Management of Land Contamination, CLR 11.

REASON: To ensure that risks from land contamination to site workers; future occupiers and users; and to neighbouring land, controlled waters, property and ecological systems are minimised in accordance with Policy G1 of the Local Plan.

30. Prior to commencement of built development further details of bin storage areas for the converted mill building and the new apartment building, including the access arrangements for such areas, shall be submitted to the Local Planning Authority and approved in writing and thereafter maintained in perpetuity.

REASON: To ensure adequate bin storage and to comply with Policy G1 of the Districtwide Local Plan.

31. No development approved by this permission shall be commenced until a detailed management plan for the retention, conservation and maintenance of the chimney on site has been submitted to and approved in writing by the Local Planning Authority. The approved management plan shall be implemented in accordance with the approved scheme. The chimney and the proposed public open space landscaping details at ground floor level shall be repaired and brought into use prior to the commencement of Phase 2 of the development unless otherwise agreed in writing with the Local Planning Authority.

REASON: To protect and conserve the existing chimney on site in accordance with Policies G1 and ENV16 of the Local Plan, and to ensure its survival.

32. The three new vehicular access points proposed for the scheme shall be constructed in accordance with the amended site plan received on the 13th of May 2011, and the sightlines provided shall be kept free of all buildings, structures or erections above the surface of the land and shall remain so in perpetuity.

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

33. All parking areas and spaces indicated on the approved plans, shall be surfaced or paved in accordance with a scheme to be approved by the local planning authority with the manoeuvring areas marked out in accordance with the approved plan, before the use of the dwellings to which they relate become operative.

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.

34. Prior to the commencement of the built development on site, precise specifications and samples of the proposed surfacing materials to be used for the access roads, footways and parking bays shall have been submitted to and approved by the Local Planning Authority before their use on site.

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, ENV1 and ENV16 of the Ribble Valley Districtwide Local Plan,

and for clarification with the Highways Department prior to the highways being formally adopted.

35. Prior to the commencement of built development at this site, the following highway signage improvement works shall be carried out in consultation with the Local Highway Authority,
1. Replace the existing signing at the junction of Padiham Road and Whalley Road with a more coordinated arrangement,
 2. Remove redundant signing and posts from Whalley Road, and
 3. Review and replace other highway signage in the vicinity of the proposed development,

The final agreed improvement works shall be agreed in writing with the Local Planning Authority.

REASON: In order to improve road safety at this location and reduce road signage clutter in the interests of visual amenity.

36. Prior to commencement of the built development on site, a final scheme identifying the chosen method of how a minimum of 10% of the energy requirements generated by the development will be achieved on site by renewable energy production methods shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall include the full details, specifications and types of renewable energy production methods to be used, as well as their location on site. This shall then be provided in accordance with the approved details prior to commencement of the built development on site and thereafter retained.

REASON: In order to encourage renewable energy and comply with Policy G1 of the Ribble Valley Districtwide Local Plan.

37. No site clearance, site preparation or development work shall take place until a scheme of site lighting has been submitted and approved in writing by Ribble Valley Borough Council in consultation with specialist advisors. The approved scheme shall be implemented in full. The scheme shall demonstrate that there will be no artificial illumination (above existing levels) of retained and boundary trees, the brook corridor, bat roosts, bat foraging and commuting habitat, or ponds.

REASON: In order to ensure the minimal visual intrusion after daylight hours, and in order to protect existing habitats, in accordance with Policies G1, ENV1, ENV7 and ENV16 of the Ribble Valley Districtwide Local Plan. The ecology report highlights the need to avoid artificial illumination of wildlife habitat, both during construction and operation of this site and recommends that lighting is directional and screened to avoid illumination of boundary trees, ponds, and the brook corridor and bat roosts/bat habitats.

38. No site clearance, site preparation or development work shall take place until a scheme of replacement bird nesting opportunities (as recommended by the

ecology report) has been submitted and approved in writing by Ribble Valley Borough Council in consultation with specialist advisors. The approved scheme shall be implemented in full.

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

39. Prior to commencement of any site works, including delivery of building materials and excavations for foundations or services, all trees identified to be retained in the arboricultural/tree survey schedule of trees submitted with the application, shall be protected in accordance with the BS5837 [Trees in Relation to Construction] the details of which shall be agreed in writing and implemented in full prior to commencement of any site development work. A tree protection - monitoring schedule shall be agreed and tree protection measures inspected by the local planning authority before any site works are begun.

The root protection zone shall be minimum of 12 x the DBH and shall remain in place until all building work has been completed and all excess materials have been removed from site including soil/spoil and rubble.

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

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

REASON: In order to ensure that any trees affected by development and included in the Conservation area are afforded maximum physical protection from the adverse affects of development, and in order to comply with Policies G1 and ENV13 of the District Wide Local Plan.

40. Prior to the commencement of development, details of the swept path modelling that have been carried out on the proposed site shall be submitted to and approved in writing by the Local Planning Authority.

REASON: For clarification purposes, as the submitted Transport Statement (Section 3.4.2) indicates that suitable manoeuvring space is available within the site to allow for the safe movement of refuse and other service vehicles.

41. Phase 3 of the approved development shall commence, at the latest, upon completion of the 40th unit on site unless otherwise agreed in writing. In addition, external works to enable the conversion of the former spinning mill to the north of Sabden Brook into apartments shall have commenced prior to the ground works required for the development of units 42-48, unless otherwise agreed in writing.

REASON: To avoid parts of the site remaining undeveloped and in order that the Local Planning Authority shall retain effective control over the development and to prevent the further deterioration of the original buildings proposed to be retained on site.

42. A detailed phasing plan and timetable for Phase 3 of development shall be submitted to and agreed in writing by the Local Planning Authority, prior to the completion of Phase 2 of the development.

REASON: To avoid parts of the site remaining undeveloped and in order that the Local Planning Authority shall retain effective control over the development and to prevent the further deterioration of the original buildings proposed to be retained on site.

43. No development shall take place, including any works of demolition, until a Construction Method Statement has been submitted to, and approved in writing by, the local planning authority. The approved Statement shall be adhered to throughout the construction period.

The Statement shall provide for:

1. the parking of vehicles of site operatives and visitors,
2. loading and unloading of plant and materials,
3. storage of plant and materials used in constructing the development,
4. the erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate,
5. wheel washing facilities,
6. measures to control the emission of dust and dirt during construction, and
7. a scheme for recycling/disposing of waste resulting from demolition and construction works.

REASON: In the interests of residential amenity.

INFORMATIVES

As the Mill Chimney is to be retained, it is considered that there should be some sort of on-site information provided regarding the history of the site. In this instance, the production of either on-site interpretation panels or a 'popular' leaflet/pamphlet should form part of the agreed scheme of works.

Sabden Brook is designated as a 'Main River' watercourse, and it is therefore subject to Land Drainage Byelaws. In particular, no trees or shrubs may be planted, nor fences, buildings, pipelines or any other structure erected within 8 metres of the top of any bank/retaining wall of the watercourse without our prior written consent. Full details of such works, together with details of any proposed new surface water outfalls, which should be constructed entirely within the bank profile, must be submitted for consideration.

Under the terms of the Water Resources Act 1991 and the Land Drainage Byelaws, the prior written consent of the Environment Agency is required for any proposed works or structures in, under, over or within 8 metres of the top of the bank of Sabden Brook.

The Environment Agency has a right of entry to Sabden Brook by virtue of Section 172 of the Water Resources Act 1991, and a right to carry out maintenance and improvement works by virtue of Section 165 Of the same Act.

As palmate newts are present on the existing pond, we would advise sensitive translocation to the new pond, to preserve and enhance biodiversity. The EA agree with the recommendation in the ERAP report that the amphibian method statement be submitted to the Local Panning Authority for approval.

The EA recommend that the applicant consider options to restore the channel, to increase flood storage and enhance biodiversity of the area of the culvert being opened.

The proposed mitigation ponds are currently on land that appears to be outside the ownership of the applicant. Our concerns are dependant upon the mitigation scheme being provided as part of the development, so it is imperative that this matter does not prevent the agreed mitigation being implemented.

Our consent is needed before any fish can be introduced or removed from a watercourse or fishery. We have produced a detailed guide about moving fish called 'Healthier fisheries - a guide to moving fish.' This contains all the information an applicant needs to know about moving fish, including:

- how to apply for a consent to introduce fish to a watercourse or fishery
- how to apply for a consent to remove fish from a watercourse or fishery
- copies of the application forms and an explanation of how to complete them
- when fisheries need to register with the Centre for Environment, Fisheries and Aquaculture Science (Cefas)
- when fish health checks need to be carried out and who can do them
- where to buy fish from
- what to do if you are introducing non-native fish to a watercourse or fishery.

This guide can be downloaded from our publications database on our website via the following link http://publications.environment-agency.gov.uk/?lang=_e

17. APPLICATION NO: 3/2011/0482/P (GRID REF: SD 368356 431564)
OUTLINE APPLICATION FOR DEMOLITION OF THE EXISTING HOTEL AND ASSOCIATED BUILDINGS AND THE SUBSEQUENT REDEVELOPMENT OF THE SITE FOR RESIDENTIAL USE. BROWN LEAVES COUNTRY HOTEL, LONGSIGHT ROAD, COPSTER GREEN, LANCASHIRE

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 to deal with the matters of education contributions, affordable housing and the financial contribution for wheeled bins and the imposition of the following conditions:

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 P.598-01, P.598-02, BL-SK02 Rev. A and BL-JL01 Rev. A.

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 read in accordance with the Section 106 Agreement dated...

REASON: For the avoidance of doubt as the permission is subject to an agreement in relation to the low cost/affordable housing approved and the requested financial contribution towards wheeled bins.

4. Detailed plans indicating,
 - the layout of the site,
 - the external appearance and scale of the dwellings,
 - the landscape and boundary treatments,
 - parking and manoeuvring arrangements of vehicles, including a contoured site plan showing existing features, and
 - 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. There shall not at any time in connection with the development be erected or planted or allowed to remain upon the land hereinafter defined any building, wall, fence, hedge, tree, shrub or other device. The visibility splay to be the subject of this condition shall be that land in front of a line drawn from a point 2.4 metres measured along the centreline of the proposed access road from the nearer edge of the carriageway of the A59 Longsight Road to points measured 90 metres in each direction along the nearer edge of the

carriageway of the A59 Longsight Road, and shall be constructed and maintained at footway level in accordance with a scheme to be agreed by the Local Planning Authority in conjunction with the Highway Authority.

REASON: To ensure adequate visibility at the site access.

6. The existing Clayton-le-Dale boundary sign adjacent to the proposed access road shall be removed and relocated to a suitable alternative position at the developer's expense, the details of which shall be submitted to and approved in writing by the Local Planning Authority in conjunction with the Highway Authority.

REASON: To ensure adequate visibility at the site access.

7. The proposed access road from the site to the A59 Longsight Road shall be constructed to a width of 5.5 metres and this width shall be maintained for a minimum distance of 10 metres measured back from the nearside edge of the carriageway of the A59 Longsight Road.

REASON: To enable vehicles to enter and leave the site in a safe manner without causing a hazard to other road users.

8. The new estate road/access between the site and the A59 Longsight 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 ensure that satisfactory access is provided to the site.

9. Prior to commencement of the built development on site, a final scheme identifying the chosen method of how a minimum of 10% of the energy requirements generated by the development will be achieved on site by renewable energy production methods shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall include the full details, specifications and types of renewable energy production methods to be used, as well as their location on site. This shall then be provided in accordance with the approved details prior to occupation of development and thereafter retained.

REASON: In order to encourage renewable energy and comply with Policy G1 of the Ribble Valley Districtwide Local Plan.

10. Prior to commencement of any site works including delivery of building materials and excavations for foundations or services all trees identified in the arboricultural Impact Assessment/tree survey [June 2011] [T1/T2/T4/T6/T7/T9/T10/T12/T15/G1/G2/G3/G8] shall be protected in accordance with the BS5837 [Trees in Relation to Construction] the details of which shall be agreed in writing, implemented in full, a tree protection monitoring schedule shall be agreed and tree protection measures inspected by the local planning authority before any site works are begun.

The root protection zone shall be 12 x the DBH and shall remain in place until all building work has been completed and all excess materials have been removed from site including soil/spoil and rubble.

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

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

REASON: In order to ensure that any trees affected by development and considered to be of visual, historic or botanical value are afforded maximum physical protection from the adverse affects of development. In order to comply with planning policies G1 and ENV13 of the District Wide Local Plan, and to ensure that trees of visual amenity value are protected against adverse affects of the development.

INFORMATIVES

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. This consent requires the 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 Lancashire County Council for further information.

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

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

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

APPLICATIONS APPROVED

<u>Plan No:</u>	<u>Proposal:</u>	<u>Location:</u>
3/2010/0963/P & 3/2010/0986/P	Renewal of planning permission 3/2007/1017 for change of use from existing shop and dwelling to shop with living accommodation and separate dwelling. Renewal of listed building consent 3/2007/1016 for alterations and repairs to the existing building (change to shop with living accommodation and a separate dwelling)	1 & 3 Windy Street Chipping
3/2011/0117/P & 3/2011/0260/P	New signage throughout, internal and external (LBC). 15 No advertisements (AC)	Abbey Gisburne Park Hospital, Gisburn Park Estate Gisburn
3/2011/0365/P	Proposed new garage/car port block, lobby, store and toilets with office space above	Manor Farm, Hodder Bridge Chaigley
3/2011/0375/P	Erection of agricultural storage building for produce and machinery (Building 1)	land at Backridge Farm Twitter Lane, Bashall Eaves
3/2011/0405/P	Replacement detached garage	Little Elmridge Farm Height Lane, Chipping
3/2011/0477/P	Proposed new covered muck store	Plantation Farm Chipping Road, Chaigley
3/2011/0527/P	Demolition of the existing grounds store and bowling club room and erection of a new pavilion	Read Cricket Club Whalley Road Read
3/2011/0534/P	Proposed replacement shop front and erection of a rear single storey lean-to extension including minor elevational changes and change of window to French Doors at first floor level to access the existing balcony on the NE elevation	17-17A Accrington Road Whalley
3/2011/0564/P	Single storey rear extension with balcony over to replace the existing conservatory	Mill Pond House Clitheroe Road West Bradford
3/2011/0610/P	Proposed single storey rear extension and loft conversion	23 Mayfield Avenue Clitheroe
3/2011/0616/P	Proposed front porch and access ramp	4 Swinglehurst Cottages Swinglehurst Lane Chipping

<u>Plan No:</u>	<u>Proposal:</u>	<u>Location:</u>
3/2011/0630/P	Application for discharge of condition no. 5 (materials), condition no. 7 (details of sun pipes), condition no. 12 (building recording and analysis) and condition no. 13 (foul drainage) of planning consent 3/2011/0059/P	Moorgate Farm Moorgate Lane Dinckley
3/2011/0659/P	Proposed side extension and dormers to front and rear roof slope	11 Knowsley Road Wilpshire
3/2011/0680/P	Alterations to elevations from previous planning approval – 3/2010/0721	91 Berry Lane Longridge
3/2011/0696/P	Proposed covered midden for agricultural use	Fair Oak Farm Leagram Chipping
3/2011/0700/P	Loft conversion with two roof lights	5 Brennand Street Clitheroe
3/2011/0701/P	New pitched/hipped roof construction spanning over the garage and ground floor rooms to create new bedroom, new dormer windows and alterations to the facades to create new and adapted windows and doors	Orchard House Copster Green
3/2011/0707/P	Application for the discharge condition no. 4 (materials) and condition no. 9 (site investigation and assessment [contamination]) of planning consent 3/2010/0426/P relating to land adjacent to	26 Severn Street Longridge
3/2011/0709/P	Proposed dormer extension to north-westerly elevation of property	24 Ribchester Road Wilpshire
3/2011/0715/P	Three non-illuminated sponsorship acknowledgement signs 500mm x 1200mm x 3mm	Junction of A59 Longsight Road with Whalley New Road A666
3/2011/0717/P	Proposed alterations to replace the flat roof on part of the house to a hipped roof to match existing	8 Chatburn Avenue Clitheroe
3/2011/0720/P	Installation of PV panels to south-eastern roof slope	Foxhill Barn Great Todber Howgill Lane Rimington
3/2011/0724/P	Proposed roof over the existing sheep handling facilities	Parsonage Farm Parsonage Lane Chipping

<u>Plan No:</u>	<u>Proposal:</u>	<u>Location:</u>
3/2011/0728/P	Roofing of manure store and livestock gathering areas to enable separation of clean and dirty water and reduce potential run-off to the local river system	Rileys Farm Chapel Lane Langho
3/2011/0731/P	Construction of a detached garage	Wood End Cottage Birdy Brow, Chaigley
3/2011/0732/P	Proposed two storey rear extension and replacement single storey lean-to side extension with extended roof to form canopy	Red Barn Mill House Lane Longridge
3/2011/0735/P	Retrospective installation of ATM cash machine	KAMS Service Station Whalley Road Simonstone
3/2011/0747/P	Application to discharge condition no.7 (landscaping) and condition no. 8 (tree protection) of planning consent 3/2011/0336/P	Plot 7 Weavers Loft Brockhall Village Old Langho
3/2011/0748/P	Proposed two-storey side extension	17 Mellor Lane, Mellor
3/2011/0756/P	Installation of solar panels onto south facing pitch of garage roof (Listed Building Consent)	Parkhead Farm 5 Park Head Whalley
3/2011/0758/P	Addition of solar PV panels to garage roof	North Barn Leagram
3/2011/0767/P	Proposed first floor and dormer extensions	Crosmere 108 Whalley New Road Wilpshire
3/2011/0769/P	Installation of 10Kw Solar PV panel system to the South facing roof slope of the existing poultry building	Low Farm Ribchester Road Clayton-le-Dale
3/2011/0771/P	Single storey extension to the western elevation	Throstle Nest Edisford Road Clitheroe
3/2011/0777/P	Mounted 4KW Solar PV installation on embankment	Michaelmass Cottage Clitheroe Old Road Dutton
3/2011/0779/P	Application for the insertion of a window to gable front elevation at first floor of existing dwelling	Old Chapel Barn Preston Road Alston
3/2011/0781/P	New building to provide sheep handling facilities	Daub Hall Farm Inglewhite Road Chipping
3/2011/0783/P	Alterations and extensions to include link bridge, extend ancillary facilities to incorporate café and new shop front to the former Kwik Save	Kwik Save Station Road Clitheroe

<u>Plan No:</u>	<u>Proposal:</u>	<u>Location:</u>
3/2011/0786/P	Demolition of existing garage and relocation of garage, carport, home office/home hobby room and garden store in the North East corner of the site	Oak Farm Barn Longsight Road Clayton-le-Dale
3/2011/0792/P	Conversion of vacant barn to single residential dwelling, formation of vehicular permeable hardstanding and of formal garden area, erection of dry stone wall to part of curtilage to match existing	The Old Joinery King Henry Mews Bolton-by-Bowland
3/2011/0798/P & 3/2011/0799/P	Application for the renewal of planning consent 3/2008/0645/P and Listed Building Consent 3/2008/0646/P for the proposed conversion and extension of farm into barn including conversion of outbuildings	Higher Gazegill Farm Dancer Lane Rimington
3/2011/0800/P	Proposed erection of a steel framed agricultural building	Dairy Barn Farm Green Lane, Leagram Chipping
3/2011/0809/P	Proposed single storey rear extension	Brockhall Cottage Alston Lane, Longridge
3/2011/0828/P	Conversion of existing single storey flat roofed area to mono-pitch roof	St Marys RC Primary School Whalley Road, Langho
3/2011/0848/P	Application for non-material amendment to planning consent 3/2010/0417/P for layout changes to 1) create a softer layout so as to create less visual input, 2) to avoid encroaching on trees that are under a tree protection order, 3) to improve road layout for easier access, 4) to improve pathways so as to take pedestrian traffic away from the road and 5) to incorporate an LPG Gas system rather than gas	Land at Aspinall Farm Old Langho Road Blackburn
3/2011/0854/P	Erection of agricultural building for livestock housing (Building 2)	Land at Backridge Farm Twitter Lane Bashall Eaves
3/2010/0855/P	Erection of agricultural building for livestock housing (Building 3)	land at Backridge Farm Twitter Lane Bashall Eaves
3/2011/0856/P	Erection of agricultural building for livestock housing (Building 4)	Land at Backridge Farm Twitter Lane Bashall Eaves

<u>Plan No:</u>	<u>Proposal:</u>	<u>Location:</u>
3/2011/0857/P	Erection of agricultural building for livestock housing (Building 5)	Land at Backridge Farm Twitter Lane Bashall Eaves
3/2011/0858/P	Erection of agricultural building for livestock housing (Building 6)	Land at Backridge Farm Twitter Lane Bashall Eaves

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APPLICATIONS REFUSED

<u>Plan No:</u>	<u>Proposal:</u>	<u>Location:</u>	<u>Reasons for Refusal</u>
3/2011/0095/P	Re-submission of refused application 3/2010/0002/P for two affordable dwellings in garden area of existing house, demolition of outbuilding, re-aligning of vehicular access to Cherry Hall and removal of part of wall to site	Cherry Hall Grindleton	Contrary to Policies G1, ENV1, ENV13 and ENV16 of the Ribble Valley Districtwide Local Plan and PPS1 and PPS5. The proposed new dwellings by virtue of their design, scale, size, massing and location on site would be harmful to the character and appearance of both the Forest of Bowland A.O.N.B. and the Grindleton CA. Loss of trees detrimental to the visual amenity of the Conservation Area.
3/2011/0242/P	Proposed change of use of land and the erection of 2 no. Affordable and 1 no. 'holiday let' two bedroom houses	3 Highcliffe Greaves Slaidburn Road Grindleton	Contrary to Local Plan Policies G1, G5, ENV1, ENV9, ENV13 and RT1, PPS1, PPS7 and PPS9 – Adverse visual impact on the character, setting and appearance of the area.
3/2011/0256/P	Erection of new live/work unit (warden's house) in conjunction with the existing	Brick House Caravan Park Swinglehurst Lane Chipping	Policies G1, ENV1 and H2 – the proposed dwelling, for which there is no specific justification, would be

Cont

Cont'd	<u>Plan No:</u>	<u>Proposal:</u>	<u>Location:</u>	<u>Reasons for Refusal</u>
		caravan site on land adjacent to		outside the settlement boundary of Chipping and within the AONB to the detriment of the visual amenities of the locality.
	3/2011/0503P	Two storey side extension with balcony to front elevation	43 St Mary's Drive Langho	The proposal by virtue of its scale, design and location is considered contrary to Policies G1 and H10 of the Districtwide Local Plan and the Council's adopted Supplementary Planning Guidance on alterations and extensions to dwellings. It would result in a disproportionate and prominent addition which would be detrimental to the amenity of neighbouring dwellings and the visual amenities of the street scene.
	3/2011/0578/P	Proposed erection of a single storey side extension on the existing patio to form a new study	Austin House Malt Kiln Lane Chipping	Contrary to PPS5 and Policies G1, ENV16 and ENV19 of the Local Plan. The proposal would be conspicuous, intrusive and cause undue harm to the character, appearance and significance of Kirk Mill Conservation Area and the setting and significance of the adjacent Listed Building.

<u>Plan No:</u>	<u>Proposal:</u>	<u>Location:</u>	<u>Reasons for Refusal</u>
3/2011/0627/P	Three new rooflights and replacement of two existing rooflights at the rear of the roof	The Barn, Dean Top Whalley Road Simonstone	Policy G1 and H17 – adversely affect the visual appearance, character and significance of this traditional rural building.
3/2011/0641/P	Proposed equine storage building (cart shed style)	Carr Meadow Barn Carr Lane Balderstone	Policies G1, ENV3, H12 and H17 – domestic building tantamount to an extension of curtilage affecting character, appearance and setting of the barn and open countryside.
3/2011/0653/P	Proposed erection of a detached two-storey timber building within garden area	10 Longridge Road Hurst Green	G1, ENV1, ENV16 and Councils SPG “Extensions and Alterations to Dwellings” – Inappropriate size, design and materials to the detriment of the character and setting of the main property, the appearance of the Conservation Area and the Area of Outstanding Natural Beauty.
3/2011/0725/P	Proposed first floor bedroom over the existing ground floor extension	4 Branch Road Mellor Brook	Policy G1, ENV1, H10 and the Council’s SPG on Extensions and Alterations to Dwellings – dominant and disproportionate addition to the detriment of visual amenities and the street scene.

<u>Plan No:</u>	<u>Proposal:</u>	<u>Location:</u>	<u>Reasons for Refusal</u>
3/2011/0745/P	Proposed garage, office and covered link	Lime Kiln Cottage Bedlam Road Thornley-with-Wheatley	G1, ENV1, H10, SPG – Detrimental impact upon the appearance of the property to the visual detriment of the Area of Outstanding Natural Beauty.
3/2011/0772/P	Proposed single storey conservatory extension to the gable end	Hill House Hesketh Lane Chipping	G1, ENV1, H10, SPG – Detrimental impact upon the appearance of the property to the visual detriment of the Area of Outstanding Natural Beauty.
3/2011/0774/P	Change of use of agricultural land to residential curtilage to accommodate double garage (new building will comprise of domestic double garage and agricultural workshop/garage)	New Hall Farm Blackburn Road Ribchester	<p>Polices G1, G5, ENV3, H12 of the Local Plan - the proposed extension of the existing residential curtilage and the erection of the domestic garage/agricultural workshop on the extended area would represent an urban encroachment into the open countryside to the detriment of the appearance and character of this rural area.</p> <p>Approval of such an application without sufficient agricultural justification would result in further development to the visual detriment of the open countryside.</p>

<u>Plan No:</u>	<u>Proposal:</u>	<u>Location:</u>	<u>Reasons for Refusal</u>
3/2011/0780/P	En suite by means of an extension over the existing single storey larder to the rear of the property.	Rawsthorne House Main Street Grindleton	The proposal has an unduly harmful impact upon the character, appearance and significance of Grindleton Conservation Area because of the dominance and prominence of the extension, the loss of views of the important stair window and the compromise to the medieval street plan. This would be contrary to Policies ENV16 and G1 (a) of the Ribble Valley Districtwide Local Plan and Ribble Valley Borough Council supplementary planning guidance 'Extensions and Alterations to Dwellings' (adopted September 2000).
3/2011/0801/P	Insertion of four roof lights	Halsteads Farm Rimington Lane Rimington	The proposals would be unduly harmful to the character (including setting) and significance of the listed building because the roof lights are conspicuous, incongruous and visually intrusive in the otherwise unbroken and prominent roof slopes and further compromise agricultural character.

SECTION 106 APPLICATIONS

<u>Plan No:</u>	<u>Proposal/Location:</u>	<u>Progress:</u>
3/2009/0732/P	Demolition of existing single storey extension and construction of new attached bungalow to form dwelling	27 Cringle Way Clitheroe NOT SIGNED YET
3/2009/1011/P	Outline application to build ten two bedroomed semi detached bungalows, four semi detached and two detached three bedroom dormer bungalows and eight three bedroom semi detached houses and diversion of public footpath	Land adjacent Petre House Farm Whalley Road Langho NOT SIGNED YET
3/2010/0078/P	Demolition of existing commercial building, redevelopment of the cleared site and adjoining land for residential development of 18 dwellings, with garages and gardens. resubmission	Old Manchester Offices Whalley New Road Billington NOT SIGNED YET
3/2010/0929/P	Demolition of 60 lock-up garages and construction of 8 family houses	Land between 36 and 38 Henthorn Road Clitheroe NOT SIGNED YET
3/2010/0934/P	2 terraced dwellings fronting Blackburn Road and 5 two storey terraced cottages on existing car park. Resubmission	Black Bull Hotel Church Street Ribchester NOT SIGNED YET
3/2010/1014/P	Removal of industrial unit. Construction of 5 houses with association parking	11 Stubbins Lane Sabden NOT SIGNED YET
3/2011/0039/P	Replacement of two garages with five two bedroom houses with gardens	Land at Hambledon View Simonstone NOT SIGNED YET
3/2011/0129/P	Demolition of part of Victorian mill and conversion into 22 apartments, conversion of office in to 3 town houses, erection of 4 affordable elderly care bungalows, 23 other affordable dwellings, 18 dwellings and new pond	Victoria Mill Watt Street Sabden NOT SIGNED YET
3/2011/0247/P	Outline application for 38 market dwellings and 16 affordable dwellings	Land off Chapel Close Low Moor, Clitheroe NOT SIGNED YET
3/2011/0307/P	37 dwellings	Barrow Brook Business Village, Barrow NOT SIGNED YET

<u>Plan No:</u>	<u>Proposal/Location:</u>	<u>Progress:</u>
3/2010/0324/P	Retrospective change of use of two first floor rooms from residential accommodation to a licensed area	The Freemasons Arms 8 Vicarage Fold Wiswell NOT SIGNED YET
3/2011/0448/P	Conversion of existing barn and outbuildings into two dwellings including new detached double garage and new vehicular/pedestrian access	Hougher Fall Farm Old Clitheroe Road Ribchester
3/2011/0460/P	Outline application for 34 dwellings	Land at Whalley New Road Billington NOT SIGNED YET

578 APPLICATIONS WITHDRAWN

<u>Plan No:</u>	<u>Proposal:</u>	<u>Location:</u>
3/2011/0568/P	Demolition of existing barn and erection of new dwelling	Moornook Farm Clitheroe Road Knowle Green
3/2011/0596/P	Tennis court to be built on grassland	Denisfield House Rimington Lane Rimington

579 CERTIFICATE OF LAWFULNESS FOR A PROPOSED USE OR DEVELOPMENT

<u>Plan No:</u>	<u>Proposal:</u>	<u>Location:</u>
3/2011/0721/P	Lawful Development Certificate to confirm commencement of works within three year time condition	The Barn Alston Lane Alston
3/2011/0785/P	Application for a Lawful Development Certificate for proposed alteration to turn the loft store into a bedroom, with one velux roof light and one sun pipe	77 Derby Road Longridge

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

<u>Plan No:</u>	<u>Proposal:</u>	<u>Location:</u>
3/2011/0795/P	Application for a Lawful Development Certificate for a replacement outbuilding	Croft Cottage 2 Grindleton Road West Bradford
3/2011/0817/P	Application for a Lawful Development Certificate for proposed installation of 16 solar panels on fixed garage roof	Black Hall Farm Garstang Road Chipping

<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>
3/2010/0751 O	20.7.11	Acland Bracewell Ltd Outline application for a residential development for 39no. dwellings Land off Whalley New Road Billington	WR	–	AWAITING DECISION
3/2010/0959 D	1.8.11	Mr Ian Smith Agricultural worker's dwelling – temporary for three years Stubs Wood Farm Rimington Lane Rimington	–		APPEAL ALLOWED 1.11.11
3/2009/0968 O	22.8.11	Mr A Patel Residential development comprising 9no. new dwellings Fell View Barnacre Road Longridge	WR	–	AWAITING DECISION
3/2010/0719 O	29.9.11	Gladman Developments Ltd Proposed development of up to 270 residential dwellings, doctors surgery, landscape, open space, highways and associated works Land off Henthorn Road Clitheroe	–	Inquiry – to held 24.1.12 (scheduled to last for three days)	

<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>
3/2010/0159ENF	7.10.11	Mr L P Dolman & Miss S Faragher Insertion of a first floor window in the roadside gable elevation of the property Old Chapel Barn Preston Road Alston	WR	-	AWAITING DECISION
3/2011/0472 D	27.10.11	Mr Duncan Weisters Proposed extensions to create new living space and a double garage 1 The Walled Garden, Woodfold Park, Mellor	Householder appeal	-	Notification letter sent 1.11.11 Questionnaire sent 3.11.11 AWAITING DECISION
3/2011/0205 & 0206 D	25.10.11	Mr D Outhwaite-Bentley Retrospective application for extensions and alterations at the dwelling and rear patio and decking walkways Mellor Lodge Gatehouse Preston New Road Mellor	WR	-	Notification letter sent 2.11.11 Questionnaire sent 4.11.11 Statement to be sent by 5.12.11
3/2011/0582 Non-determination	9.11.11	Mr & Mrs A J & J P Miller Outline application for the erection of two detached dwellings with detached garages (Resubmission of 3/2010/1013P) 46 Higher Road Longridge	WR	-	Notification letter sent 15.11.11 Questionnaire sent 21.11.11 Statement to be sent by 19.12.11

<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>
3/2011/0557 D	17.11.11	Mr & Mrs R Lancaster Application for the removal of condition no.2 (occupancy period) of planning consent 3/2004/0523P, to allow the holiday let to be used as permanent residential accommodation Burons Laithe Horton	WR	-	Notification letter sent 22.11.11 Questionnaire sent 24.11.11 Statement to be sent by 29.12.11

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

582 NON-DETERMINATION APPEAL IN RELATION TO OUTLINE APPLICATION FOR TWO DWELLINGS ON LAND AT 46 HIGHER ROAD, LONGRIDGE APPLICATION NO 3/2011/0582

The Director of Community Services submitted a report advising Committee in relation to the recently received non-determination appeal and requesting guidance on the issues relating to the Council's reasons for refusal. He informed Committee that once the planning applications are received there is an 8 week determination period as standard for proposals of the type included in this application. After this time period applicants do have the opportunity to appeal for non-determination however it is rare that this happens. He reported that if this application had been received on the 19 July 2011 and was made valid and the 21 July 2011, which meant that the 8-week determination period ended on 15 September 2011. He reported that many of the statutory consultees had replied within the 21-day consultation period however additional comments were continuing to be received until late into October. The appeal against non-determination was received on 7 November 2011 and upon receipt no further work was carried out in relation to dealing with the planning application. The appeal will be considered under the Written Representation Procedure and as such the Planning Department must submit their written Statement of Case by 19 December 2011. This is the same timescale as other interested parties have in order to make any further comments. It was therefore important to gauge the views of the Planning and Development Committee in order that Committee Members are satisfied with the officer's report. On the basis of the merits of the case it was considered that should the officer have determined the application that a recommendation of refusal would have been forthcoming. He outlined the reasons for this recommendation.

Councillor Swarbrick was given permission to speak on this item.

RESOLVED: That Committee advise that they would have been minded to refuse the application for the reasons outlined and that they request the officer to base the written representation appeal on the aforementioned grounds.

(Mr Humphries spoke in objection to the above application).
(Councillor Rogerson returned to the meeting.)

583 LDF CORE STRATEGY – OUTLINE APPROACH

The Chief Executive submitted a report asking Committee to consider the outline approach to the preferred option and agree a direction of travel. He reminded Committee of the current approach to Development Plans introduced by the Planning and Compulsory Purchase Act 2004 that requires the Council to develop a new suit of documents known as the Local Development Framework that will replace the Adopted Districtwide Local Plan. The Policies within the LDF must be informed by a strong robust evidence base and therefore over the past few years officers have been working on creating the LDF baseline. Work continues on keeping this up to date however the central document of the LDF, the Core Strategy was now being formulated from this baseline. In progressing the plan a number of consultations had been undertaken on a range of options and evidence to inform the preparation of the Strategy in order to take the work forward and to inform that a paper had now been prepared for Committee's consideration.

He gave Committee the outline of the Development Strategy in that the majority of new housing development would be concentrated within an identified strategic site located to the south of Clitheroe towards the A59 and the main urban areas of the borough. He advised that the boundary of the strategic site shown in the appendix to the report should be regarded as illustrative and would need to be precisely defined through the ongoing plan preparation. Strategic employment opportunities would be promoted through the development of the Barrow Enterprise Site as a main location for employment and the Samlesbury Enterprise Zone.

In general the scale of planned housing growth would be managed to reflect existing population size, the availability of or the opportunity to provide facilities to serve the development and the extent to which development can be accommodated within the local area. Development that has recognised regeneration benefits is for identified local needs or satisfies neighbourhood planning legislation would be considered in all the borough's settlements including small-scale development in the smaller settlements that are appropriate for consolidation and expansion or rounding off of the built up area. Through this strategy development opportunities would be created for social and economic wellbeing and development for future generations.

It was also important to note that this document does not in itself have any statutory weight for the purposes of determining planning applications but does provide an opportunity for Members to confirm at an early stage the Council's position with regard to the approach being developed and to enable the preferred option to be developed to reflect Member preferences. He also informed the

Committee that this would need to be considered again by Planning and Development Committee before being approved by the full Council as currently timetabled in April 2012 and then referred to the Secretary of State. He drew attention to the likelihood of challenge to the Council's position as the Core Strategy progressed and that applicants and agents would look to make representations where they saw a conflict with their interests.

Committee discussed the document in some detail and asked questions with regard to housing numbers, strategic sites considered, flexibility employment land and neighbouring authorities.

RESOLVED: That Committee confirm the approach to the emerging Development Strategy as set out and that the preferred option be formulated to reflect the framework as outlined.

584 CORE STRATEGY – KEY STATEMENT AND DEVELOPMENT MANAGEMENT

The Chief Executive submitted a report informing Committee regarding the outcomes of recent consultations on the Core Strategy and how they are influencing the development of the document. The Core Strategy is a fundamental part of the Local Development Framework which will ultimately become a part of the borough's statutory plan and guide the location of future development. The report dealt solely with how the various responses from the consultations and Hyder have influenced the key statements and policies as originally laid out in the August 2010 Core Strategy Consultation document. The document included the various changes from several different sources for Committee to be able to understand what had been amended.

RESOLVED: That Committee agree the proposed changes and that the revised text be incorporated into the Core Strategy preferred option draft and that the Chief Executive be authorised to make any technical amendments and refinements that do not directly affect the substance of the document.

585 LOCAL DEVELOPMENT FRAMEWORK EVIDENCE BASE – REVIEW OF POLICY G6

The Chief Executive submitted a report asking Committee to consider matters raised from the consultation on the review paper. The report outlined the consultation process and the issues raised. The review was the subject of public consultation which included neighbour notices being sent to properties adjacent to the boundaries of identified sites, press releases and direct mailing to people on the LDF database. In all the Council had received over 350 responses, the majority of which focussed around a limited number of sites. The review work had also highlighted that some areas of public open space or playing fields were not included within the original designation either because they did not exist or were not developed sufficiently to be included in the original Local Plan. These would be addressed in future policy work for consistency. He also reported that many of the responses identified information that would justify the continuation of existing designation and that by far the most difficult sites to appraise are those that tend to seek to control development within the settlement boundary often

comprising existing residential curtilages. His conclusions were that the consultation had raised a number of considerations, strong support for most of the designations and a general concern about how the identified areas would lead to areas being developed for housing which was seen by most respondents as undesirable. Ongoing work would now be focussed upon the confirmation of the areas that contribute towards public open space provision, either formal or informal, and would be part of the supporting work to underpin the open space policies proposed in the Core Strategy that would supersede the policies of the Local Plan.

Individual applications would continue to be looked at on a case by case basis, dependent upon circumstances and relevant material considerations. No further detailed work would be progressed on the audit pending work commencing on the housing and economic DPD whilst resources focus upon the Core Strategy. It was also important to clarify that the review in itself does not remove the designation as this still exists within the Saved Local Plan Policies.

RESOLVED: That Committee

1. note the issues raised and agree the approach as set out; and
2. confirm that the audit would not be considered as a material consideration for the purposes of determining planning applications.

586 CORE STRATEGY EMPLOYMENT LAND REVIEW

The Chief Executive submitted a report updating Committee on the employment land in Ribble Valley. As part of the Core Strategy consultation process an Employment Land Position Statement was produced which will be used as an evidence base for future land needs for employment uses and as a means to inform the core strategy. The statement identified that there was a need to bring forward employment land and the provision would need to be made for additional land of an appropriate type in future years. The report outlined an overview of the responses received with regard to employment land provision, locations and town and key service centres.

RESOLVED: That Committee agree that the Employment Land Position Statement be published as part of the evidence base and used to inform the Core Strategy.

587 LOCAL DEVELOPMENT FRAMEWORK – ANNUAL MONITORING REPORT

The Chief Executive submitted the Annual Monitoring Report for Committee's information.

RESOLVED: That the report be noted.

588 PLANNING APPLICATION/ENFORCEMENT STATISTICS REPORT QUARTER
1 JULY TO 30 SEPTEMBER 2011

A report was submitted for Committee's information of a statistical account of planning applications, appeals and enforcement notices submitted to the Council for the quarter 1 July to 30 September 2011.

RESOLVED: That the report be noted.

589 APPEALS

(a) 3/2010/0959/P – Proposed agricultural workers dwelling (temporary for 3 years) at land at Stubbs Wood Farm, Rimington Lane, Rimington – appeal allowed with conditions.

590 REPORTS FROM REPRESENTATIVES ON OUTSIDE BODIES

There were no reports from Representatives on Outside Bodies.

591 EXCLUSION OF PRESS AND PUBLIC

RESOLVED: That by virtue of the fact that the following item of business be exempt information under Category 3 of Schedule 12A of the Local Government Act 1972, the press and public be now excluded from the meeting.

592 ENTERPRISE ZONE

The Chief Executive submitted a report for Committee's information regarding the Enterprise Zone proposals for Lancashire. As part its measures to support business and promote growth the Coalition recently announced the formation of a number of Enterprise Zones. The Enterprise Zone that had been proposed for Lancashire comprised a combined scheme formed around the two BAE sites at Samesbury and Warton, based upon the theme of advanced engineering and manufacturing. He informed Committee that a report had been considered at the Council's Policy and Finance Committee where it had been resolved to support the submission.

RESOLVED: That the report be noted.

The meeting closed at 9.22pm.

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