

Minutes of Planning and Development Committee

Meeting Date: Thursday, 15 March 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
J Holgate	J White

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

Also in attendance: Councillors S Hore, R Newmark and A Yearing.

774 APOLOGIES

Apologies for absence from the meeting were submitted on behalf of Councillor S Knox.

775 MINUTES

The minutes of the special meeting held on 2 February 2012 and the meeting held on 9 February 2012 were approved as a correct record and signed by the Chairman.

776 DECLARATIONS OF INTEREST

Councillor J White declared an interest in planning application 3/2011/0821/P in respect of the Talbot Hotel, Chipping.

Councillor J Rogerson declared an interest in planning application 3/2011/0833/P in respect of residential units at Prestons Yard, Longridge Road, Chipping and planning application 3/2011/1049/P in respect of Elswick Farm, Mellor Brow, Mellor.

777 PUBLIC PARTICIPATION

There was no public participation.

778 REFERENCES FROM OVERVIEW AND SCRUTINY COMMITTEE

There were no references from Overview and Scrutiny Committee.

779

LOCAL DEVELOPMENT FRAMEWORK – CORE STRATEGY – BUDGET PROVISIONS

The Chief Executive submitted a report asking Committee to agree a detailed budget provision to progress the Core Strategy to its completion. He reminded Committee that the programme of work being undertaken to put in place the Core Strategy for the borough was in accord with current planning legislation. This included a range of steps that move the Council towards adoption of the Core Strategy including further public consultation, public examination by the Secretary of State and ultimately formal adoption and publication of the Strategy. He informed Committee that in terms of general budget requirements, it was anticipated that to deliver the stages to adoption in the order of £46,000 would be required. It was also prudent to make some provision for legal advice as a contingency and this was estimated at £20,000. The need to put in place a programme officer to assist the Inspector during the extermination, was also a requirement and this was estimated at £20,000. This would mean a total budget of £86,000 was required, which could be partly funded from the residual planning delivery grant monies which currently stand at £49,000. However, this did leave a potential shortfall of £37,000 which would need to be financed.

RESOLVED: That Committee

1. agree the budget as set out in the report; and
2. request that Policy and Finance Committee release £37,000 from the planning earmarked reserve to fund the shortfall identified.

The Head of Regeneration and Housing left the meeting.

780

PLANNING APPLICATIONS

1. APPLICATION NO: 3/2011/0044/P & 3/2011/0045/P
(GRID REF: SD 373300 436044)
PROPOSED CONSERVATION AREA CONSENT APPLICATION (3/2011/0044/P) FOR THE DEMOLITION OF EXISTING INDUSTRIAL AND STORAGE BUILDINGS AND FULL PLANNING APPLICATION (3/2011/0045/P) FOR THE REGENERATION OF THE SITE TO PROVIDE 3 NO TWO STOREY DWELLINGS (ONE DETACHED AND ONE PAIR OF SEMI DETACHED) AT THE REAR OF 19-21 KING STREET, WHALLEY

The Head of Planning Services reported that the Parish Council had withdrawn their objection but were still concerned about access.

RECOMMENDATION 1 (3/2011/0044/P): That Conservation Area Consent be GRANTED subject to the following conditions:

1. No development (which shall include any demolition works) shall take place until the applicant, or their agent or successors in title, has secured the implementation of a programme of archaeological work in accordance with a

written scheme of investigation which has been submitted by the applicant and approved in by the Local Planning Authority.

REASON: To ensure and safeguard the recording of any archaeological deposits to comply with the requirements of Policy ENV14 of the Ribble Valley Districtwide Local Plan and PPS5: Planning for the Historic Environment.

2. Prior to demolition works the applicant shall submit a programme of works in relation to the proposed demolition which shall include details of the maintenance of the site following demolition.

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

RECOMMENDATION 2 (3/2011/0045/P): That planning permission be GRANTED subject to the following condition(s):

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

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

2. This permission shall relate to the proposal as shown on drawing numbers 3980-04, 05 and 07.

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

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

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

4. Prior to the first occupation of any of the dwellings hereby permitted, their respective individual off-street parking spaces and the proposed visitor parking spaces shall have been provided to the satisfaction of the Local Planning Authority. Thereafter, these spaces shall be permanently retained clear of any obstruction to their designated use.

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

5. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (Amendment) (No 2) (England) Order 2008 (or any

Order revoking or re-enacting that Order, any future extensions, external alterations to the building, including any development within the curtilage as defined in the Schedule to the Order, Part 1, Classes A to H shall not be carried out unless a further planning permission has first been granted in respect thereof. Specifically, no new door or window openings shall be formed in the rear elevation of any of the dwellings without a further planning permission having first being granted.

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

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

REASON: To ensure and safeguard the recording of any archaeological deposits to comply with the requirements of Policy ENV14 of the Ribble Valley Districtwide Local Plan and PPS5: Planning for the Historic Environment.

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

2. APPLICATION NO: 3/2011/0107/P (GRID REF: SD 365048 436284)
PROPOSED DEMOLITION OF A RANGE OF MODERN AGRICULTURAL BUILDINGS AND THE CREATION OF SIX HOLIDAY COTTAGES AND GARDENS AND THE CHANGE OF USE FROM EXISTING BUILDING TO A RECREATION ROOM TOGETHER WITH INTERNAL ACCESS ROAD AT OAK BANK FARM, STONEYGATE LANE, RIBCHESTER

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 no Wade/133/437/07 and on the amended plans received by the Local Planning Authority on 24 October 2011 (drawing no's Wade/133/437/01,02,03,04 and 06).

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

3. The units of holiday accommodation hereby permitted shall not be let to or occupied by any one person or group of persons for a continuous period of longer than 3 months in any one year and in any event shall not be used as a permanent accommodation. A register of such lettings shall be kept and made available to the Local Planning Authority to inspect on an annual basis.

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

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

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

5. Prior to the first use of any of the units of holiday accommodation hereby permitted, the following shall all have been provided and available for use for their designated purpose to the satisfaction of the Local Planning Authority:

- The internal access road and all vehicle parking spaces shown on the submitted plans.
- The playing field with the play equipment, tables and utility building as shown on the submitted plans.
- The play/recreation building.

Thereafter, these facilities shall all be retained and shall be permanently available for their designated purpose.

REASON: In the interests of highway safety and to ensure the provision of the facilities that are incidental to the proposed holiday use of the units and to comply with Policies G1 and RT1 of the Ribble Valley Districtwide Local Plan.

6. There should be no extensions or alterations to the holiday cottages hereby permitted unless a further planning permission has first been granted in respect thereof.

REASON: In order that the Local Planning Authority can retain control over any such extensions or alterations in the interests of the visual amenities of the locality and to comply with Policies G1 and ENV3 of the Ribble Valley Districtwide Local Plan.

7. Prior to the first use of any of the holiday cottages hereby permitted, the 1.2m high stone wall on the external site boundaries shall have been erected in its entirety as shown on the submitted plans.

REASON: To comply with the submitted plans and in the interests of visual amenity and to comply with Policies G1 and ENV3 of the Ribble Valley Districtwide Local Plan.

8. All demolition and development works shall be carried out in accordance with the mitigation measures included in the Protected Species Survey Report dated 21 October 2010 that was submitted with the application. In the event that any bats are found or disturbed during any demolition or development, all works shall cease until advice has been obtained from a licensed ecologist.

REASON: In order to minimise the impact of development on a protected species (bats) and to comply with Policy ENV7 of the Ribble Valley Districtwide Local Plan.

3. APPLICATION NO: 3/2011/0796/P (GRID REF: SD 374277 442552)
PROPOSED DETACHED DWELLING IN GARDEN AT SUNNYMEDE
COTTAGE, HAWTHORNE PLACE, CLITHEROE

GRANTED subject to the following condition(s):

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

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

2. This permission shall relate to the development as shown on amended plans received by the Local Planning Authority on 6 February 2012 (Drawing Nos 379-1A and 379-2A).

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

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

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

4. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (Amendment) (No 2) (England) Order 2008 (or any Order revoking or re-enacting that Order, any future extensions, external alterations to the building, including any development within the curtilage as defined in the Schedule to the Order, Part 1, Classes A to H shall not be

carried out unless a further planning permission has first been granted in respect thereof. Specifically, no new door or window openings shall be formed in the southern side elevation of the dwelling without a further planning permission having first been granted.

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

5. Prior to the commencement of any site works including delivery of building materials and excavations for foundations or services, the existing Ash tree identified on drawing number 379-2A shall be protected in accordance with the BS5837 (Trees in Relation to Construction) the details of which shall be agreed in writing by the Local Planning Authority and shall be implemented in full. A tree protection monitoring schedule shall also be agreed and the tree protection measures shall be 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 the 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 without the Council's prior written permission, which will only be granted when the 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 this mature tree is afforded maximum physical protection from the adverse effects of development in order to comply with Policies G1 and ENV13 of the Ribble Valley Districtwide Local Plan.

(Councillor Rogerson left the meeting. Councillor Hore was given permission to speak on the following item).

4. APPLICATION NO: 3/2011/0833/P (GRID REF: SD 362377 443190)
PROPOSED DEMOLITION OF THE EXISTING WOODEN STRUCTURE TO BE REPLACED BY 4 NO RESIDENTIAL UNITS AT PRESTON'S YARD, LONGRIDGE ROAD, CHIPPING

The Head of Planning Services informed Committee that there would need to be an extra condition.

GRANTED subject to the following condition(s):

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

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

2. This permission shall relate to the proposal as shown on the amended plans received by the Local Planning Authority on 10 February 2012 (drawing No JP/BKP/150/1).

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

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

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

4. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (Amendment) (No 2) (England) Order 2008 (or any Order revoking or re-enacting that Order, any future extensions, external alterations to the building, including any development within the curtilage as defined in the Schedule to the Order, Part 1, Classes A to H shall not be carried out unless a further planning permission has first been granted in respect thereof.

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

5. The access driveways to each of the dwellings hereby permitted shall remain un gated.

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

6. Prior to the first occupation of each of the dwellings hereby permitted, their respective access driveways shall be appropriately paved in tarmacadam, concrete, block paviers or other approved materials.

REASON: To prevent loose surface material from being carried on to the public highway in the interests of highway safety and to comply with Policy G1 of the Ribble Valley Districtwide Local Plan.

7. 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

that is the subject of this condition shall be that land in front of a line drawn 3.5m measured back from the edge of the carriageway of Longridge Road along the entire frontage of the development. This land consists of the proposed 1.5m pedestrian footway and a first 2m of the proposed properties, and shall be maintained at footway level in accordance with a scheme that has first been agreed in writing 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 and to comply with Policy G1 of the Ribble Valley Districtwide Local Plan.

8. The proposed garages shall be made available for parking of vehicles at all times and shall not be used for any other ancillary residential accommodation without prior consent of the Local Planning Authority.

REASON: In order to ensure that adequate parking exists within the site and to comply with Policy G1 of the Ribble Valley Districtwide Local Plan.

NOTE

1. This permission 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, the applicant or developer must contact the County Council Environment Directorate for further information.

(Councillor Rogerson returned to the meeting)

5. APPLICATION NO: 3/2011/0847/P (GRID REF: SD 381250, 443225)
PROPOSED REPAIRS TO EXISTING ACCESS TRACK AND INSTALLATION OF A CATTLE GRID AT THROSTLE HALL, TWISTON, BB7 4BY

The Head of Planning Services reported that a letter of concern regarding horses 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 Numbers:
S1382/05/B - Proposed Access Track

S1382/11 - Typical Cattle Grid Details and Sections

REASON: For the avoidance of doubt and to ensure that the development is carried out in accordance with the amended plans received on the 14 February 2012.

3. No development approved by this permission shall be commenced until details of a Sustainable Drainage System which will deal with the surface run off from the concrete strips has been submitted to and 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 and to prevent pollution of the water environment in accordance with Policy G1 of the Ribble Valley Districtwide Local Plan.

(Mrs Wilson spoke against the above application).

(Councillor Newmark was given permission to speak on the following item)

6. APPLICATION NO: 3/2011/0971/P (GRID REF: SD 377734 437286)
RESERVED MATTERS APPLICATION FOR APPROVAL OF APPEARANCE AND LANDSCAPING DETAILS, FOLLOWING OUTLINE APPROVAL FOR REGENERATION OF THE SITE TO PROVIDE 44 DWELLINGS (6 OF WHICH WOULD BE AFFORDABLE), WITH ACCESS FROM WATT STREET AND ASSOCIATED PARKING AT COBDEN MILL, WATT STREET, SABDEN, LANCASHIRE, BB7 9DZ

The Head of Planning Services reported two more letters of objection.

Approved as per officer recommendation but it is requested that the Council liaise with the housing provider to examine possibilities of a footway on to Whalley Road. Requested that negotiation continues in relation to the affordable housing element to enable Ribble Valley Borough Council to have reasonable nomination rights.

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 264-01-Rev.C, 264-02-Rev. C, P01, P02, P03-Rev. D, P04-Rev. C, P05-Rev. C, P06-Rev. C, P07-Rev. C, P08-Rev. C, P09-Rev. C, P10-Rev. B, P11-Rev. B, P12-Rev. B, P14 and P15.

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 plans received on the 14 February 2012.

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 and ENV16 of the Ribble Valley Districtwide Local Plan.

5. Precise specifications or samples of the fenestration and door details to be used including their colour and texture shall have been submitted to and approved in writing by the Local Planning Authority before their use in the proposed works.

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

6. Prior to the commencement of the development hereby permitted, details of the type, coursing and jointing of the natural stone to be used shall be submitted to and approved in writing by the Local Planning Authority. The development shall be built to conform with the details which shall have been so approved.

REASON: In the interest of the visual amenity of the area and so that the Local Planning Authority shall be satisfied as to the details and in accordance with Policies G1, ENV1 and ENV16 of the Ribble Valley Districtwide Local Plan.

7. 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 comply with Policies G1, ENV1 and ENV16 of the Ribble Valley Districtwide Local Plan.

8. 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 dwellings hereby approved, including any development within the curtilage, as defined in

Schedule 2 Part 1 Classes A to H, shall not be carried out without the formal consent of the Local Planning Authority.

REASON: In order that the Local Planning Authority shall retain effective control over the site to ensure the future protection of the character and appearance of the Sabden Conservation Area in compliance with Policy ENV16 of the Ribble Valley Districtwide Local Plan.

9. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2008 (or any Order amending, revoking or re-enacting that Order) none of the dwellings hereby approved shall not be altered by the insertion of any window or doorway without the formal written permission of the Local Planning Authority.

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

10. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2008 (or any Order amending, revoking or re-enacting that Order) any future additional or replacement walling or fences as defined in Schedule 2, 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 development in accordance with Policies G1, ENV1 and ENV16 of the Ribble Valley Districtwide Local Plan and in the interests of safeguarding any adjacent residential amenity or visual amenity.

11. The approved landscaping and planting scheme as indicated on Plan no's 264-01-Rev.C and 264-02-Rev.C 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 Policies G1, ENV1 and ENV16 of the Ribble Valley Districtwide Local Plan.

12. Notwithstanding the details shown on plan drawing's 264-01-Rev.C, P14 and P15, prior to their use in the approved development, full details of the proposed P.O.S. benches, metal railings and close boarded timber fencing (including colours to be used) shall be submitted to and approved in writing by the Local Planning Authority.

REASON: To ensure the appropriate use of materials on the site in order to protect the setting of the adjacent Conservation Area in accordance with Policy ENV16 of the Local Plan.

NOTES

1. 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. The applicant is advised a Lancashire hedgerow mix consists of Hawthorn 60% with the remainder made up of hazel, guelder rose and holly 45cm bare rooted hedging plants.

(Mr Harrison spoke in favour of the above application. Mr Calvert (Sabden Parish Council) spoke against the above application).

(Councillor Rogerson left the meeting)

7. APPLICATION NO: 3/2011/1049/P (GRID REF: SD 364840 430985)
PROPOSED REPLACEMENT DWELLING AT ELSWICK FARM, MELLOR BROW, MELLOR

GRANTED subject to the following condition(s):

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

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

2. This permission shall relate to the development as shown on drawing number WI/06Dwg02.

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

3. Prior to the first use of the dwelling hereby permitted, three parking spaces shall be formed within its curtilage to the satisfaction of the Local Planning Authority. Thereafter, the spaces shall be permanently retained and available for use by the occupiers of the dwelling.

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

4. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (Amendment) (No 2) (England) Order 2008 (or any Order revoking or re-enacting that Order) any future extensions, external alterations to the building, including any development within the curtilage as defined in the Schedule to the Order, Part 1, Classes A-H shall not be carried out unless a further planning permission has first been granted in respect thereof.

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

5. In the first planting season following the completion of the development or the first occupation of the dwelling (whichever is the sooner) a replacement planting scheme shall be carried out on land within the applicant's ownership to replace the trees, previously covered by a Tree Preservation Order, that have recently been felled. Precise details of the number (which shall be a maximum of 9) species and location of the replacement trees shall first have been submitted to and approved in writing by the Local Planning Authority. The replacement trees shall be maintained thereafter for a period of not less than 5 years to the satisfaction of the Local Planning Authority. This maintenance shall include the replacement of any tree which is removed, or dies, or is seriously damaged or becomes seriously diseased, by a species of similar size to those originally planted.

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

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

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

(Mr Kinder spoke in favour of the above application)

(Councillor Rogerson returned to the meeting)

(Councillor Yearling was given permission to speak on the following item)

8. APPLICATION NO: 3/2011/1051/P (GRID REF: SD 374396 441431)
PROPOSED EXTENSION AND REBUILDING OF EXISTING DECKING TO THE REAR OF THE PROPERTY (RETROSPECTIVE APPLICATION) AT 3 CHAPEL CLOSE, LOW MOOR, CLITHEROE

GRANTED subject to the following condition(s):

1. This retrospective permission shall relate to the development as shown on drawing no TRI-XXXX-01/P02.

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

NOTE(S):

1. The applicant is reminded that the structure in its existing form continues to represent a breach of planning control in respect of which he is liable to further prosecution proceedings by the Council. The applicant is therefore advised that the demolition works required to comply with the permission hereby granted should be completed to the satisfaction of the Local Planning Authority within 1 month of the date of this permission.

9. APPLICATION NO: 3/2012/0001/P (GRID REF: SD 368639 432801)
PROPOSED ALTERATIONS AND EXTENSIONS TO DWELLING INCLUDING REMOVAL OF DORMER WINDOW AND RE-MODELLING OF THE ROOF AT 6A SOMERSET AVENUE, WILPSHIRE

The Head of Planning Services informed Committee that condition number 6 needed to be amended.

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 Drawing Nos. 4198-01A in relation to the existing site plan, 4198-06 in relation to the proposed site plan, 4198-04A in relation to the existing floor plans and elevations and 4198-05A in relation to the proposed floor plans and elevations.

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

3. Notwithstanding details of the proposed materials indicated on Drawing No. 4198-05A the materials used in the external finish of the approved extensions and main property, as well as the slate used for the roof shall be of the colour and type as detailed in the submitted document entitled 'External Material Information' dated the 9th of February 2012.

REASON: In order that the Local Planning Authority may ensure that the materials to be used are appropriate to the locality in accordance with Policy G1 of the Ribble Valley Districtwide Local Plan and the adopted Supplementary Planning Guidance – "Extensions and Alterations to Dwellings".

4. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2008 (or any Order revoking or re-enacting

that Order) the eastern and western side elevations of the property at first floor level shall not be altered by the insertion of any window or doorway.

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 window on the western side elevation of the property at first floor level serving the bathroom 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 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. In the event of protected species being found during the construction period, the works shall cease until further details showing a mitigation scheme including appropriate protected species licence details, have been submitted to by Natural England and the Local Planning Authority’s Countryside Officer before further work commences on the development. The actions, method and time limit included in any mitigation measures or conditions identified on any Natural England licence, shall be fully implemented and adhered to.

REASON: To comply with Policies G1 and ENV7 of the Ribble Valley Districtwide Local Plan ensuring that no adverse effects on the favourable conservation status of protected species protected by the Wildlife and Countryside Act 1981.

(Mr Forest spoke against the above application)

10. APPLICATION NO: 3/2012/0010/P (GRID REF: SD 375156 438116)
PROPOSED DEMOLITION OF ALL BUILDINGS ON SITE (EXISTING HOUSE, KENNELS AND VARIOUS OUT BUILDINGS) AND ERECTION OF DWELLINGHOUSE INCLUDING BED AND BREAKFAST ELEMENT AT THE EAVES, PENDLETON ROAD, WISWELL

The Head of Planning Services reported an additional letter.

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 be implemented in accordance with the scheme as detailed on drawings:

105/01(02)001REVB; 105/01(00)002; 105/01(02)003REVD;
105/01(02)004REVB; 105/01(02)005REVB; 105/01(02)006REVB;
105/01(02)007REVC; 105/01(02)008REVA; 105/01(02)009REVB;
105/01(02)010REVB; 105/01(02)011REVB; 105/01(02)012REVB;
105/01(02)013REVB; and 105/01(02)014REVB.

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

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

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

4. Prior to the commencement of the development hereby permitted, details of the type, coursing and jointing of the natural stone to be used shall be submitted to and approved in writing by the Local Planning Authority. The development shall be built to conform with the details which shall have been so approved.

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

5. Notwithstanding the submitted details, 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 10 years to the satisfaction of the Local Planning Authority. This maintenance shall include the replacement of any tree or shrub which is removed, or dies, or is seriously damaged, or becomes seriously diseased, by a species of similar size to those originally planted.

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

6. This permission shall relate to the Extended Phase I Habitat Survey; Stage 1 Arboricultural Report with Tree Constraints Plan and Arboricultural Implications Assessments to aid in the size and design/layout and stage 2 arboricultural indications assessment and method statement submitted with the application. All details shall comply fully with recommendations of those reports.

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

7. Unless otherwise agreed in writing with the Local Planning Authority the development shall be carried out in strict accordance with the recommendations and mitigation notes attached to the protected species survey submitted with the application dated 25 May 2011.

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

8. All details of external lighting shall be submitted to and approved by the Local Planning Authority in relation to both lighting on the main building as well as within the curtilage of the proposal.

REASON: In order to prevent light spillage and safeguard residential amenity and to comply with Policies G1 and ENV2 of the Ribble Valley Districtwide Local Plan.

NOTE

The applicant is requested to have regard to the need to safeguard residential amenity during the construction process and that every effort should be made to minimise disturbance to local residents.

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

11. APPLICATION NO: 3/2012/0022/P (GRID REF: SD 373629 436992)
PROPOSED GROUND FLOOR AND FIRST FLOOR EXTENSION AND REMODELLING TO HOUSE AND GARAGE. AMENDED RESUBMISSION OF 3/2011/0555 AT 3 SPRINGFIELD CLOSE, WHALLEY

The Head of Planning Services informed Committee that the landscaping condition needed to be amended.

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 plan received on the 15th of February (Drawing No. 4191-06A) in relation to the amended size and design of the attached garage extension. Also Drawing Nos. 4191-03 in relation to the existing site plan and 4191-02 in relation to the existing elevations.

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

3. Notwithstanding details of the proposed materials indicated on Drawing No. 4191-06A the materials used in the external finish of the approved extensions and main property, as well as the slate used for the roof shall be of the colour and type as detailed in the submitted document entitled 'External Material Information' dated the 7th of February 2012.

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 – "Extensions and Alterations to Dwellings".

4. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2008 (or any Order revoking or re-enacting that Order) the south-western side elevation of the proposed two-storey rear extension at first floor level and roofslope of the extension above the garage shall not be altered by the insertion of any window or doorway.

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. No development shall take place until an updated protected species survey has been carried out during the optimum period of May to September and the findings 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 and the Local Planning Authority Countryside Officer before any work commences on the approved development. The actions, methods and timings included in any mitigation measures or conditions identified 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 comply with Policies G1 and ENV7 of the Ribble Valley Districtwide Local Plan ensuring that no adverse effects on the favourable conservation status of protected species protected by the Wildlife and Countryside Act 1981.

(Mr Wyatt spoke against the above application).

12. APPLICATION NO: 3/2011/0761/P & 3/2011/0762/P (LBC) (GRID REF: SD 374363 441806)
PROPOSED CHANGE OF USE TO HOT AND COLD FOOD ESTABLISHMENT AND INSTALLATION OF EXTRACT VENTILATION DUCT AND INTERNAL RECONFIGURATION AT 2 SWAN COURTYARD, CASTLE STREET, CLITHEROE

RECOMMENDATION 1: Committee be Minded to Approve and Defer and Delegate to the Director of Community Services subject to appropriate conditions.

1. The proposed flue would be unduly harmful to the character (including setting) and significance of the listed building and the character, appearance and significance of Clitheroe Conservation Area because it would be a prominent and conspicuous visual intrusion into an otherwise large and unbroken roofscape. This would be contrary to Policies ENV19, ENV16 and ENV20 of the Ribble Valley Districtwide Local Plan.

RECOMMENDATION 2: Committee be Minded to Approve and Defer and Delegate to the Director of Community Services subject to appropriate conditions.

1. The proposed flue would be unduly harmful to the character (including setting) and significance of the listed building because it would be a prominent and conspicuous visual intrusion into an otherwise large and unbroken roofscape.

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

(Councillor White left the meeting. Councillor Hore was given permission to speak on the following item)

13. APPLICATION NO: 3/2011/0821/P (LBC) & 3/2011/0822/P (PA)
(GRID REF: SD 362283 443328)
PROPOSED DEMOLITION OF EXISTING SINGLE STOREY REAR EXTENSION AND REMOVAL OF RENDER TO FRONT ELEVATION, REPAIR

AND REPOINTING OF STONWORK; REFURBISHMENT AND EXTENSION TO EXISTING HOTEL TO CREATE 9 NO EN-SUITE BEDROOMS, FUNCTION SUITE, BISTRO RESTAURANT AND BAR AREA WITH ANCILLARY HOTEL, KITCHEN AND STAFF FACILITIES; CHANGE OF USE OF EXISTING BARN TO FORM 11 NO EN-SUITE BEDROOMS ANCILLARY TO THE HOTEL ACCOMMODATION; EXTENSION AND REFURBISHMENT OF EXISTING CAR PARKING FACILITIES TO CREATE 50 NO CAR PARKING SPACES INCLUDING THE REPAIR AND REFURBISHMENT OF THE EXISTING COBBLED FORECOURT AT TALBOT HOTEL, 5 TALBOT STREET, CHIPPING

REFUSED for the following reason(s):

- (i) The proposal has an unduly harmful impact upon the character (including setting) and significance of the Grade II listed Stables and barn south west of the Talbot Hotel because of the loss of important historic fabric (including cow and horse stalls and hay loft), the insertion of overtly domestic style window openings, the insertion of conspicuous and visually intrusive roof lights into otherwise large and unbroken roof slopes, the loss of the open interior with impressive proportions and long sight lines and detriment to its rural, informal and open setting and historic relationship to the Talbot Hotel. This would be contrary to Policies ENV20, ENV19, EMP9 (iii & vi) and RT1 (iii) of the Ribble Valley Districtwide Local Plan.
- (ii) The proposal has an unduly harmful impact upon the character (including setting) and significance of the Grade II listed Talbot Hotel because of the loss of important historic fabric (including an early C19 staircase, an early C19 multi-paned sash window and C18 doors, cupboards and walling), the dominant, conspicuous and incongruous size, extent and plan form of new build and the detriment to its rural, informal and open setting and historic relationship to the Stable and barn. This would be contrary to Policies ENV20, ENV19, G1 (a & e) and RT1 (iii) of the Ribble Valley Districtwide Local Plan.
- (iii) The proposal has an unduly harmful impact upon the character, appearance and significance of Chipping Conservation Area and the setting and significance of adjacent listed buildings and important heritage assets because of the insertion of overtly domestic style window openings and conspicuous and visually intrusive roof lights into the Stables and barn, the dominance of the site and the historic relationship between buildings by the new build, the incongruous design and layout of new build (including car park extension), harm to important trees and tree groups and loss of the rural, informal, open and relatively tranquil nature of the site. This would be contrary to Policies ENV19, ENV16, G1 (a & e) and RT1 (iii) of the Ribble Valley Districtwide Local Plan.
- (iv) The proposal has an unduly harmful impact upon landscape features (including trees) within the site and the countryside outside of the Chipping settlement boundary which is within the Forest of Bowland Area of Outstanding Natural Beauty contrary to Policies G1(a), G5(v), ENV1 and ENV13 of the Ribble Valley Districtwide Local Plan.

- (v) The proposed new window to the en-suite of bedroom 11 (Stables and barn) would result in unacceptable overlooking of the neighbouring property contrary to Policies G1 and EMP9 (i) of the Ribble Valley Districtwide Local Plan.

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

(Councillor White returned to the meeting)

RESOLVED: That Committee agree to suspend Standing Order 15 with regard to the time limit on meetings in order for the Committee to be concluded.

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

The Head of Planning Services outlined the differences between this application and a previous one.

Deferred and Delegated to the Director of Community Services for approval following the satisfactory completion of a Legal Agreement as outlined in paragraphs numbered 1-4 under the Section 106 Agreement sub heading within this report and subject to the following conditions:

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

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

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

submitted to and approved by the Local Planning Authority before development commences.

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

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

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

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

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

5. No development approved by this permission shall be commenced until a scheme for the provision of surface water drainage works has been approved by the Local Planning Authority. The scheme shall be completed in accordance with the approved plans.

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

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

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

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

- a) A desktop study has been undertaken to identify all previous site uses, potential contaminants that might reasonably be expected given those uses and other relevant information. Using this information and diagrammatical representation (Conceptual Model) for the site of all potential contaminant sources, pathways and receptors has been produced.

- b) A site investigation has been designed for the site using the information obtained from (a) above. This should be submitted to, and approved in writing, by the Local Planning Authority prior to that investigation being carried out on the site.
- c) The site investigation and associated risk assessment have been undertaken in accordance with details approved in writing by the Local Planning Authority.
- d) A Method Statement and Remediation Strategy, based on the information obtained from (c) above has been submitted to and approved in writing by the Local Planning Authority.

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

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

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

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

- a) Identify all previous site uses, potential contaminants that might reasonably be expected given those uses and the source of contamination, pathways and receptors.
- b) Enable:
 - A risk assessment to be undertaken;
 - Refinement of the conceptual model; and
 - The development of a Method Statement and Remediation Strategy.

c) & d) Ensure that the proposed sit investigation and remediation strategy will not cause pollution of ground and surface waters both on and off site

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

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

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

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

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

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

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

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

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

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

13. Prior to commencement of development a landscape management plan including long term design objectives, timing of the works, management

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

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

14. The plans and particulars submitted in accordance with condition 2 above shall include an Arboricultural Method Statement and Tree Protection Plan (including a tree protection monitoring schedule) detailing special mitigation construction issues in accordance with BS5837 as outlined in the Arboricultural Impact Assessment submitted in support of this application. The development shall thereafter be carried out in strict accordance with the procedures, working methods and protection measures so identified and approved unless agreed otherwise in writing by the Local Planning Authority.

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

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

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

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

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

NOTE(S):

1. The granting of planning permission does not entitle a developer to obstruct a right of way and any proposed stopping up or diversion of a right of way should be the subject of an Order under the appropriate Act.
2. This site must be drained on a separate system, with only foul drainage connected into the foul sewer. Surface water should discharge to the

soakaway/SUDS as stated on the application form and may require the consent of the Environment Agency.

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

15. APPLICATION NO: 3/2011/0649/P (GRID REF: SD 377352 433552)
PROPOSED HYBRID APPLICATION INCORPORATING OUTLINE APPLICATION TOTTALLING 14,849M² OF B1, B2 AND B8 FLOORSPACE AND DETAILED CONSENT FOR FOUR UNITS AND ONE SPECIAL PROJECT BUILDING TOTTALLING 4,401M² WITH ASSOCIATED ACCESS AND HIGHWAY WORKS AT CALDER VALE PARK, SIMONSTONE LANE, SIMONSTONE

The Head of Planning Services reported a revised request for contribution from Lancashire County Council that now stood at £74,000 which would be part of the Section 106 Agreement.

The Director of Community Services be Minded to Approve the proposal subject to the satisfactory completion of departure procedures and shall be in accordance with the Town and Country Planning (Greenbelt) Direction 2005 and subject to the following conditions and a Section 106 Agreement which shall include the provision of the £74,000 in relation to a request for a highway contribution to deal with public transport, cycle and pedestrian measures and travel plan.

Conditions in respect of outline element (phase 3)

1. Application for approval of reserved matters for phase 3 (units 5 to 13) of the development as identified on drawings 40020_PL100 proposed masterplan and 40020_PL110 proposed masterplan plot plan must be made not later than the expiration of 7 years beginning with the date of this permission and the development must be begun not later than whichever is the latter of the following dates.
 - a) the expiration of 7 years from the date of this permission; or
 - b) the expiration of 2 years from the final approval of the reserved matters, or in the case of approval of different dates, the final approval of the last such matter to be approved.

REASON: In order that the Local Planning Authority shall be satisfied with the details and because phase 3 of the application was made for outline permission and to comply with Policy G1 of the Ribble Valley Districtwide Local Plan.

2. Detailed plans indicating the design and external appearance of the building(s), facing materials, landscaping and boundary treatment, parking and manoeuvring arrangements for vehicles and siting and access (called the "reserved matters") comprising units 5 to 13 of phase 3 and use for purposes within Classes B1, B2 and B8 shall be submitted to and approved by the Local Planning Authority before development commences.

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

3. The submission of reserved matters for phase 3 of the development in respect of layout, scale, appearance, landscaping and implementation of development shall be carried out in substantial accordance with the design and access statement as amended 15 September 2011 and proposed masterplan 40020_PL100.

REASON: For the avoidance of doubt to define the scope of this part of the hybrid application.

Conditions in respect of full element (phase 2)

4. The development of phase 2 in respect of the erection of buildings comprising units 1 to 4 for purposes within Classes B1, B2 and B8 and the Special Projects Building together with access road and associated parking and servicing areas (as identified as plots 1 and 2 on drawing 40020_PL110 proposed masterplan plot plan) must be begun not later than the expiration of 3 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.

Conditions in respect of the whole scheme

5. This permission shall be implemented in accordance with the proposal as detailed on the following drawings:

40190/PL01 units 1 to 4 site plan

40190/PL02 units 1 to 4 general arrangement plan units 1 and 2

40190/PL03 units 1 to 4 general arrangement plan units 3 and 4

40190/PL04 units 1 to 4 roof plans units 1 and 2 – 3 and 4

40190/PL05 units 1 to 4 general arrangement elevations units 1 and 2

40190/PL06 units 1 to 4 general arrangement elevations units 3 and 4

40140/PL01 special projects building site plan

40140/PL02 special projects building general arrangement plan
40140/PL03 special projects building roof plan
40140/PL04 special projects building general arrangement elevations – sheet
1
40140/PL05 special projects building general arrangement elevations sheet 2
40020/PL120 site location plan
40020_PL100 proposed masterplan
40020_PL110 proposed masterplan plot plan
629.200A landscape masterplan
629.300 section AA
629.100A site context
NW/FVL/BURNLEY.1/01 proposed site access

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

6. Prior to commencement of the development of each phase, a scheme identifying how a minimum of 10% of the energy requirements generated by that phase of 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 include a programme for implementation and shall be provided in accordance with the approved details and thereafter retained.

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

7. No development approved by this permission shall be commenced until a scheme for the provision of surface water drainage works has been approved by the Local Planning Authority. The scheme shall be completed in accordance with the approved plans.

REASON: To reduce the increased risk of flooding by ensuring the provision of a satisfactory means of surface water disposal.

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

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

9. No development approved by this planning permission shall be commenced until:
 - a) A desktop study has been undertaken to identify all previous site uses, potential contaminants that might reasonably be expected given those uses and other relevant information. Using this information and diagrammatical representation (Conceptual Model) for the site of all

potential contaminant sources, pathways and receptors has been produced.

- b) A site investigation has been designed for the site using the information obtained from (a) above. This should be submitted to, and approved in writing, by the Local Planning Authority prior to that investigation being carried out on the site.
- c) The site investigation and associated risk assessment have been undertaken in accordance with details approved in writing by the Local Planning Authority.
- d) A Method Statement and Remediation Strategy, based on the information obtained from c) above has been submitted to and approved in writing by the Local Planning Authority.

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

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

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

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

- a) To identify all previous site uses, potential contaminants that might reasonably be expected to given those uses and the source of contamination, pathways and receptors.
- b) To enable:
 - a risk assessment to be undertaken;
 - Refinement of the conceptual model; and

- the development of a Method Statement and Remediation Strategy.

c) & d) To ensure that the proposed site investigation and remediation strategy will not cause pollution of ground and surface waters both on and off site.

10. Prior to the commencement of development a detailed method statement for the removal or long-term management/eradication of Japanese Knotweed (*Fallopia Japonica*) and Himalayan Balsam (*Impatiens Glandulifera*) on site shall be submitted to and approved in writing by the Local Planning Authority. This shall include a revised survey to include the whole of the development site. The method statement shall include proposed measures to prevent the spread of these species during any operation such as mowing, strimming or soil movement. It shall also contain measures to ensure that any soils brought to the site are free of the seeds/rot/stem of any invasive plant covered under the Wildlife and Countryside Act 1981. Development shall proceed in accordance with the approved method statement.

REASON: To prevent the spread of non-native invasive species of Japanese Knotweed and Himalayan Balsam in the interests of protecting nature conservation issues in accordance with Policies G1, ENV7, ENV9, ENV10 and ENV13 of the Ribble Valley Districtwide Local Plan.

11. Prior to commencement of development a scheme for the provision and management of the buffer zone alongside Simonstone Brook shall be submitted to and agreed in writing by the Local Planning Authority. Thereafter the development shall be carried out in accordance with the approved scheme and any subsequent amendments shall be agreed in writing with the Local Planning Authority. The buffer zone scheme shall include

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

REASON: To protect and enhance the aquatic habitat of Simonstone Brook in the interests of protecting nature conservation issues in accordance with Policies G1, ENV7, ENV9, ENV10 and ENV13 of the Ribble Valley Districtwide Local Plan.

12. Notwithstanding any indication given in the application and on the approved drawings, full particulars including details of the colour, finish and texture of materials to be used on all external surfaces of the proposed buildings in each phase of development shall be submitted to and approved in writing by the Local Planning Authority before their use in the proposed works.

REASON: In order that the Local Planning Authority may ensure the materials to be used are appropriate to the locality in accordance with Policies G1 and ENV3 of the Ribble Valley Districtwide Local Plan.

13. 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 include indications of all existing trees and hedgerows on the land, and details for their protection during the course of development and shall be in general accordance with the submitted Landscape Framework dated August 2011 and landscape masterplan drawing 629.200A. It 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 any fencing and screening as well as providing a phasing programme for planting and details of management/maintenance of the landscaped areas across the whole of the development site. The scheme shall include indications of all existing trees and hedgerows on the land, and details for their protection during the course of development.

The approved landscaping scheme in respect of the linear woodland belt to the eastern and northern site boundaries shall be implemented in the first planting season prior to commencement of the development unless otherwise agreed in writing by the Local Planning Authority, whether in whole or in part and shall be maintained thereafter for a period of not less than 10 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. In respect of the maintenance of the remainder of the landscaping scheme, this shall be carried out in accordance with details to be submitted to and agreed in writing by the Local Planning Authority as part of the phasing programme for planting across the whole of the development site.

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

14. Prior to commencement of development precise details of the acoustic screen to be located in the woodland belt on the eastern boundary of the development site shall be submitted to and approved in writing by the Local Planning Authority. The measures shall be fully implemented in accordance with the approved scheme prior to commencement of development and thereafter retained.

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

15. This permission in so far as it relates to matters of access to the site from Simonstone Lane, shall be implemented in accordance with the proposal as

detailed on drawing NW/FVL/BURNLEY.1/01 submitted as part of the Transport Assessment.

REASON: For the avoidance of doubt and to clarify which plans are relevant in the interest of highway safety in accordance with Policy G1 of the Ribble Valley Districtwide Local Plan.

16. The new estate road/access between the site and Simonstone 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 comply with Policies G1 and T1 of the Ribble Valley Districtwide Local Plan and to ensure that satisfactory access is provided to the site before the development hereby permitted becomes operative.

17. No development shall take place on any phase of development until a construction method statement has been submitted to and approved in writing by the Local Planning Authority for that phase. The approved statement shall be adhered to throughout the construction period. The statement shall provide for:

- i) the parking of vehicles of site operatives and visitors
- ii) loading and unloading of plant and materials
- iii) storage of plant and materials used in constructing the development
- iv) the erection and maintenance of security hoarding including decorative displays and facilities for public viewing where appropriate
- v) wheel washing facilities
- vi) measures to control the emission of dust and dirt during construction
- vii) a scheme for recycling/disposing of waste resulting from construction works

REASON: In the interests of protecting residential amenity from noise and disturbance connected to construction in accordance with Policy G1 of the Ribble Valley Districtwide Local Plan.

18. The level of noise emitted from the site shall not exceed the following limits at Railway Terrace, bank Terrace and River Bank Terrace:

Day:	45 dB $L_{Aeq, 10hr}$	at Railway Terrace
	42 dB $L_{Aeq, 10hr}$	at the rear of Bank Terrace
	49 dB $L_{Aeq, 10hr}$	at River Bank Terrace
Night: (2300-0700hrs)	41 dB $L_{Aeq, 9hr 30mins}$	at Railway Terrace
	38 dB $L_{Aeq, 9hr 30mins}$	at the rear of Bank Terrace
	40 dB $L_{Aeq, 9hr 30mins}$	at River Bank Terrace

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

19. Roller shutter doors on buildings shall be fitted with automatic closing devices and acoustic curtains and shall not be open between 1930hrs and 0700hrs.

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

20. There shall be no deliveries to or collections from the two service yard areas located to the north of Units 5 and 13 as detailed on the proposed masterplan drawing 40020-PL100 nor any external working within those areas outside the hours of 0700hrs – 1800hrs unless otherwise agreed in writing with the Local Planning Authority.

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

21. Prior to commencement of development of each phase, full details of security lighting or floodlighting to be installed shall be submitted to and approved in writing by the Local Planning Authority. All such installations shall be provided in accordance with the approved scheme and thereafter retained.

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

22. Development shall not begin on any unit, including the Special Projects Building, until details of any externally mounted plant or equipment or any internal equipment which vents externally have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

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

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. The proposed development lies within a coal mining area, which may contain unrecorded mining related hazards. If any coal-mining feature is encountered during development, this should be reported to The Coal Authority.

Any intrusive activities, which disturb or enter any coal seams, coal mine workings or coal mine entries (shafts and adits) requires the prior written permission of The Coal Authority.

Property specific summary information on coal mining can be obtained from The Coal Authority's Property Search Service on 0845 762 6848 or at www.groundstability.com

3. The applicant is advised that in respect of condition 22 the Local Planning Authority would wish to see no external plant on the facades of buildings facing residential properties.

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

781 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:

782 APPLICATIONS APPROVED

<u>Plan No:</u>	<u>Proposal:</u>	<u>Location:</u>
3/2011/0302/P	New detached house	Ribble View Farm Alston Lane, Longridge
3/2011/0416/P	Proposed replacement garage with the addition of workshop and replacement access drive	3 Three Lane Ends Garstang Road Chipping
3/2011/0417/P	Proposed erection of an annex building providing 5 no. Bed and Breakfast rooms with ancillary space	Clerk Laithe Barn Newton-in-Bowland
3/2011/0473/P	4 x non-illuminated timber fascia signs. Resubmission	7 King Street Clitheroe
3/2011/0510/P	Demolition of the existing dwelling and the erection of a replacement dwelling with garage and associated external works (revised submission of planning permission 3/2010/0753	The Farmhouse Cunliffe Moss Farm Mellor
3/2011/0536/P	Application to discharge condition number 4 (landscaping) of planning permission 3/2010/0277/P	Ribblesdale Park Mill Lane Gisburn
3/2011/0565/P	Conversion of shop/warehouse into 1 no. dwelling including removal of flat roof, single storey area to rear. Replacement of existing garage in order to extend habitable area	SOAR Design 1-5 Wesleyan Row Clitheroe
Cont/		

<u>Plan No:</u>	<u>Proposal:</u>	<u>Location:</u>
Cont...	including raising roofline to accommodate master bedroom suite	
3/2011/0625/P	Proposed residential barn conversion to form a single dwelling including the demolition of a minor outbuilding and a small ruin and the erection of a garage block	Hubbersty Fold Farm Commons Lane Balderstone
3/2011/0686/P (LBC)	Existing ground floor front windows to be removed and replaced with new (two no windows). Existing window bottoms, linings and arcs to stay	Stonehouse Blackburn Road Ribchester
3/2011/0699/P (PA)	Freestanding 8k/whp solar PV installation	Cheetall Farm Clitheroe Road Bashall Eaves
3/2011/0702/P	Conversion of an outbuilding into two dwellings (3 bedroom cottage and 1 bedroom cottage) including demolition of a tin lean-to shed, demolition of a two storey garage/bedroom extension to the house (already approved by planning permission 3/2011/0094/P) and for the provision of three parking spaces with turning area	Fairclough House Loudbridge Chipping
3/2011/0838/P	Proposed creation of a new café, training room and nursery shop at the existing Holden Clough Nursery; the building will be constructed of traditional materials including stone walls and slate roof; the south facing roof will incorporate 6 solar panels; the aim is to produce a sustainable building with minimal visual impact	Holden Clough Nursery Barret Hill Brow Bolton-by-Bowland
3/2011/0853/P	Application for the discharge of conditions 4, 5, 7, 8, 9, 11, 13, 14, 15, 16 and 17 of planning consent 3/2010/0417P on land	Old Aspinalls Farm Old Langho Road Langho
3/2011/0885/P	Proposed conversion of former milking parlour to 2 no. residential dwellings with associated parking and landscaping	Watts Close Farm Gisburn

<u>Plan No:</u>	<u>Proposal:</u>	<u>Location:</u>
3/2011/0938/P	Application for the discharge of condition no.5 (tree protection) and condition no. 6 (materials) of planning consent 3/2011/0202	1 Alston Court Longridge
3/2011/0946/P	Proposed first floor extension and façade works	Stonebridge Mill Kestor Lane, Longridge
3/2011/0948/P	Proposed extension to form front entrance porch and cloakroom and replacement of existing flat roof over garage	9 Gills Croft Clitheroe
3/2011/0957/P	Change of use to include A5, hot food takeaway	Amy's Delicatessen 29 King Street, Whalley
3/2011/0961/P	Proposed demolition of the existing conservatory and erection of new single storey rear conservatory	29 The Crescent Clitheroe
3/2011/0960/P	Application for the discharge of condition no 3 (materials) of planning permission 3/2011/0163/P	Hey Moo Elswick Farm Mellor Lane, Mellor
3/2011/0974/P	Proposed use of ground floor premises as Florist workshop/part retail (Use Class A1) and insert window to SW elevation	4 Eshton Terrace Clitheroe
3/2011/0975/P	Proposed rear pitched roof kitchen extension and pitched roof attached double garage to side	Westmeath Jacksons Lane Balderstone
3/2011/0983/P	Proposed two-storey side extension and single storey rear extension	8 Fort Avenue Ribchester
3/2011/0985/P	Retrospective application for addition of domestic solar PV system (3kw – 12 panel) to southern elevation of garage roof	Withinreap Barn Moss Side Lane Thornley-with-Wheatley
3/2011/0987/P	Demolition of existing single storey lean-to at rear and erection of a new single storey lean-to	117 Henthorn Road Clitheroe
3/2011/0993/P	Proposed porch extension with a small ramp access	12 Brookside Old Langho
3/2011/0997/P	Proposed hipped roof over existing dormer, re-roofing of existing house in welsh blue slate and demolition of chimney including erection of a new flue to the rear	Lavanto Bentlea Road Gisburn
3/2011/1000/P	Proposed single storey rear extension	95 Waddington Road Clitheroe
3/2011/1002/P	Remove existing conservatory walls and roof and build up solid walls with slate roof over to form	Michaelmas Cottage Clitheroe Old Road Dutton
Cont/		

<u>Plan No:</u>	<u>Proposal:</u>	<u>Location:</u>
Cont...	study. Extend to south of property to provide master bed with en-suite. Extend to north of property to provide dining area, utility and W.C. Relocate water pump. Internal alterations to existing property. Fit new larch cladding to new extension and existing property	
3/2011/1004/P	Retrospective planning permission sought for retention of dwelling and detached garage	Lynwood Stoneygate Lane Ribchester
3/2011/1005/P	Proposed single storey rear extension	18 Portland Road Langho
3/2011/1013/P	Replace existing stone and wood garage and out-building, with a stone and block garage and out-building and a blue slate pitch roof	Croft Cottage 2 Grindleton Road West Bradford
3/2011/1014/P	Proposed extensions to existing dwelling to form extended entrance porch, snug/dining room and garage. Construction of dormer window and insertion of conservation type rooflights on the east elevation roof slope. Alterations to window and door openings in the lean-to on the east elevation. Construction of chimneystack on the west elevation roof slope and associated external works	<ul style="list-style-type: none"> • Portfield Farm • Portfield Lane • Whalley
3/2011/1034/P	Proposed bay window to side elevation	Eel Beck Farm Rimington Lane Rimington
3/2011/1035/P & 3/2011/1036/P	Change of use of part of lower ground floor of existing social club to create 1 No self contained flat including internal alterations involving creating new door opening	St Peter's Catholic Club Avenue Road Hurst Green
3/2011/1041/P	Proposed construction of a canopy above the front entrance. Demolition of existing garage and construction of replacement garage with games room over and bedroom alterations over the utility room. Erection of a single storey side garden room extension.	Witton Lodge School Lane Simonstone
Cont/		

<u>Plan No:</u>	<u>Proposal:</u>	<u>Location:</u>
Cont...	Associated external works. Re-submission of approved scheme 3/2010/0139/P with design amendments	
3/2011/1046/P	Variation of Condition no. 14 of planning permission 3/2009/0061/P in respect of the conversion of the traditional barn so as to enable this property to be capable of occupation for unrestricted residential use. The two new-build holiday cottages to remain subject to the occupancy restriction.	Higher House Higher Farm Kiln Lane Paythorne
3/2011/1054/P	Proposed extension and alterations to existing bungalow	5 Pinder Close Waddington
3/2011/1055/P	Application for the removal of condition no. 11 (occupancy period) and condition no. 13 (S.106 agreement), of planning consent 3/2002/0833P	Whitehall Farm Whitehall Lane Grindleton
3/2011/1056/P	Application for the removal of condition no. 11 (occupancy period) of planning consent 3/2007/1109/P	Laneside Farm Grindleton Road West Bradford
3/2011/1057/P	Proposed rear and side extension, dormer extension, alterations to dwelling and provision of additional car parking space	20 The Hazels Salesbury
3/2011/1060/P	Proposed installation of 4no. Velux rooflights to the rear elevation	Westfield Cottage West Bradford
3/2011/1061/P	Raise ridge height by 1 metre and raise rear eaves level by 2.25m	Whinfield 15 Whinney Lane Langho
3/2011/1072/P	Change of use of land to land for the keeping of horses, including the erection of one detached building (3no. stables and 1no. store room), covered midden, sand paddock, hard-standing and boundary fencing with retention of existing access road	Plots 1 & 2 field no. 6637 Old Clay Lane Longridge
3/2011/1074/P	Change of use of land to land for the keeping of horses, including the erection of one detached building (3no. stables and 1no. store room), covered midden, sand paddock, hard-standing and boundary fencing with retention of existing access road	Plots 4 & 5 field no. 6637 Old Clay Lane Longridge

<u>Plan No:</u>	<u>Proposal:</u>	<u>Location:</u>
3/2011/1075/P	Proposed erection of a trade warehouse building	Jacksons Haulage Salthill Industrial Estate Lincoln Way, Clitheroe
3/2012/0015/P	Discharge of conditions relating to materials including coursing and jointing of the stonework, walling, doors and windows, landscaping in relation to application consent 3/2010/0688	Chipping Congregational Church Garstang Road Chipping
3/2012/0024/P	Proposed demolition of existing conservatory and erection of a single storey garden room extension, roof alterations over rear kitchen to create an en-suite bathroom and extra bathroom space. Extension of existing detached garage and drive alterations. Amended resubmission of planning application 3/2011/0271P	Sunnymede Ribblesdale Avenue Clitheroe
3/2012/0027/P	Application for discharge of condition 12 (bat report of planning consent 3/2010/0897/P)	Primrose Mill Woone Lane Clitheroe
3/2012/0028/P	Discharge of condition No 3 (materials) for planning consent 3/2011/0844 and 3/2011/0845	Stanley House Preston New Road Mellor
3/2012/0043/P	Application to remove condition no. 3 of planning consent 3/2000/0783P to allow the holiday cottages to be used as permanent residential accommodation	Edisford Bridge Farm Edisford Bridge Clitheroe
3/2012/0044/P	Proposed replacement fascia sign and replacement projecting sign, neither to be illuminated	5 Church Street Clitheroe

783

APPLICATIONS REFUSED

<u>Plan No:</u>	<u>Proposal:</u>	<u>Location:</u>	<u>Reasons for Refusal</u>
3/2011/0473/P	One non-illuminated internally applied window graphic. Resubmission	7 King Street Clitheroe	Policies G1, ENV16 & PPS5 – Visually prominent and incongruous vinyl graphic harming the character, appearance and setting of the

Cont/

<u>Plan No:</u>	<u>Proposal:</u>	<u>Location:</u>	<u>Reasons for Refusal</u>
Cont...			building and the visual appearance of Clitheroe Conservation Area
3/2011/0567/P	Proposed erection of a holiday cottage (Resubmission)	Pinfold Cottage Tosside Skipton	Policy G1, ENV1 and RT1 – scale, design and massing would cause visual harm to the street scene and AONB due to cramped appearance.
3/2011/0915/P (LBC)	Refurbishment and upgrade of the ground floor central corridor and the conversion of existing changing rooms into scientific facilities	St Mary's Hall Stonyhurst	The proposal would be unduly harmful to the character and significance of the listed building because of the detrimental impact upon the original 1830 planform of lowering the main corridor ceiling and its resulting alteration of space proportions and obscuring of defining design elements.
3/2011/0978/P	Proposal to extend the dwelling at first floor level to the North West elevation	12 Nowell Grove Read	G1, H10, SPG – Overbearing, oppressive and potential overlooking.
3/2011/1025/P	Two storey extension to rear of existing dwelling (including demolition of existing conservatory)	34 Water Street Ribchester	The proposal has an unduly detrimental impact upon the residential amenity of No 35
Cont/			

<u>Plan No:</u>	<u>Proposal:</u>	<u>Location:</u>	<u>Reasons for Refusal</u>
Cont...			<p>Water Street because of the two storey extensions overbearing and overshadowing impact. This is contrary to Policy G1 of the Ribble Valley Districtwide Local Plan.</p> <p>The 'Juliet' balcony is an incongruous and conspicuous feature which does not preserve the character or appearance of Ribchester Conservation Area. This is contrary to Policy ENV16 of the Ribble Valley Districtwide Local Plan.</p>

784 SECTION 106 APPLICATIONS

<u>Plan No</u>	<u>Location</u>	<u>Date to Committee</u>	<u>Number of Dwellings</u>	<u>Progress</u>
3/2009/1011P	Land adj Petre House Farm, Whalley Road Langho	4/2/10	24	Not Signed yet With applicants agent
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	About to be signed
3/2011/0247P	Land off Chapel Close Low Moor Clitheroe	13/10/11 9/2/12	54	Agreement to be returned to Committee for amended terms 15/3/12

<u>Plan No</u>	<u>Location</u>	<u>Date to Committee</u>	<u>Number of Dwellings</u>	<u>Progress</u>
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
3/2011/0482P	Brown Leaves Hotel Longsight Road Copster Green	8/12/11	18	Not Signed yet With applicants solicitors
3/2011/0837P	Land off Pendle Drive Calderstones Park Whalley	9/2/12	46	With Legal
3/2011/0307P	Barrow Brook Business Village, Barrow	13/10/11	37	Decision 20/2/12

There were 4 106 Agreements signed in January 2012 and 1 signed and 1 withdrawn in February 2012.

785 CERTIFICATE OF LAWFULNESS FOR A PROPOSED USE OR DEVELOPMENT

<u>Plan No:</u>	<u>Proposal:</u>	<u>Location:</u>
3/2011/0552/P	Application for a Lawful Development Certificate for a proposed detached garage, gym and garden room and a detached stable block and tack room	Pleasant View Farm Saccary Lane Mellor
3/2011/0970/P	Application for a Lawful Development Certificate for the operation of a taxi business from an existing dwelling	12 Carlton Place Clitheroe
3/2011/1043/P	Application for a Lawful Development Certificate for a proposed single storey extension to side of property	5 Highmoor Park Clitheroe
3/2012/0042/P	Application for a Lawful Development Certificate for a proposed single storey extension to the rear of the property	29 Southfield Drive West Bradford

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

<u>Plan No:</u>	<u>Proposal:</u>	<u>Location:</u>
3/2011/0989/P	Application for a Certificate of Lawful Development for the change of use of the existing garage and stable into annex accommodation including minor external alterations	Paddock Barn Osbaldeston Lane Osbaldeston

787

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

Plan No: 3/2011/1016/P **Proposal:** Replacement of green cabinet shell of steel construction **Location:** Well Terrace, Clitheroe

788

APPEALS UPDATE

<u>Application No:</u>	<u>Date Received:</u>	<u>Applicant/Proposal/Site:</u>	<u>Type of Appeal:</u>	<u>Date of Inquiry/Hearing:</u>	<u>Progress:</u>
3/2010/0719 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 – 13 th -16 th March 2012	
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 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>
3/2011/0557 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	—	APPEAL ALLOWED 27.2.12
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	—	APPEAL DISMISSED 24.2.12
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

<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>
3/2011/0481 D	19.12.11	Huntroyde Estate Demolition of the stone building and piggeries Dean Farm Sabden	WR	—	Site visit 1.3.12 AWAITING DECISION
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	—	APPEAL ALLOWED and APPLICATION FOR COSTS REFUSED
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	—	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	—	Awaiting site visit
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	—	Awaiting site visit

<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>
3/2011/0937 D	1.2.12	Mr R McDonald Proposed installation of a 4Kw black edged solar PV system to the rear-facing South roof slope of the dwelling Kezmin House Hothersall Lane Hothersall	Householder appeal	—	Notification letter sent 7.2.12 Questionnaire sent 8.2.12 AWAITING DECISION
3/2011/0103 D	13.2.12	Mr Robert Townson 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 Burnley Road Gisburn	WR	—	Notification letter sent 17.2.12 Questionnaire sent 24.2.12 Statement to be sent by 23.3.12
3/2011/0982 D	15.2.12	Mr David Huyton Proposed construction of a two-storey side extension to existing house to provide living room, utility/W.C. to ground floor and master bedroom suite to first floor (Resubmission of 3/2011/0295P) 33 Victoria Court Chatburn	Householder appeal	—	Notification letter sent 16.2.12 Questionnaire sent 20.2.12 AWAITING DECISION
3/2011/0624 D	17.2.12	Mr Ken Dobson Fit secondary glazing (Listed Building Consent) Vicarage House Vicarage Fold Wiswell	WR	—	Notification letter sent 28.2.12 Questionnaire sent 2.3.12 Statement to be sent 30.3.12
3/2011/0498 O	21.2.12	Mr & Mrs Allison Demolition of all buildings on site (existing house, kennels and various outbuildings) and erection of a new dwelling incorporating a bed and breakfast business The Eaves Pendleton Road Wiswell	WR	—	Notification letter sent 28.2.12 Questionnaire sent 5.3.12 Statement to be sent by 2.4.12

<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>
3/2011/0620 D	21.2.12	Mr Simon Waller 18 PV panels on the South facing roof above the existing roof, inverter and wiring on the inside of the building Root Hill Estate Yard Whitewell Road Cow Ark	WR	–	Notification letter sent 1.3.12 Questionnaire sent 5.3.12 Statement to be sent by 2.4.12

789 PLANNING ENFORCEMENT UPDATE

The Chief Executive submitted a report informing Committee about the current arrangements for planning enforcement, requesting authorisation for enforcement officers, informing Committee about the outcome of a recent prosecution and setting out the next steps proposed including an opportunity for Members of the Committee to comment on enforcement issues generally and in particular to approve the information proposed for the Council's website. The Head of Legal and Democratic Services informed Committee that with effect from 1 January 2012, certain aspects of planning enforcement had been transferred to the legal section, namely initial investigation/contact with complainants and those responsible for breaches. This meant that under the Council's scheme of delegation to officers, authorisation was required for the enforcement officers in the legal section to be included.

She reported upon a recent court action where the planning and legal sections had worked together to secure a prosecution in respect of unauthorised decking at an address in Low Moor, which had come before the magistrates court and the individual concerned had pleaded guilty and been fined £1,000 and ordered to pay in excess of £400 in respect of the Council's costs.

She informed Committee that it was her intention to present a full report to them setting an analysis of enforcement action taken over the three month period from January to March and asking them for their views on the Council's priorities with regard to enforcement issues.

RESOLVED: That Committee

1. confirm the authorisation of enforcement officer posts for planning purposes as set out in the report;
2. note the current arrangements for planning enforcement;
3. note the outcome of the recent prosecution;
4. note the information is to be made available on the website; and

5. note the opportunity for Members at the April meeting to consider the Council's current enforcement practice to ensure it reflects the Council's priorities.

APPEALS

- a) 3/2011/0778/P – installation of a new window to the side elevation of Strathaven, Whalley Road, Billington – appeal allowed. Application for costs refused.
- b) 3/2011/0326/P – single attached garage extension at Plum Tree Cottage, and single attached garage and ground floor extension together with alterations to retaining wall at Cherry Tree Cottage, Clitheroe Road, Waddington – appeal dismissed.

790

REPORTS FROM REPRESENTATIVES ON OUTSIDE BODIES

There were no reports from representative on outside bodies.

The meeting closed at 9.58pm.

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