

## Minutes of Planning and Development Committee

Meeting Date: Thursday, 9 February 2012 starting at 6.30pm  
Present: Councillor R E Sherras (Chairman)

Councillors:

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

In attendance: Head of Planning Services and Head of Legal and Democratic Services.

Also in attendance: Councillors I Sayers, G Scott and N Walsh.

### 725 APOLOGIES

Apologies for absence from the meeting were submitted on behalf of Councillor J Holgate.

### 726 MINUTES

The minutes of the meeting held on 12 January 2012 were approved as a correct record and signed by the Chairman.

### 727 DECLARATIONS OF INTEREST

Councillor T Hill declared an interest in planning application 3/2011/0837 in respect of Calderstones, Whalley.

Councillor J Rogerson declared an interest in planning application 3/2011/0900 in respect of Elswick Farm, Mellor Brow, Mellor and 3/2011/0952 in respect of Mossfield, Alston Lane, Longridge.

### 728 PUBLIC PARTICIPATION

There was no public participation.

### 729 REFERENCES FROM OVERVIEW AND SCRUTINY COMMITTEE

There were no references from Overview and Scrutiny Committee.

## PLANNING APPLICATIONS

1. APPLICATION NO: 3/2011/0710/P (GRID REF: SD 360063 437810)  
OUTLINE APPLICATION FOR THE ERECTION OF 9NO. DWELLINGS (RE-SUBMISSION OF 3/2009/0968/P) ON LAND AT FELL VIEW, BARNACRE ROAD, LONGRIDGE

GRANTED subject to the following condition(s):

1. Application for approval of reserved matters must not be made later than the expiration of 3 years beginning with the date of the submission and development must be begun not later than whichever is the later of the following dates:
  - a) expiration of 3 years from the date of this permission.
  - b) the expiration of two years from the final approval of the reserved matters or in the case of approval of different dates, the final approval of the last reserved matter to be approved.
2. Details of the appearance and landscaping, (hereinafter called "the reserved matters") shall be submitted to and approved in writing by the local planning authority before any development begins and the development shall be carried out as approved. Application for the approval of the reserved matters shall be made to the local planning authority not later than three years from the date of this permission. The development hereby permitted shall begin not later than two years from the date of approval of the last of the reserved matters to be approved.

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

3. The permission shall relate to the development as shown on Plan Drawing Number's 7504-L101, 7504-L102, 7504-P110, 7504-P111, 7504-P112 and 7504-P113.

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

4. Notwithstanding the submitted details, prior to the commencement of development, precise specifications and samples of walling and roofing materials and details of any window and door surrounds including materials to be used in the approved development 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 of the Ribble Valley Districtwide Local Plan and the adopted

Supplementary Planning Guidance - "Extensions and Alterations to Dwellings".

5. No development shall take place until a scheme for the disposal of foul and surface waters has been submitted to and approved in writing by the local planning authority. The scheme shall include details of a surface water regulation system and surface water run off from the site shall be restricted to existing rates. None of the dwellings shall be occupied until the works have been completed in accordance with the approved scheme.

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

6. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2008 (or any order revoking, re-enacting or modifying that Order), express planning consent shall be required for any development referred to in Schedule 2, Part 1, Classes A to G, and Part 2, Class A of the Order.

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

7. Notwithstanding the details contained within the approved plans, no development shall take place until details have been submitted to and confirmed in writing by the local planning authority regarding the ground level at which the road and the dwellings will be sited together with finished floor levels of the dwellings. The development shall be carried out in accordance with the approved details.

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

8. The landscaping details required by Condition 1 shall include full details of both hard and soft landscape works, including details of trees to be retained and methods for their protection during the construction period; proposed finished ground levels or contours; means of enclosure; car and bicycle parking layouts; other vehicle and pedestrian access and circulation areas; hard surfacing materials; and minor artefacts and structures (e.g. furniture, refuse or other storage units, lighting etc) together with details of the implementation and maintenance of the scheme.

REASON: In the interests of the amenity of the area and in order to supplement the potential impact of the development on the existing trees on site, in compliance with Policy G1 of the Ribble Valley Districtwide Local Plan. In order to ensure that any trees affected by development are afforded maximum physical protection from the adverse affects of development.

## NOTES

1. This consent requires the construction, improvement or alteration of an access to the public highway. Under the Highways Act 1980 Section 184 the County Council as Highway Authority must specify the works to be carried out. Only the Highway Authority or a contractor approved by the Highway Authority can carry out these works and therefore before any access works can start you must contact the Environment Directorate for further information by telephoning Area Surveyor East 01254 823831 or writing to the Area Surveyor East, Lancashire County Council, Area Office, Riddings Lane, Whalley, Clitheroe BB7 9RW quoting the planning application number.
2. Ribble Valley Borough Council imposes a charge to the developer to cover the administration, and delivery costs in providing wheeled bins to each household within a new build property or conversion. Details of current charges are available from the RVBC Contact Centre on 01200 425111.

2. APPLICATION NO: 3/2011/0826/P (GRID REF: SD 381200 443918)  
PROPOSED CONVERSION OF BARN TO DWELLING AND CHANGE OF USE OF AGRICULTURAL LAND TO CREATE GARDEN AREA, PARKING AREA, NEW VEHICLE ACCES AND SITING OF NEW SEWAGE TREATMENT PLANT AT HILL FOOT BARN, TWISTON, CLITHEROE, LANCASHIRE, BB7 4DB

GRANTED subject to the following conditions:

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

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

2. The permission shall relate to the development as shown on Plan Drawing Number's 2001-22-03, 2001-22-04 Rev. B and 2001-22-04 Rev. C (drawings 1 and 2).

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 15 December 2011.

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

4. Precise specifications and samples of walling and roofing materials and details of any window and door surrounds including materials to be used shall

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

REASON: In order that the Local Planning Authority may ensure that the materials to be used are appropriate to the locality in accordance with Policies G1, ENV1, H2, H15, H16 and H17 of the Ribble Valley Districtwide Local Plan.

5. All the external works of the development 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. This permission shall relate to the proposed conversion in accordance with the structural survey submitted as part of the application and dated 22 September 2011. Any deviation from the survey may need to be the subject of a further planning application.

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

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

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

8. Notwithstanding the details shown upon the approved plans, the proposed Velux roof lights shall be of the Conservation Type, recessed with a flush fitting, details of which shall be further submitted to and approved by the Local Planning Authority before development commences upon the site.

REASON: In the interests of visual amenity in order to retain the character of the barn and to comply with Policies G1, H16 and H17 of the Ribble Valley Districtwide Local Plan.

9. The development hereby permitted shall not be commenced until details of the landscaping of the site, 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 full 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 prior to completion of the development unless otherwise agreed by the Local Planning Authority, 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 and ENV1 of the Ribble Valley Districtwide Local Plan.

10. The actions, methods and timings included in the mitigation notes attached the Bat Survey supplied with this Application, dated 29<sup>th</sup> of September 2011, shall be adhered to and in the event that any bats are found or disturbed during any part of the development work shall cease until further advice has been sought from a licensed ecologist.

REASON: To protect the bat population from damaging activities and reduce or remove the impact of development. To ensure that there are no adverse effects on the favourable status of a bat population before and during development, in compliance with Policies G1 and ENV7 of the Ribble Valley Districtwide Local Plan to ensure that no species/habitat protected by the Wildlife and Countryside Act 1981 are destroyed.

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

REASON: In order that the Local Planning Authority shall retain effective control over the visual appearance of the building and the site to ensure the future protection of the character and appearance of the building and the location within the A.O.N.B. in compliance with Policies, H2, H15, H16, H17 and ENV1 of the Ribble Valley Districtwide Local Plan and PPS5.

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

REASON: In order to safeguard nearby residential amenity in accordance with Policies G1, H15, H16 and H17 of the Ribble Valley Districtwide Local Plan.

13. No works shall take place on the site until the applicant, or their agent or successors in title, has secured the implementation of a programme of building recording and analysis. This must be carried out in accordance with a written scheme of investigation, which shall 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 of archaeological/historical importance associated with the buildings, in accordance with PPS5.

## NOTES

1. The granting of planning permission does not entitle a developer to obstruct a right of way and any proposed stopping up or diversion of a right of way should be the subject of an Order under the appropriate Act. Footpaths 9 and 10 in the Parish of Twiston run past the site.
2. Ribble Valley Borough Council imposes a charge to the developer to cover the administration, and delivery costs in providing wheeled bins to each household within a new build property or conversion. Details of current charges are available from the RVBC Contact Centre on 01200 425111.
3. Development on this site should be drained on separate foul and surface water systems. All foul drainage must be connected to the foul sewer and only uncontaminated surface water should be connected to the surface water system.

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

4. Consent of the Environment Agency is required prior to the discharge of effluent to surface or underground waters. Consent will only be considered if discharge to the foul sewer is not practicable, in which case the applicant should consider:
  - (i) Construction of a soakaway area with no residual discharge to watercourse.
  - (ii) Construction of a soakaway area with a high level overflow discharging to watercourse.

Direct discharge to watercourse which will only be considered where options (i) and (ii) are impracticable. The applicant should be advised to contact the Environment Agency, Area Planning Liaison Officer, Lutra House, Dodd Way, Off Seedlee Road, Walton Summit, Bamber Bridge, Preston PR5 8BX for any option not involving discharge to foul sewer.

5. The foul drainage from the proposed development shall be discharged to a septic tank and soakaway system which meets the requirements of British

Standard BS6297:1983, there shall be no connection to any watercourse or land drainage system and no part of the soakaway system is situated within 10m of any ditch or watercourse or within 50m of any well, borehole or spring.

3. APPLICATION NO: 3/2011/0864/P (GRID REF: SD 360065 437102)  
EXISTING REAR STORAGE TO BE DEMOLISHED. PROPOSED SINGLE STOREY TO REAR AND TWO STOREY TO SIDE, EXISTING SIDE GATE REPOSITIONED AND INTERNAL ALTERATION TO THE PROPERTY, 1 WHITTINGHAM ROAD, LONGRIDGE

The Head of Planning Services reported an additional objection.

GRANTED subject to the following conditions:

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

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

2. The permission shall relate to the development as shown on Plan Drawing No's 1124/EX/01, 1124/L/01, 1124/SK/01 Rev. C, 1124/SK/02 Rev. B and 1124/SK/03 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 16 December 2011.

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

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

REASON: In order that the Local Planning Authority may ensure that the materials to be used are appropriate to the locality in accordance with Policies G1 and ENV16 of the Ribble Valley Districtwide Local Plan.

5. All new and replacement doors and windows shall be in timber and retained as such in perpetuity, when otherwise agreed in writing with the Local Planning Authority.



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

6. Notwithstanding the approved plans, both first floor windows in the south facing elevation of the approved two-storey extension hereby approved shall be obscure glazed to the satisfaction of the Local Planning Authority and remain in that manner in perpetuity.

REASON: In order to protect nearby residential amenity as required by with Policies G1 and H10 of the Ribble Valley Districtwide Local Plan and the adopted Supplementary Planning Guidance – ‘Extensions and Alterations to Dwellings’.

7. All windows indicated to be obscure glazed, shall also be fitted with restrictor limiting the degree of opening of each opening light to not more than 45°. Thereafter, it shall be maintained in that condition in perpetuity to the satisfaction of the Local Planning Authority.
8. Details of any further external alterations or additions to the building, including the erection of any flues, extraction, air conditioning or refrigeration systems, shall be submitted to and approved by the Local Planning Authority.

REASON: In order that the Local Planning Authority can be satisfied that the details are not injurious to the visual amenity and to safeguard, where appropriate, neighbouring residential amenity, in accordance with Policies G1 and ENV16 of the Ribble Valley Districtwide Local Plan,

4. APPLICATION NO: 3/2011/0867/P (GRID REF: SD 366890 430847)  
SUBSTITUTION OF HOUSE TYPE APPROVED UNDER APPLICATION 3/2009/0306/P INCLUDING THE ERECTION OF DETACHED GARAGE AND AMENDMENTS TO ACCESS TRACK APPROVED UNDER APPLICATION 3/2007/0287/P AT HOMESTEAD, BARKER LANE, MELLOR, BLACKBURN, LANCASHIRE, BB2 7EE.

GRANTED subject to the following conditions:

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

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

2. The permission shall relate to the development as shown on Plan Drawing No's PA00-RevD, PA01-RevD, PA02-RevD, PA03-RevE, PA04-RevD, PA05-RevA, PA06-RevA, PA06-REA, PA100-RevA and PA101-RevA.

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

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

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

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

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

REASON: In order that the Local Planning Authority shall retain effective control over the development to ensure compliance with Policies G1, ENV3 and ENV4 of the Ribble Valley Districtwide Local Plan.

5. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2008 (or any Order amending, revoking or re-enacting that Order) the building(s) shall not be altered by the insertion of any window or doorway without the formal written permission of the Local Planning Authority.

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

5. The revised access track indicated on the plan drawing no. PA01-RevD shall be surfaced/ paved and marked out in accordance with the approved plan, and made available for use prior to the occupation of the dwelling hereby approved.

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

7. The use of the access track shall be limited to the occupants of Homestead 1 and shall only be used in connection with access to that property.

REASON: For the avoidance of doubt since the originally approved access track was the subject of agreed amendments, and that the Local Planning Authority does not accept the claim that the land in question has residential use.

8. This approval does not allow the use of the land north of the existing residential curtilage on Homestead, that includes the access track, to be used for residential purposes.

REASON: For the avoidance of doubt since the originally approved access track was the subject of agreed amendments, and that the Local Planning Authority does not accept claims that the land in question has a residential use.

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

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

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

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

11. The revised track shall not be floodlit or illuminated in any way.

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

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

5. APPLICATION NO: 3/2011/0900/P (GRID REF: SD 364860 430990)  
APPLICATION FOR THE REMOVAL OF CONDITION NO. 17 (OCCUPANCY PERIOD) OF PLANNING CONSENT 3/2004/0450P, TO ALLOW THE USE OF UNITS 3 AND 4 AS PERMANENT RESIDENTIAL ACCOMMODATION AT ELSWICK FARM, MELLOR BROW, MELLOR

GRANTED and Condition 17 of 3/2004/0450/P be removed in its entirety.

(Mr Kinder spoke in favour of the above application. Councillor Rogerson returned to the meeting.)

6. APPLICATION NO: 3/2011/0922/P (GRID REF: SD 374216 442445)  
PROPOSED DEMOLITION OF THE EXISTING DWELLING AND CONSTRUCTION OF A PROPOSED REPLACEMENT DWELLING AT NEARFIELD, EASTHAM STREET, CLITHEROE, LANCASHIRE, BB7 2HY  
The Head of Planning Services reported that another letter had been received.

GRANTED subject to the following conditions:

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

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

2. The permission shall relate to the development as shown on Plan Drawing No's 4107 – 10A and 4107 – 11B.

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 email and plan received on the 2<sup>nd</sup> December 2011.

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

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

REASON: In order that the Local Planning Authority shall retain effective control over the development to ensure compliance with Policies G1, ENV3 and ENV4 of the Ribble Valley Districtwide Local Plan.

5. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2008 (or any Order amending, revoking or re-enacting that Order) the building(s) shall not be altered by the insertion of any window or doorway without the formal written permission of the Local Planning Authority.

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

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

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

7. The actions, methods & timings included in the mitigation notes attached to the protected species survey dated the 27<sup>th</sup> of March 2011 shall be adhered to and in the event that any bats are found or disturbed during any part of the development, work shall cease until further advice has been sought from a licensed ecologist.

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

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

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

## INFORMATIVES

1. A separate metered supply will be required at the applicant's expense and all internal pipe work must comply with current water supply (water fittings) regulations 1999.
2. The applicant should contact United Utilities Service Enquiries on 0845 7462200 regarding connection to the water mains/public sewers.
3. The applicant is requested to minimise any disruption to nearby residents as a result of the development and ask that construction work be carried out within reasonable hours, so as not to cause nuisance.

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

7. APPLICATION NO: 3/2011/0952/P(GRID REF: SD 360169 434941)  
PROPOSED NEW AGRICULTURAL STORAGE BUILDING FOR  
FEED/IMPLEMENTS AND MACHINERY. AMENDED RE-SUBMISSION OF  
3/2011/0462 AT MOSSFIELD, ALSTON LANE, 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 be implemented in accordance with the proposal as amended by plans received on the 9 January 2012 (Drawing Nos. RH/320110462/01 & RH/320110462/02) in relation to the proposed elevations/floor plan and the revised siting of the building.

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 and the adopted Supplementary Planning Guidance – "Agricultural Buildings and Roads".

4. The proposed agricultural storage building shall be used for the purposes of maintaining the land and livestock in the applicant's ownership only. The building shall not be used for domestic purposes, and no trade or business whatsoever shall be carried out from within the building.

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

(Councillor Rogerson returned to the meeting)

8. APPLICATION NO: 3/2011/0953/P (GRID REF: SD 380514 445856)  
PROPOSED CONVERSION AND EXTENSION OF EXISTING GARAGE TO  
CREATE ONE DWELLING AND PROVIDE REPLACEMENT PARKING  
(RESUBMISSION) AT ACORN COTTAGE, BACK LANE, RIMINGTON

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 TRI-0676/05B and 06B.

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

3. Prior to the first occupation of the dwelling hereby permitted, a 1.2m high closed boarded fence shall be erected on the boundary between the front elevation of the proposed dwelling and the rear elevation of the existing dwelling, Acorn Cottage, as shown on drawing number TRI-0676/06B. The fence shall thereafter be retained permanently to the satisfaction of the Local Planning Authority.

REASON: In order to ensure a satisfactory level of privacy for both dwellings and to comply with Policy G1 of the Ribble Valley Districtwide Local Plan.

4. Vehicular access to the proposed dwelling shall be from Rimington Lane only with no vehicular access to Back Lane.

REASON: To comply with the terms of the application, in the interests of highway safety and to comply with Policy G1 of the Ribble Valley Districtwide Local Plan.

5. Prior to the first occupation of the dwelling hereby permitted, a timber fence (of 1m minimum height and 2m maximum height) shall be erected across the existing driveway in the position shown on drawing number TRI-0676/06B. The fence shall thereafter be retained permanently to the satisfaction of the Local Planning Authority.

REASON: In order to ensure that the northern part of the existing driveway with access on to Back Lane is not used to provide access to the proposed dwelling, but is permanently available for the parking of two vehicles for the existing dwelling, Acorn Cottage. This is to comply with the terms of the application, and is in the interests of highway safety as required by Policy G1 of the Ribble Valley Districtwide Local Plan.

9. APPLICATION NO: 3/2011/0959/P (GRID REF: SD 370338 434048)  
APPLICATION FOR OUTLINE PLANNING PERMISSION FOR THE DEMOLITION OF AN EXISTING GARAGE AND THE ERECTION OF TWO DETACHED DWELLINGS INCLUDING DETAILS OF LAYOUT AND ACCESS WITH ALL OTHER MATTERS RESERVED. LAND ADJACENT 65 WHALLEY ROAD, LANGHO, BLACKBURN, LANCASHIRE, BB6 8EF

GRANTED subject to the following condition(s):

1. Application for approval of reserved matters must be made not later than the expiration of three years beginning with the date of this permission and the development must be begun not later than whichever is the later of the following dates.
  - (a) The expiration of three years from the date of this permission; or
  - (b) The expiration of two years from the final approval of the reserved matters or, in the case of approval on different dates, the final approval of the last such matter to be approved.
2. The permission shall relate to the development as shown on Plan Drawing No's 001, 002, 003, 004 and sss-04-01-mell-b.

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

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



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

4. With reference to any future reserved matters application, and notwithstanding the details submitted with the application, the maximum height of the proposed dwellings (which shall be of a two storey construction) shall be no more than 8m.

REASON: In the interests of visual amenity and the potential impact upon the amenity of the occupiers of the adjacent neighbouring properties, in accordance with Policy G1 of the Ribble Valley Districtwide Local Plan and the SPG – “Extensions and Alterations to Dwellings”.

5. Before the proposed access to the new dwellings and the reinstated access to the existing dwelling are used for vehicular purposes, any gateposts erected at the access points shall be positioned 5 metres behind the nearside edge of the carriageway and visibility splay fences or walls shall be erected from the gateposts to the existing highway boundary, such splays shall be 45 degrees to the centre line of the access. The gates shall open away from the highway. Should the access points remain un-gated 45 degree splays shall be provided between the highway boundary and points on either side of the drive measured 5 metres back from the nearside edge of the carriageway.

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

6. Before the proposed access to the new dwellings and the reinstated access to the existing dwelling number 65 Whalley Road are used for vehicular purposes, that part of the access points extending from the highway boundary for a minimum distance of 5 metres into the site shall be appropriately paved in tarmacadam, concrete, block pavements, or other approved materials.

REASON: To prevent loose surface material from being carried onto the public highway thus causing a potential source of danger to other road users, in accordance with Policy G1 of the Ribble Valley Districtwide Local Plan.

7. The layout of the development shall include provisions to enable vehicles to enter and leave the highway in forward gear and such provisions shall be laid out as shown on Drawing 002 or equivalent for each of the two new dwellings. A vehicular turning space shall also be provided to the front of the existing dwelling number 65 Whalley Road as shown on Drawing 002 or equivalent. These vehicular turning spaces shall be laid out and made available for use before the development is brought into use.

REASON: In accordance with Policy G1 of the Ribble Valley Districtwide Local Plan, as vehicles reversing to and from the highway are a hazard to other road users.

8. Prior to the commencement of built development, the hedge on the highway frontage of the site to Whalley Road shall be reduced to and permanently maintained henceforth at a height not greater than 1 metre above the crown level of the carriageway of Whalley Road.

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

9. No development approved by this permission shall be commenced until a scheme for the disposal of foul and surface waters has been approved by the Local Planning Authority. Such a scheme shall be constructed and completed in accordance with the approved plans.

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

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

Note: This consent requires the construction, improvement or alteration of an access to the public highway. Under the Highways Act 1980 Section 184 the County Council as Highway Authority must specify the works to be carried out. Only the Highway Authority or a contractor approved by the Highway Authority can carry out these works and therefore before any access works can start you must contact the Environment Directorate for further information, details below:

Brian Eagle  
Public Realm Manager (Ribble Valley)  
Lancashire County Council  
Willows Lane  
ACCRINGTON  
BB5 0RT  
01254 770960 [customerserviceeast@lancashire.gov.uk](mailto:customerserviceeast@lancashire.gov.uk)

3. This site must be drained on a separate system, with only foul drainage connected into the foul sewer. Surface water should discharge to the soakaway/watercourse/surface water sewer and may require the consent of the Environment Agency. If surface water is allowed to be discharged to the

public surface water sewerage system we may require the flow to be attenuated to a maximum discharge rate determined by United Utilities.

4. Currently, United Utilities policy is not to adopt SUDS (Sustainable Urban Drainage System) structures. This stance has been taken as SUDS structures, typically ponds, do not align with United Utilities asset base and would represent a substantial maintenance liability.
5. Current records indicate that there is a pipe crossing the site which is a culverted watercourse/private pipe and not a United Utilities asset.
6. A separate metered supply to each unit will be required at the applicants expense and all internal pipework must comply with current Water Supply (water fittings) Regulations 1999.
7. Should this planning application be approved, the applicant should contact our service enquiries on 0845 7462200 regarding connection to the water mains/public sewers. United Utilities encourages the use of water efficient designs and development wherever this is possible. The most up to date advice for water efficiency and water efficient products can be found at Water Wise who have recently published a best practice guide on water efficiency for new developments. We would encourage utilisation of the water efficiency activities.

(Mr Pearson spoke in favour of the above application)

10. APPLICATION NO: 3/2011/1044/P & 3/2011/1045/P  
PROPOSED APPLICATION TO VARY CONDITION NUMBER 7 OF PLANNING CONSENTS 3/2007/1093/P AND 3/2007/1094/P TO ALLOW AN INCREASE IN THE USE OF THE FUNCTION ROOM FOR UP TO 90 DAYS IN ANY CALENDAR YEAR AT TITHE BARN, BROWSHOLME HALL, NEAR CLITHEROE

The Head of Planning Services reported upon a letter received from the agent.

RECOMMENDATION 1: That application 3/2011/1044/P be approved subject to the following condition:

1. Condition 7 on application 3/2007/1094/P be altered to read:

The use of a function room for private parties and other similar events shall be limited to 90 days in any calendar year. A register of bookings should be kept and made available for the Council to inspect at regular intervals.

REASON: To safeguard adjacent residential amenity under Planning Policy G1 of the Districtwide Local Plan.

RECOMMENDATION 2: That on application 3/2011/1045/P condition number 7 be removed.

(Mr Parker spoke in favour of the above application)

11. APPLICATION NO: 3/2011/1068/P (GRID REF: SD 363222 432303)  
APPLICATION FOR MODIFICATION OF PLANNING CONSENT 3/2011/0022/P,  
THE FORMATION OF A NEW CAR PARK ON LAND OPPOSITE  
BALDERSTONE SCHOOL, COMMONS LANE, BALDERSTONE

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 the development as shown on plan drawing No JP/CB/3320/B and JP/JM/3414/A.

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

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

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

4. All planting and construction within the frontage of this development and in advance of the new hedge line shall be maintained at below 0.9m above the height of the carriageway.

REASON: In order to maintain adequate visibility, and to comply with Policy G1 of the Ribble Valley Districtwide Local Plan.

5. Any gateposts erected at the access shall be positioned 5m behind the nearside edge of the carriageway and visibility splay fences or walls shall be erected from the gateposts to the existing highway boundary, such splays to be not less than 45m to the centre line of the access. The gates shall open away from the highway. Should the access remain un-gated 45m splays shall

be provided between the highway boundary and points on either side of the access measured 5m back from the nearside edge of the carriageway.

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

6. Prior to its use the car park shall be surfaced and marked out in accordance with the details outlined on the sheet called 'car park surface and marking of parking spaces'.

REASON: To comply with Policies G1, G5 and ENV3 of the Local Plan and to allow for the effective use of parking areas without being to the detriment of the visual amenity of the area.

7. Notwithstanding the provisions of the Town and Country Planning General Permitted Development Order 1995 (or any order amending, revoking or re-enacting that Order) there shall not at any time in connection with the development hereby permitted, 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 2.4m measured along the centre line of the proposed road from the continuation of the nearer edge of the carriageway of Commons Lane to points measured 70m in each direction along the nearer edge of the carriageway of Commons Lane, from the centre line of the access, and shall be constructed and maintained at verge level in accordance with a scheme to be agreed by the Local Planning Authority in conjunction with the Highway Authority.

REASON: In order to maintain adequate visibility, and to comply with Policy G1 of the Ribble Valley Districtwide Local Plan.

8. The car park shall be drained in accordance with the details submitted within the document 'Surface Water Disposal and Drainage System Details' submitted with the application.

REASON: In order to prevent conditions to the detriment of the locality, and to ensure the satisfactory drainage of the site.

9. Other than the location of the vehicular and pedestrian accesses onto the site, the hedgerow fronting the site shall be protected in accordance with the BS5837 [Trees in Relation to Construction]. A protection zone shall be agreed in writing with the LPA, and shall remain in place until all construction work has been completed and all excess materials have been removed from site including soil/spoil and rubble.

REASON: In order to ensure that the hedgerow affected by development, and considered to be of visual value, is afforded maximum physical protection from the adverse affects of development.

10. No development shall take place until the 30mph speed limit scheme has been progressed by Lancashire County Council beyond the formal consultation stage.

REASON: In the interest of highway safety as the access design and subsequent visibility calculations are based on the average speed of vehicles on Commons Lane being consistent with a 30mph Speed Limit.

NOTE(S):

1. Surface water from car parking areas of less than 0.5 hectares and roads should discharge to watercourses via deep sealed trapped gullies. For car parks greater than 0.5 hectares in area, oil interceptor facilities are required such that at least six minutes retention is provided for a 12.5mm rainfall per hour. With approved 'by-pass' type of interceptors, flow generated by rainfall rates in excess of 5mm per hour may be allowed to by-pass the interceptor provided the overflow device is designated so that oily matter is retained.

Detergents, emulsifiers and solvents must not be allowed to drain to the interceptor as these would render it ineffective.

2. The applicant should ensure that the land proposed for the soakaway has adequate permeability in accordance with BS6297:1983.
3. This consent requires the construction, improvement or alteration of an access to the public highway. Under the Highways Act 1980 Section 184 the County Council as Highway Authority must specify the works to be carried out. Only the Highway Authority or a contractor approved by the Highway Authority can carry out these works and therefore before any access works can start you must contact the Environment Directorate for further information by telephoning Area Surveyor East 01254 823831 or writing to the Area Surveyor East, Lancashire County Council, Area Office, Riddings Lane, Whalley, Clitheroe BB7 9RW quoting the planning application number.

12. APPLICATION NO: 3/2011/0580/P (GRID REF: SD 373490 435890)  
PROPOSED CONSTRUCTION OF MICRO-HYDRO STATION INCLUDING BUILDING TO HOUSE TURBINE TRANSFORMER CONTROL EQUIPMENT AND ASSOCIATED FISH LADDER AT LAND AT HOLE HOUSE FARM, BRIDGE END, BILLINGTON

MINDED to APPROVE and DEFERRED and DELEGATED to the Director of Community Services and Head of Planning Services to await the consultation response or expiration of consultation deadline from Whalley Parish Council and subject to appropriate conditions.

(Councillor Sayers was given permission to speak on this item. Mr Sowter spoke in favour of the above application)

13. APPLICATION NO: 3/2012/0011/P (GRID REF: SD 372312 445014)  
SINGLE STOREY REAR EXTENSION AT BOOKERS BARN, FELL ROAD,  
WADDINGTON

REFUSED for the following reason(s):

1. The proposal is considered contrary to Policies G1, ENV1 and H17 of the Ribble Valley Districtwide Local Plan as well as policies and guidance contained within PPS1, PPS5 and PPS7. The proposed extension would be viewed as an incongruous and prominent feature by virtue of its size, scale and design and does not reflect the original building, resulting in harm to the visual appearance, character and setting of this traditional rural building and be to the detriment of the visual amenity of the Forest of Bowland Area of Outstanding Natural Beauty.
2. If allowed the development would set a dangerous precedent for the acceptance of similar unsympathetic proposals destroying the character and appearance of other barn conversions which would be both contrary to policy and to the detriment of the visual amenities of the Area of Outstanding Natural Beauty.

(Mr Tunstall spoke in favour of the above application)

14. 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

The Head of Planning Services reported three late items and during the discussion advised Members of the need to ensure that any refusals need to be based on sound technical evidence and failure to do so may make it difficult for Council to defend on appeal. Members expressed disquiet about residential development potentially having an adverse effect on the adjacent mineral reserves. Consideration of the matter was then deferred in order for the Head of Planning Services to draft a reason for refusal, for approval by Members who resolved as follows:

REFUSED for the following reason:

1. The proposed development by virtue of its proximity to adjacent mineral reserves would fail to protect mineral reserves from sterilisation and as such be contrary to national minerals policy statement 1 'Planning and Minerals' and Policy CS1 of the Joint Lancashire Minerals and Waste Local Development Core Strategy.

(Mr Gee spoke in favour of the above application. Mr Parkinson spoke against the above application)

15. APPLICATION NO: 3/2011/0541/P (GRID REF: SD 361167 437191)  
PROPOSED FULL APPLICATION FOR 49 HOUSES AND ASSOCIATED  
INFRASTRUCTURE WORKS AT LAND BOUNDED BY DILWORTH LANE AND  
LOWER LANE, LONGRIDGE

The Head of Planning Services reported a letter from the applicant's agent.

DEFERRED and DELEGATED to the Director of Community Services for approval following the satisfactory completion of a Legal Agreement within a period of 6 month (from the date of this decision) as outlined in paragraphs numbered 1-3 under the Section 106 Agreement sub-heading within this report and subject to the following conditions:

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

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

2. This permission shall be implemented in accordance with the proposal as detailed on drawings HT105/P/103REVA, HT107/P/110, HT107/P/112, HT107/P/113, HT108/P/100, HT108/P/102, HT108/P/103REVA, HT117/P/103-2, HT130/P/100, HT130/P/102, HT130/P/103, HT139/P/100, HT139/P/102REVA, HT139/P/103REVA, HT146/P/100, HT146/P/102, HT146/P/103, HT147/P/101, HT147/P/102-2, HT147/P/105, HT147/P/106-2, SD.1, S.D.46REVA, R057/102, 1780/03, R057/001REVA proposed site layout as amended 25 October 2011.

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

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

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

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



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

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

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

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

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

7. This permission shall relate to the ecology survey submitted in support of the application and dated March 2011. All details shall comply fully with the recommendations of that report in respect of required bat survey work and timings of removal of hedgerows, trees, shrub and brash outside the bird breeding season (March to August).

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

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

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

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

9. Prior to commencement of development a scheme identifying how a minimum of 10% of the energy requirements generated by the development will be achieved by renewable energy production methods, shall be submitted

to and approved in writing by the Local Planning Authority. The scheme shall then be provided in accordance with the approved details prior to occupation of the development and thereafter retained.

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

10. No development shall take place until an updated protected species survey has been carried out on the group of trees growing in the north-west corner of the site [T15-T26 inclusive] & the mature Oak tree [T28] during the optimum period of May to September - Bats prior to commencement of any part of development.

The results of the updated survey shall be submitted to the Local Planning Authority Countryside Officer and Natural England. If such a use by a protected species of any trees included in the tree survey report Drawing no 1780/02 is established, a mitigation scheme including appropriate protected species license details shall be submitted to and agreed in writing by Natural England & the Local Planning Authority Countryside Officer before any work commences on the approved Development.

The actions, methods & timings included in the mitigation measures identified and the conditions of any Natural England License shall be fully implemented and adhered to. In the event that any bats are found, disturbed or harmed during any part of the development work, work shall cease until further advice has been sought from a licensed ecologist.

REASON: To ensure that no species/habitat protected by the Wildlife and Countryside Act 1981/European Directive for Protected Species are harmed/destroyed/ in accordance with Policies G1, ENV7 and ENV8 of the Ribble Valley District Wide Local Plan.

11. Prior to commencement of any site works including delivery of building materials and excavations for foundations or services all trees identified in the arboricultural/tree survey [Drawing no 1780/02 - T1-T27/G14/G32 & Hedgerows H1/H2/H3 inclusive] shall be protected in accordance with the BS5837 [Trees in Relation to Construction] the details of which shall be agreed in writing, implemented in full, a tree protection monitoring schedule shall be agreed and tree protection measures inspected by the local planning authority before any site works are begun.

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

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

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

REASON: In order to ensure that any trees affected by development and included in a Tree Preservation Order/ Conservation area/considered to be of visual, historic or botanical value are afforded maximum physical protection from the adverse affects of development in accordance with planning policies G1, ENV13 of the District Wide Local Plan.

12. The driveway for plots numbered 48/47/49 and affecting trees T15/T20/T21 inclusive [Drawing no 1780/02] shall be constructed above existing ground level, therefore there shall be no excavations, soil stripping or site grading within the root protection area. Construction shall be undertaken in dry weather between may and October, using a load bearing system laid directly onto existing ground, the details of which shall be submitted to and agreed with the local planning authority.

REASON: In accordance with policies G1 and ENV13 of the Ribble Valley Districtwide Local Plan in order to prevent root damage and ground compaction near to trees, to ensure long-term survivability of trees under which a driveway or parking area cannot be avoided.

13. No part of the development shall commence until a scheme for the construction of the site access and the off-site highway improvement works has been submitted to, and approved in writing by, the Local Planning Authority in consultation with the Highway Authority.

REASON: To satisfy the Local Planning Authority and Highway Authority that the final details of the highway works are acceptable before work commences on site in accordance with Policy G1 of the Ribble Valley Districtwide Local Plan.

14. 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 Dilworth Lane to points measured 38 metres to the west and 56 metres to the east along the nearer edge of the carriageway of Dilworth Lane, 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 in the interests of highway safety in accordance with Policy G1 of the Ribble Valley Districtwide Local Plan.

15. The new estate road/access between the site and Dilworth Lane 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 in the interests of highway safety in accordance with Policy G1 of the Ribble Valley Districtwide Local Plan.

16. Prior to commencement of development a scheme for the construction of traffic calming measures shall be submitted to and agreed in writing by the Local Planning Authority, in consultation with the Highway Authority, in the form of vehicle activated interactive speed warning signs on both approaches to the development site on Dilworth Lane and improvements to the carriageway markings at the 30mph / national speed limit boundary to the east of the site. No dwellings within the development shall be occupied until the works have been constructed and completed in accordance with the agreed scheme.

REASON: In order that traffic generated by the development does not exacerbate unsatisfactory highway conditions in advance of the completion of the highway works and to reduce traffic speeds in the vicinity of the development in the interests of highway safety in accordance with Policy G1 of the Ribble Valley Districtwide Local Plan.

NOTE(S):

1. The works referred to in condition 16 will require a Section 278 agreement between the developer and the Highway Authority.
2. Any works to the watercourses within or adjacent to the site which involve infilling, diversion, culverting or which may otherwise restrict flow, require the prior formal Consent of the Environment Agency under Section 23 of the Land Drainage Act 1991. Culverting other than for access purposes is unlikely to receive Consent, without full mitigation for loss of flood storage and habitats.
3. Details of any proposed new surface water outfalls, which should be constructed entirely within the bank profile, must be submitted to the Development Control Engineer for approval in accordance with the Land Drainage Act 1991.

Please contact the Development Control Engineer Mr J. C. Welsby on 01772 714016 to apply for Agency Land Drainage Consent.

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

can start you must contact the Environment Directorate for further information by telephoning Area Surveyor East 01254 823831 or writing to the Area Surveyor East, Lancashire County Council, Area Office, Riddings Lane, Whalley, Clitheroe BB7 9RW quoting the planning application number.

5. This site must be drained on a separate system, with only foul drainage connected into the foul sewer. Surface water should discharge directly into the adjacent watercourse as stated within the FRA submitted with the prior consent of the Environment Agency. The applicant must discuss full details of the site drainage proposals with John Lunt via [planning.liaison@uuplc.co.uk](mailto:planning.liaison@uuplc.co.uk).

(Councillor T Hill declared an interest in the next item and left the meeting)

16. APPLICATION NO: 3/2011/0837/P (GRID REF: SD 372541 437499)  
PROPOSED ERECTION OF 46 DWELLINGS COMPRISING A MIX OF TWO, THREE, FOUR AND FIVE BEDROOMED PROPERTIES WITH ASSOCIATED ACCESS, CAR PARKING, BOUNDARY TREATMENT AND LANDSCAPING AT LAND OFF PENDLE DRIVE, CALDERSTONES PARK, WHALLEY

The Head of Planning Services reported two additional pieces of correspondence.

DEFERRED and DELEGATED to the Director of Community Services for approval following the satisfactory completion of a legal agreement within a period of 6 months (from the date of this decision) as outlined in paragraphs numbered 1 to 5 under the Section 106 Agreement sub heading within this report and subject to the following conditions:

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

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

2. This permission shall be implemented in accordance with the proposal as detailed on drawings 10/094/P01REVD as amended 19 December 2011; 10/094/P02REVA as amended 12 January 2012; 10-094-HT01-1; 10-094-HT01-2; 10-094-HT02-1; 10-094-HT02-2; 10-094-HT03-1; 10-094-HT03-2; 10-094-HT04-1 as amended 12 January 2012; 10-094-HT04-2 as amended 12 January 2012; 10-094-HT05-1; 10-094-HT05-2; 10-094-HT06-1; 10-094-HT06-2; 10-094-HT07-1; 10-094-HT07-2; 10-094-HT08-1; 10-094-HT08-2; 10-094-HT09-1; 10-094-HT09-2; 10-094-HT10-1; 10-094-HT10-2; Fence 3 as amended 19 December 2011; 1334/03REVA; 1334-04REVA; 10/094/M01.

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

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

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

4. No development approved by this permission shall be commenced until a scheme for the disposal of foul and surface waters has been approved in writing by the Local Planning Authority. Such a scheme shall be constructed and completed in accordance with the approved plans.

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

5. This permission shall relate to a Section 106 Agreement dated ... which includes provision for the delivery of affordable housing, and financial contributions.

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

6. The approved landscaping scheme as detailed on drawings 1334/03REVA and 1334/04REVA (landscape layout sheets 1 and 2) shall be implemented in the first planting season following occupation or use 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 Policy G1 of the Ribble Valley Districtwide Local Plan.

7. Prior to commencement of development precise details of the solar thermal systems to be incorporated within plots 12, 13, 14, 15, 16 and 17 of the scheme shall be submitted to and approved in writing by the Local Planning Authority. The systems shall then be provided in accordance with the details so submitted prior to occupation of the development and thereafter retained.

REASON: To ensure that the Local Planning Authority are satisfied with the details in the interests of both visual amenity and need to encourage the use of renewable energy in accordance with Policy G1 of the Ribble Valley Districtwide Local Plan.

8. No development shall take place until details of the provisions to be made for the artificial bird [Swift/House Martin, Starling & House Sparrow species] nesting sites/boxes and artificial bat roosting sites/boxes have been submitted to and approved in writing by the Local Planning Authority.

The individual suitable dwellings shall be identified on a building dependent bird/bat species development site plan and include details of artificial nest/roost sites in eaves, soffits and gables using Schwegler nest and Ibstock bat boxes & Tudor roof Bat access tiles. The details shall also identify the actual elevations into which the artificial nest and boxes shall be incorporated – north/north east/west elevations for birds & elevations with a minimum of 5 hours morning sun for bats.

The approved works shall be implemented under the supervision of a representative of the local representative of Swift Conservation and in full before the development is first brought into use, unless otherwise agreed in writing by the local planning authority.

REASON: To ensure that bird and bat species are protected and their habitat enhanced, in accordance with the Wildlife & Countryside Act 1981 as amended, the Conservation [Natural Habitats & c.] Regulations 1994 and in accordance with Policy ENV7 of the Ribble Valley District Wide Local Plan.

9. The development hereby permitted shall not be commenced until details of a woodland management plan for the woodland area W2 in the Calderstones Tree Preservation Order/compartments 9 of the Calderstones Forestry Survey have been submitted to, and approved in writing by, the Local Planning Authority. The management plan shall indicate, as appropriate, details on selective thinning and replanting including details on the appropriate tree types, numbers of trees and species mix and details of all protective fencing.

The approved woodland management plan shall be implemented outside of the bird nesting bird season March – August inclusive. If this is not possible an inspection of the woodland, prior to removal of any trees, by an ecologist shall be undertaken.

Thereafter the woodland shall be managed for a period of not less than 5 years to the satisfaction of the Local Planning Authority. This maintenance shall include the replacement of any tree, which is removed, or dies, or is seriously damaged, or becomes seriously diseased, by a species of similar size to those originally planted.

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

10. No development shall take place until an updated protected species survey has been carried out during the optimum periods of May to September – Bats, & March to June - Barn Owls prior to commencement of any part of development.

The results of the updated survey shall be submitted to the Local Planning Authority Countryside Officer and Natural England. If such a use by a protected species of any part of the land or any buildings included in the planning permission granted is established, a mitigation scheme including

appropriate protected species license details shall be submitted to and agreed in writing by Natural England & the Local Planning Authority Countryside Officer before any work commences on the approved Development.

No development shall take place until a further bat survey has been carried out during the last optimum bat activity period of May to September prior to the commencement of development. The findings of the updated survey shall be submitted to and agreed in writing with the Local Planning Authority Countryside Officer & Natural England. If such a use by bats of buildings is established a mitigation plan including appropriate protected species license details, shall be submitted to the local planning authority countryside officer & Natural England.

The actions, methods & timings included in the mitigation measures identified and the conditions of any Natural England License shall be fully implemented and adhered to. In the event that any bats are found, disturbed or harmed during any part of the development work, work shall cease until further advice has been sought from a licensed ecologist.

REASON: To ensure that species are protected and their habitat enhanced, in accordance with the Wildlife & Countryside Act 1981 as amended, the Conservation [Natural Habitats & c.] Regulations 1994 and in accordance with Policy ENV7 of the Ribble Valley District Wide Local Plan.

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

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

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

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

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



from the adverse affects of development in accordance with Policies G1 and ENV13 of the Ribble Valley District Wide Local Plan.

12. No development or arboricultural works shall take place until details of an assessment of trees been submitted to and approved in writing by the Local Planning Authority. The information submitted shall include details of those trees within which bat roosts already exist and those trees the condition of which indicate that they have the potential to be used by bats as a roost, the assessment shall also include mitigation measures.

REASON: To ensure that bat species are protected and their habitat enhanced in accordance with the Wildlife & Countryside Act 1981 as amended, the conservation [Natural Habitats & c.] Regulations 1994 and in accordance with Policy ENV7 of the Ribble Valley District Wide Local Plan.

13. No development shall take place until the scheme of mitigation protection measures for badgers/setts and foraging areas has been submitted and approved by the Local Planning Authority. The agreed protection measures shall be fully implemented in accordance with the approved scheme unless otherwise agreed in writing by the Local Planning Authority. REASON: To ensure that no species protected by the Wildlife & Countryside Act 1981 as amended, the Conservation [Natural Habitats & c.] Regulations 1994 are harmed in accordance with Policy ENV7 of the Ribble Valley District Wide Local Plan.

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

- a) A desktop study has been undertaken to identify all previous site uses, potential contaminants that might reasonably be expected given those uses and other relevant information. Using this information and diagrammatical representation (Conceptual Model) for the site of all potential contaminant sources, pathways and receptors has been produced.
- b) A site investigation has been designed for the site using the information obtained from (a) above. This should be submitted to, and approved in writing, by the Local Planning Authority prior to that investigation being carried out on the site.
- c) The site investigation and associated risk assessment have been undertaken in accordance with details approved in writing by the Local Planning Authority.
- d) A Method Statement and Remediation Strategy, based on the information obtained from (c) above has been submitted to and approved in writing by the Local Planning Authority.

The developments shall then proceed in strict accordance with the measures approved. Work shall be carried out and completed in accordance with the

approved Method Statement and Remediation Strategy referred to in (d) above, and to a timescale agreed in writing by the Local Planning Authority: unless otherwise agreed in writing by the Local Planning Authority.

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

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

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

- a) Identify all previous site uses, potential contaminants that might reasonably be expected given those uses and the source of contamination, pathways and receptors.
- b) Enable:
  - A risk assessment to be undertaken;
  - Refinement of the conceptual model; and
  - The development of a Method Statement and Remediation Strategy.
- c) & d) Ensure that the proposed site investigation and remediation strategy will not cause pollution of ground and surface waters both on and off site. The historic landfills will need to be included in the conceptual model, and appropriate groundwater analyses submitted before points (1) & (2) of the condition above are satisfied

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

REASON: In the interest of amenity to facilitate adequate vehicle parking and/or turning facilities to serve the dwellings in accordance with Policy G1 of the Ribble Valley Districtwide Local Plan.

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

highway improvements has been submitted to, and approved by, the Local Planning Authority in consultation with the Highway Authority.

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

#### NOTES

1. The grant of planning permission will require the applicants to enter in to an appropriate legal agreement with the County Council as highway authority. The highway authority hereby reserves the right to provide the highway works within the highway associated with this proposal. Provision of the highway works includes design, procurement of the work by contract and supervision of the works. The applicant should be advised to contact the Executive Director at PO Box 9, Guild House, Cross Street, Preston PR1 8RD in the first instance to ascertain the details of such an agreement and the information to be provided.
2. The granting of planning permission does not entitle a developer to obstruct a right of way and any proposed stopping up or diversion of a right of way should be the subject of an Order under the appropriate Act.

#### 731 ITEMS DELEGATED TO DIRECTOR OF COMMUNITY SERVICES UNDER SCHEME OF DELEGATED POWERS

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

#### 732 APPLICATIONS APPROVED

<b><u>Plan No:</u></b>	<b><u>Proposal:</u></b>	<b><u>Location:</u></b>
3/2011/0317/P	Internal alterations including removal of perished sand and cement plaster, removal of unauthorised waterproofing render and replacement with lime based plaster, removal of unauthorised concrete floor (leaving all remaining concrete floors) and replacement with lime based screed, removal of 20 <sup>th</sup> century internal partition walls and construction of new stud and plasterboard partition, re-roofing by using existing grey slates on to existing roof incorporating breathable felt, repair existing 20 <sup>th</sup> century timber roof spars only as required, replacement of perished	Bustards Farm Rimington Lane Rimington

Cont/

<b><u>Plan No:</u></b>	<b><u>Proposal:</u></b>	<b><u>Location:</u></b>
Cont ...	plasterboard on ceilings and partitions, rewire and re-plumb	
3/2011/0480/P	Granny annex (detached) re-submission of refused application 3/2010/1011/P	Shuttleworth Farm Henthorn Road Clitheroe
3/2011/0698/P	Proposed leisure facility building ancillary to the existing domestic property, balcony over plant room and PV panels on roof	Lynton Longsight Road Clayton-le-Dale
3/2011/0730/P	Detached double garage with games room over	High Lea Bungalow Whins Lane Simonstone
3/2011/0744/P	Single storey flat roof extension to rear of property	Shajan Indian Restaurant Ltd Longsight Road Clayton-le-Dale
3/2011/0746/P	Application for renewal of planning permission 3/2008/0832/P for the erection of a building for use as a crematorium and funeral chapel, and construction of car park	Ribble Valley Remembrance Park Mitton Road Whalley
3/2011/P/0807/P	New external stair and door opening at first floor level at the rear of the premises to serve self-contained flat	Raffia 38 King Street Clitheroe
3/2011/0823/P	Proposed small B1/B8 unit to be positioned between existing units 1 and 2	Fairfield Business Park Longsight Road Clayton-le-Dale
3/2011/0844/P & 3/2011/0845/P	Material amendment to approve hotel extension project (3/2008/0548/P) to form additional kitchen and administrative office accommodation	Stanley House Preston New Road Mellor
3/2011/0860/P	Proposed single storey extension to the rear and west side, reinstate double height windows to the front, extending one rear room to two storey, change of use of agricultural land to the front of the property to allow safe access	The Old School Room Walker Fold Chaigley
3/2011/0871/P	Proposed demolition of rear Conservatory and erection of a single storey Garden Room and formation of a new rear external door opening in place of an existing window	6 Grindleton Road West Bradford

<b><u>Plan No:</u></b>	<b><u>Proposal:</u></b>	<b><u>Location:</u></b>
3/2011/0887/P	Proposed conversion of a barn to a single dwelling	Abbot Barn Back House Lane Chipping
3/2011/0897/P	Demolition of the existing porch and utility and erection of a proposed two-storey extension	Hollycroft Bowland Gate Lane West Bradford
3/2011/0911/P	Application for the removal of condition no. 14 (occupancy period) of planning consent 3/2003/0836P; to allow the dwelling to be used as permanent residential accommodation	Aspinall Farm Kenyon Lane Dinckley
3/2011/0914/P	Proposed photovoltaic solar panels on the existing garage roof (front elevation)	Mill Pond House Clitheroe Road West Bradford
3/2011/0917/P	Proposed roof lift to form new bedroom and en-suite in the existing roof space, garden room/dining extension, new porch (to replace existing) and internal alterations	16 Church Close Waddington
3/2011/0930/P	Outline Application for proposed demolition of the existing building and replacement with 1 no. detached house	The Village Hall Brockhall Village
3/2011/0933/P	Proposed covered midden area	Greenlands Farm Chipping
3/2011/0944/P	Proposed covered roof area for existing root crop store	Birchen Lea Farm Leagram
3/2011/0949/P	Two-storey extension to South elevation of house to form double garage/utility with dormers at first floor. Porch extension to South elevation and first floor extension to South and East to form additional bedrooms. First floor terrace with covered area beneath to East elevation. Single storey extension to North elevation	Cresta Ribchester Road Clayton-le-Dale
3/2011/0951/P	Application for the removal of condition No. 11 (occupancy period) of planning consent 3/2006/0273/P to allow the building to be used as permanent residential accommodation	The Barn Preston Road Alston
3/2011/0958/P	Proposed single storey rear extension	30 Berkeley Drive Read

<b><u>Plan No:</u></b>	<b><u>Proposal:</u></b>	<b><u>Location:</u></b>
3/2011/0965/P	Proposed detached two-bed bungalow on vacant land adjacent	14 Crumpax Avenue Longridge
3/2011/0966/P	Proposed clock with text (Resubmission)	Alpes Butchers 14-16 Shawbridge Street Clitheroe
3/2011/0988/P	Application to discharge condition No 4 (materials) of planning consent 3/2010/0596/P	9-11 Hellifield Road Bolton-by-Bowland
3/2011/0995/P	Proposed conversion of an existing dwelling and attached annex into two separate residential properties and erection of a single storey double garage	Oak Mount Farm Ribchester Road Clayton-Le-Dale
3/2011/1031/P	Application for discharge of condition No 3 (materials) of planning permission 3/2011/0547/P	24 Chatburn Park Drive, Clitheroe
3/2011/1053/P	Application for discharge of condition No 3 (materials) on 3/2011/0842/P and 3/2001/0843/P	Stanley House Preston New Road Mellor

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APPLICATIONS REFUSED

<b><u>Plan No:</u></b>	<b><u>Proposal:</u></b>	<b><u>Location:</u></b>	<b><u>Reasons for Refusal</u></b>
3/2011/0103/P	Proposed erection of a wind turbine on a 43m tower for the farm use and as a farm diversification project. The output is 330kw	Westby Hall Farm Gisburn	Proposal by virtue of its location, siting, scale and height would be contrary to Policies G1, G5, ENV2, ENV3, ENV24, ENV25, ENV26 of the Districtwide Local Plan, Forest of Bowland AONB Renewable Energy Position Statement, PPS 22 and the Draft NPPF, in that it would represent an isolated, incongruous feature into the open landscape to the detriment of the visual amenity of the area.

Cont/

<b><u>Plan No:</u></b>	<b><u>Proposal:</u></b>	<b><u>Location:</u></b>	<b><u>Reasons for Refusal</u></b>
Cont...			The proposed wind turbine by virtue of its size, siting and location so close to the adjacent Public Right of Way would impact on the enjoyment of walkers, contrary to Policy G1.
3/2011/0456/P	External repairs and renovation to stonework and windows; minor internal alterations	Clitheroe Library Church Street Clitheroe	The proposal would be unduly harmful to the character (including setting) and significance of the listed building because of the damage to historic fabric resulting from the absence of a clear 'minimum intervention philosophy' and the stone cleaning methods, stone 'consolidation' and mortars/grouts proposed.
3/2011/0766/P	Proposed two-storey extension with single storey extensions to side and rear	47 Standen Road Clitheroe	G1, H10, and SPG "Extensions and Alterations to Dwellings": <ul style="list-style-type: none"> <li>• Detrimental to the appearance of the property and the street scene.</li> </ul> Loss of residential amenity by virtue of overlooking and loss of privacy.

<b><u>Plan No:</u></b>	<b><u>Proposal:</u></b>	<b><u>Location:</u></b>	<b><u>Reasons for Refusal</u></b>
3/2011/0804/P & 3/2011/0805/P	Creation of a ground floor kitchen, dining room, utility and toilet from the attached garage, with a hobby room above in order to make better use of internal space	Rod Hill Lodge Bolton-by-Bowland	The proposal would be unduly harmful to the agricultural character (including setting) and significance of the listed building because of the insertion of conspicuous, incongruous and visually intrusive rooflights in the generally unbroken and prominent historic front elevation roof slope, the insertion of an overtly domestic-style window into the garage door opening and the creation of an unnecessarily wide internal opening between the former shippon and outshut. This is contrary to Policies ENV20 and ENV19 of the Ribble Valley Districtwide Local Plan.
3/2011/0851/P	Rear second floor extension and detached single garage to rear	Houghton Farm Cottage Osbaldeston Lane Osbaldeston	G1, ENV3, H10, H17, SPG – dominant extension creating an imbalance to the original character of the building and would be to the detriment of visual amenities.



<b><u>Plan No:</u></b>	<b><u>Proposal:</u></b>	<b><u>Location:</u></b>	<b><u>Reasons for Refusal</u></b>
3/2011/0862/P	Proposed installation of Solar PV panels to front elevations of 6 No. bungalows	1, 3, 5, 7, 9 & 11 Sycamore Bungalows Gisburn	<p>The proposed solar panels would be detrimental to the appearance of the street scene, and to the character, appearance and significance of the conservation area, due to the inappropriate position and scale of the solar panels on the front elevation of the properties. This would be contrary to Planning Policy Statement 1, Planning Policy Statement 5 and Policies G1 and ENV16 of the Ribble Valley Districtwide Local Plan.</p> <p>The proposal, if approved, would be likely to lead to similar applications of this nature in the future, with such a precedent leading to a gradual erosion of the character, appearance and significance of the conservation area, contrary to Planning Policy Statement 1, Planning Policy Statement 5 and Policies G1 and ENV16 of the Ribble Valley Districtwide Local Plan.</p>

<b><u>Plan No:</u></b>	<b><u>Proposal:</u></b>	<b><u>Location:</u></b>	<b><u>Reasons for Refusal</u></b>
3/2011/0886/P	Demolition of existing garage and office (attached to existing house - all previously used for Police house/office) and erection of new semi-detached dwelling over existing footprint	127 Padiham Road Sabden	<p>The proposal by virtue of its scale and proximity to the neighbouring dwelling is considered contrary to Policy G1 of the Districtwide Local Plan. It would result in an overlarge and overbearing development which would have a detrimental affect on the residential amenities of the adjacent dwelling.</p> <p>The proposal is contrary to Policy G1 of the Ribble Valley Districtwide Local Plan in that it would lead to conditions to the detriment of highway safety, due to the lack of off-street manoeuvring provision to allow access to and from the highway in a forward gear.</p>
3/2011/0904/P	Formation of industrial link from unit 3 to 4	Land to rear of 90 Berry Lane Longridge	<p>Due to its height and close proximity to the boundary, the proposed building would have a seriously overbearing and oppressive effect on adjoining dwellings to the detriment of residential amenity, contrary to Policy G1 of the Ribble Valley Districtwide Local Plan.</p>

<b><u>Plan No:</u></b>	<b><u>Proposal:</u></b>	<b><u>Location:</u></b>	<b><u>Reasons for Refusal</u></b>
3/2011/0936/P	Proposed demolition of an existing outbuilding and construction of a replacement building to incorporate garage/workshop, household storage, office/design studio and recreational space to be used in connection with the main dwelling, and self-contained three-bed holiday cottage (Resubmission of 3/2010/0843P)	Chorley House Back Commons Clitheroe	Policies G1 and ENV3 – Obtrusive addition detrimental to visual amenity.
3/2011/0937/P	Installation of a 4kw black edged solar PV system to the rear-facing south roof slope of the dwelling	Kezmin House Hothersall Lane Hothersall	Policies G1 and H17 of the DWLP - incongruous feature resulting in harm to the visual appearance, character and significance of this traditional rural building.
3/2011/0982/P	Proposed construction of a two storey side extension to existing house to provide living room and utility/w.c. to ground floor and master bedroom suite to first floor	33 Victoria Court Chatburn	Policy G1, H10 and SPG – detrimental impact on street scene and amenity of nearby residents.

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SECTION 106 APPLICATIONS

<b><u>Plan No</u></b>	<b><u>Location</u></b>	<b><u>Date to Committee</u></b>	<b><u>Number of Dwellings</u></b>	<b><u>Progress</u></b>
3/2009/1011P	Land adj Petre House Farm Whalley Road Langho	4/2/10	24	Not Signed yet With applicants agent

<u>Plan No</u>	<u>Location</u>	<u>Date to Committee</u>	<u>Number of Dwellings</u>	<u>Progress</u>
3/2010/0078P	Old Manchester Offices Whalley New Road Billington	20/5/10	18	Ongoing negotiations in relation to contribution issues
3/2010/0929P	Land between 36 & 38 Henthorn Road Clitheroe	14/7/11	8	Not Signed yet With applicants solicitor
3/2011/0129P	Victoria Mill Watt Street Sabden	14/7/11 8/12/11	70	Not Signed yet With applicants solicitor
3/2011/0247P	Land off Chapel Close Low Moor Clitheroe	13/10/11	54	Not Signed yet With LCC
3/2011/0307P	Barrow Brook Business Village Barrow	13/10/11	37	Not Signed yet With applicants solicitor
3/2011/0316P	Land off Preston Road Longridge	10/11/11	60	Not Signed yet With applicants solicitor
3/2011/0541P	Dilworth Lane/Lower Lane Longridge	10/11/11	49	Not Signed yet With applicants solicitor Disputing LCC Highway requirement
3/2011/0482P	Brown Leaves Hotel Longsight Road Copster Green	8/12/11	18	Not Signed yet With LCC Highways
3/2011/0039P	Land at Hambledon View Simonstone	17/3/11	5	Signed 9/1/12
3/2009/0732P	27 Cringle Way Clitheroe	Delegated 27/11/09	1	Deemed withdrawn by RVBC on 13/1/12

735 CERTIFICATE OF LAWFULNESS FOR A PROPOSED USE OR DEVELOPMENT

<u>Plan No:</u>	<u>Proposal:</u>	<u>Location:</u>
3/2011/0575/P	Application for a Lawful Development Certificate for the proposed installation of solar PV panels on the school roof	St Augustine's RC School Elker Lane Billington
3/2011/0895/P	Application for a Lawful Development Certificate for a proposed kitchen extension replacing existing conservatory	13 The Acres Barrow

736 TOWN AND COUNTRY PLANNING (GENERAL PERMITTED DEVELOPMENT)  
ORDER 1995 PART 24 – TELECOMMUNICATION CODE SYSTEM  
OPERATORS – PRIOR NOTIFICATION – GRANTED

<b><u>Plan No:</u></b> 3/2011/1030/P	<b><u>Proposal:</u></b> Replacement of existing BT green metal cabinet with a new steel one in green colour and measuring 1410mm x 1210mm x 370mm at corner of	<b><u>Location:</u></b> Waterloo Road and Shawbridge Street Clitheroe
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737 TOWN AND COUNTRY PLANNING (GENERAL PERMITTED DEVELOPMENT)  
ORDER 1995 PARTS 6 & 7 PRIOR NOTIFICATION OF AGRICULTURAL AND  
FORESTRY BUILDINGS AND ROADS PRIOR APPROVAL **NOT** REQUIRED

<b><u>Plan No:</u></b> 3/2011/1026/N	<b><u>Proposal:</u></b> Roof over sheep handling facilities	<b><u>Location:</u></b> Foxfields Farm Stonyhurst, Clitheroe
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738 APPLICATIONS WITHDRAWN

<b><u>Plan No:</u></b> 3/2011/0140/P	<b><u>Proposal:</u></b> Earth covered sanitary accommodation unit built into hillside within valley to form Bond Beck Campsite	<b><u>Location:</u></b> Land adjacent High Gill Barn Tosside
3/2011/0312/P	Erection of 13 dwellings and a village store and tearoom	Land at The Dene Hurst Green
3/2011/0655/P	Three two storey terraced dwellings. Garden space allocated to each property and six surface parking bays	41 Dilworth Lane Longridge
3/2011/0929/P	Two storey extension to rear	New Ings Farm Coal Pit Lane, Gisburn

739 APPEALS UPDATE

<b><u>Application No:</u></b>	<b><u>Date Received:</u></b>	<b><u>Applicant/Proposal/ Site:</u></b>	<b><u>Type of Appeal:</u></b>	<b><u>Date of Inquiry/Hearing:</u></b>	<b><u>Progress:</u></b>
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 postponed from 24 <sup>th</sup> January <b>*NEW DATE*</b> <b>13<sup>th</sup> March 2012</b>	

<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	–	APPEAL DISMISSED & ENFORCEMENT NOTICE UPHELD
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	–	APPEAL DISMISSED 17.1.12
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	–	Awaiting site visit
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	–	Awaiting site visit

<b><u>Application No:</u></b>	<b><u>Date Received:</u></b>	<b><u>Applicant/Proposal/ Site:</u></b>	<b><u>Type of Appeal:</u></b>	<b><u>Date of Inquiry/Hearing:</u></b>	<b><u>Progress:</u></b>
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	-	Awaiting site visit
3/2011/0326 Non- determination	25.11.11	Ms D Barnes Single attached garage extension to Plum Tree Cottage. Single attached garage and ground floor extension together with alterations to retaining wall at Cherry Tree Cottage Plum Tree Cottage & Cherry Tree Cottage Clitheroe Road Waddington	WR	-	Awaiting site visit
3/2011/0671 D	1.12.11	Miss L Charnock Two-storey side extension with single storey wood store, water filtration system and double garage Shays Farm Tosside	House- holder appeal	-	APPEAL DISMISSED 20.1.12
3/2011/0725 D	8.12.11	Mr Stephen Bennett Proposed first floor bedroom over the existing ground floor extension 4 Branch Road Mellor Brook	House- holder appeal	-	APPEAL DISMISSED 12.1.12

<b><u>Application No:</u></b>	<b><u>Date Received:</u></b>	<b><u>Applicant/Proposal/ Site:</u></b>	<b><u>Type of Appeal:</u></b>	<b><u>Date of Inquiry/Hearing:</u></b>	<b><u>Progress:</u></b>
3/2011/0641 D	14.12.11	Mr & Mrs Mark & Victoria Haston Carr Meadow Barn Carr Lane Balderstone	WR	—	Awaiting site visit
3/2011/0245 D	14.12.11	Mr & Mrs A O'Neill Proposed conversion of existing offices above a shop into 2no. flats. (Change of use from class A2 to class C3) 18-20 Berry Lane Longridge	WR	—	Awaiting site visit
3/2011/0508 D	14.12.11	Mr & Mrs A O'Neill Proposed change of use of the existing offices above a shop from class A2 to form two flats (class C3). Re-submission of planning application 3/2011/0245P 18-20 Berry Lane Longridge	WR	—	Awaiting site visit
3/2011/0481 D	19.12.11	Huntroyde Estate Demolition of the stone building and piggeries Dean Farm Sabden	WR	—	Awaiting site visit
3/2011/0778 D	9.1.12	Miss A Mallet Retrospective installation of a window in the side elevation Strathaven Whalley Road Billington	Householder appeal	—	Notification letter sent 12.1.12 Questionnaire sent 16.1.12 AWAITING DECISION



<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>
3/2011/0578 D	11.1.12	Mr M Vaughan Proposed erection of a single storey side extension on the existing patio to form a new study Austin House Malt Kiln Lane Chipping	Householder appeal	—	Notification letter sent 16.1.12 Questionnaire sent 18.1.12 AWAITING DECISION
3/2011/0820 D	12.1.12	Mr S Davenport Application for the removal of condition no.15 (length of occupancy), of planning consent 3/2006/0836P to allow the house to be used as permanent residential accommodation Butchers Laithe Knotts Lane Tosside	WR	—	Notification letter sent 23.1.12 Questionnaire sent 25.1.12 Statement to be sent by 22.2.12
3/2011/0300 O	17.1.12	Mr & Mrs Myerscough Outline application for the erection of a country house hotel and spa Land adjacent to Dudland Croft Gisburn Road Sawley	WR	—	Notification letter sent 25.1.12 Questionnaire sent 31.1.12 Statement to be sent by 28.2.12

740 SAMLESBURY ENTERPRISE ZONE PROPOSED LOCAL DEVELOPMENT ORDER

The Director of Community Services submitted a report informing the Planning and Development Committee of the ongoing work in relation to the proposed Local Development Order at Samlesbury which also requested authorisation for the eventual submission of the final document to the Secretary of State. The Head of Planning Services reminded Committee that a report had been considered by them in December 2011 which gave details of the enterprise zone at British Aerospace, Samlesbury and Warton. Policy and Finance Committee had subsequently agreed to support the enterprise submission in November 2011. Since then, Ribble Valley, South Ribble, Fylde Borough Council and Lancashire County Council had been working together to ensure delivery of the

Local Development Orders, which would assist the enterprise zone designation as soon as possible. The target date for the first implementation of the first Local Development Order was 1 April 2011.

The government sees the preparation of the Local Development Order as a key component of an enterprise zone with the aim of reducing the planning burden. The intention of the Local Development Order was to specify a range of uses subject to conditions that are treated as permitted development and as such, do not require a planning application. The statutory process for the preparation of a Local Development Order includes a formal public consultation of at least 28 days and a submission to the Secretary of State that includes written responses on any representations that are received. The Secretary of State then has a further 21 days to deal with the submission. In relation to the first Local Development Order at the Samlesbury site, it is intended to focus on development of advanced engineering and manufacturing uses and include a non-residential training facility. The report included a proposed draft of the Local Development Order which it was anticipated would require minor changes prior to formal consultation.

He again reminded Committee that the primary purpose of the Local Development Order was to remove unnecessary red tape from the planning system with an aim to stimulate economic growth by giving certainty and speeding up the planning process. The Local Development Order would automatically grant planning permission for the types of development specified in the Local Development Order subject to conditions and in doing so, would remove the need for a planning application to be made. This flexibility would also help to encourage economic growth and assist in the regeneration of the local economy. He informed Committee that he was satisfied that the proposed Local Development Order would still ensure that adequate measures were put in place to prevent inappropriate developments occurring. He also felt it was important to have regard to any observations or responses that are received from residents and consultees, so that these could be assessed and the appropriate recommendations to modify the draft Local Development Order be made and forwarded to the Secretary of State for endorsement within the timescale.

RESOLVED: That Committee

1. endorse the current consultation procedure in relation to the proposed Local Development Order and support the designation of the Local Development Order; and
2. defer and delegate the agreement of the final version of the Local Development Order and authorise any changes deemed appropriate as a result of the consultation process to the Director of Community Services and the Head of Planning Services in conjunction with the Chairman and Vice Chairman of the Planning and Development Committee.

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## APPEALS

- a) 3/2011/0671/P – proposed two-storey extension with single storey wood store, water filtration system and double garage at Shays Farm, Tosside. Appeal dismissed.
- b) 3/2011/0472/P – proposed extension to create new living space and double garage at 1 The Walled Garden, Woodfold Park, Mellor. Appeal dismissed.
- c) 3/2011/0725/P – proposed rear first floor bedroom over the existing ground floor extension at 4 Branch Road, Mellor Brook. Appeal dismissed.
- d) 3/2011/0159/ENF – insertion of first floor window in the roadside gable elevation at Old Chapel Barn, Preston Road, Alston. Appeal dismissed and the Notice upheld with a variation.

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## REPORT OF REPRESENTATIVES ON OUTSIDE BODIES

There were no reports from representatives on outside bodies.

The meeting closed at 9.05pm.

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