

# RIBBLE VALLEY BOROUGH COUNCIL REPORT TO PLANNING & DEVELOPMENT COMMITTEE

Agenda Item No.

meeting date: THURSDAY, 12 APRIL 2012  
title: PLANNING APPEAL AT CHATBURN OLD ROAD, CHATBURN  
submitted by: DIRECTOR OF COMMUNITY SERVICES  
principal author: JOHN MACHOLC - HEAD OF PLANNING SERVICES

## 1 PURPOSE

- 1.1 To update Committee in relation to the request to appoint planning consultants in connection with the forthcoming planning appeal against the refusal by Ribble Valley Borough Council to housing at Chatburn Old Road, Clitheroe.

## 2 BACKGROUND

- 2.1 The application 3/2011/0025/P which was an outline application for residential development at land off Chatburn Old Road, Clitheroe, was refused planning permission on the 9 February 2012 for the following reason:

“The proposed development by virtue of its proximity to adjacent mineral reserves would fail to protect mineral reserves for sterilization and as such be contrary to National Minerals Policy Statement 1 – Planning and Minerals and Policy CS1 of the Joint Lancashire Minerals and Waste Local Development Core Strategy.”

- 2.2 Following a verbal report by the Head of Planning Services on the 25 March 2012, the Planning and Development Committee agreed to engage a specialist Mineral Planning Consultants to defend the Council's case. They were advised that the appeal was likely to be a written representation procedure.
- 2.3 The Head of Planning Services and the Chairman of Planning and Development Committee met informally with representatives of Castle Cement to advise of the likely appeal. It is clear from that meeting that they themselves will employ consultants and make their own written representation submission at the appeal stage.
- 2.4 The Head of Planning Services has approached various consultants and has had one expression of interest from the Mineral Planning Group. They have indicated a cost of £3,800 plus VAT and expenses to act for Ribble Valley in connection with the written representation appeal. They have also stated that should the appeal go down the route of a public inquiry that this would significantly alter the fee quoted.

## 3 RECOMMENDED THAT COMMITTEE

- 3.1 Note the cost of the work for the appeal and the Council's decision to appoint Mineral Planning Group to represent Ribble Valley Borough Council.

DIRECTOR OF COMMUNITY SERVICES

For further information please ask for John Macholc, extension 4502.