

## Minutes of Planning and Development Committee

Meeting Date: Thursday, 24 May 2012 starting at 6.30pm  
Present: Councillor R E Sherras (Chairman)

Councillors:

S Bibby	G Mirfin
I Brown	R Sherras
S Carefoot	D Taylor
T Hill	R Thompson
B Hilton	J White
J Holgate	A Yearing
S Knox	

In attendance: Head of Planning Services, Head of Legal and Democratic Services, Senior Planning Officer, Principal Planning Officer (Design and Conservation).

Also in attendance: Councillors S Hore, K Horkin, K Hind, R Moores and D Smith.

### 20 APOLOGIES

Apologies for absence from the meeting were submitted on behalf of Councillors J Rogerson and M Thomas.

### 21 MINUTES

The minutes of the meetings held on 4 April 2012 and 12 April 2012 were approved as a correct record and signed by the Chairman.

### 22 DECLARATIONS OF INTEREST

Councillor Carefoot and Councillor White declared an interest in Agenda Item No 6 – Designation of Extension to Longridge Conservation Area.

### 23 PUBLIC PARTICIPATION

Mrs Carefoot addressed the meeting at item 6 – Designation of Extension to Longridge Conservation Area at Stonebridge Mill.

### 24 PLANNING APPLICATIONS

1. APPLICATION NO: 3/2011/0618/P (GRID REF: SD 368331 437920)  
DEMOLITION OF EXISTING DETACHED GARAGE AND CONSTRUCTION OF A TWO BEDROOM DETACHED COTTAGE DWELLING TO INLCUDE DRIVEWAY WITH PARKING AND TURNING AREA ON LAND ADJACENT TO 10 THE DENE, HURST GREEN

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. PA – 0079 Rev. A, AR/TD/01 and AR/TD/02.

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

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

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

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

REASON: To comply with Policies G1, ENV1 and ENV16 of the Ribble Valley Districtwide Local Plan to ensure a satisfactory standard of appearance in the interests of visual amenity.

5. The development hereby permitted shall not be commenced until details of the landscaping of the site, including wherever possible the retention of existing trees, have been submitted to, and approved in writing by, the Local Planning Authority. The scheme shall indicate, as appropriate, the types and numbers of trees and shrubs, their distribution on site, those areas to be seeded, turfed, paved or hard landscaped, including details of any changes of level or landform and the types and details of all fencing and screening between the new dwelling and No 10 The Dene.

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

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

6. The access to the proposed development shall remain ungated in perpetuity.

REASON: To permit vehicles to pull clear of the carriageway when entering the site.

7. The vehicular parking and turning space shall be laid out as detailed on the submitted plans and be available for use before the development is brought into use.

REASON: Vehicles reversing to and from the highway are a hazard to other road users.

8. Before the access is used for vehicular purposes, the parking and turning space detailed on the submitted plans shall be appropriately paved in tarmacadam, concrete, block pavements, or other approved materials.

REASON: To prevent loose surface material from being carried onto the public highway thus causing a potential source of danger to other road users.

9. The highway verge of The Dene between the pumping station access and Dene Bridge shall be cleared of the existing shrubs and bushes down to verge level before any development takes place within the site. The Highway Authority or a contractor approved by the Highway Authority shall carry out this work at the applicant's expense. This verge shall remain clear in perpetuity.

REASON: To ensure adequate visibility at the site access in accordance with Local Plan Policy G1.

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 extensions and/or alterations to the dwelling including any development within the curtilage as defined in Schedule 2 Part 1 Classes A to H shall not be carried out without the formal written consent of the Local Planning Authority.

REASON: In the interests of the amenity of the area in accordance with Policies G1, ENV1 and ENV16 of the Ribble Valley Districtwide Local Plan.

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

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

12. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2008 (or any Order amending, revoking or re-enacting that Order) any future additional walls 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 Policy G1 of the Ribble Valley Districtwide Local Plan and in the interests of safeguarding any adjacent residential amenity or visual amenity.

13. The window on the north facing elevation of the building shall be non-opening and obscure glazed to the satisfaction of the Local Planning Authority and remain in that manner in perpetuity.

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

#### INFORMATIVES

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.

Regarding the verge clearance work specified in condition 4, only the Highway Authority or a contractor approved by the Highway Authority can carry out this work and therefore you must contact the Environment Directorate for further information, details below:

Brian Eagle  
Public Realm Manager (Ribble Valley)  
Lancashire County Council  
Willows Lane  
ACCRINGTON  
BB5 0RT

01254 770960    customerserviceeast@lancashire.gov.uk

(Mr Gornall spoke against the above application.)

2. APPLICATION NO: 3/2011/0861/P (GRID REF: SD 359570 439881)  
PROPOSED FARM WORKERS DWELLING, INCLUDING THE CREATION OF  
RESIDENTIAL CURTILAGE AT BROOKSIDE FARM, MOSS SIDE LANE,  
THORNLEY-WITH-WHEATLEY

GRANTED subject to the following condition(s):

1. The development must be begun not later than the expiration of two 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. San/230/1341/01 Amendment A.

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

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

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

4. 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 extensions and/or alterations to the dwelling including any development within the curtilage as defined in Schedule 2 Part 1 Classes A to H shall not be carried out without the formal written consent of the Local Planning Authority.

REASON: In the interests of the amenity of the area in accordance with Policies G1 and ENV1 of the Ribble Valley Districtwide Local Plan.

5. For the avoidance of doubt, the residential curtilage for this new property shall be that land outlined in red on the proposed plan, drawing no. San/230/1341/01 Amendment A.

REASON: For the avoidance of doubt, and in the interests of the amenity of the area in accordance with Policies G1, ENV1 and H2 of the Ribble Valley Districtwide Local Plan.

6. Notwithstanding the approved plans, precise details of the proposed solar and solar voltaic panels to include, size, colour of panel and framework, projection and method of installation shall have been submitted to and approved by the Local Planning Authority before their use in the proposed works.

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

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

REASON: In the interests of visual amenity and to facilitate adequate vehicle parking and/or turning facilities to serve the dwelling in accordance with Policy G1 of the Ribble Valley Districtwide Local Plan and the adopted Supplementary Planning Guidance "Extensions and Alterations to Dwellings".

8. Any external source of lighting shall be effectively screened from view of a driver on the adjoining public highway.

REASON: To comply with Policy G1 of the Ribble Valley Districtwide Local Plan and to avoid glare, dazzle or distraction to passing motorists.

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

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

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

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

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

11. No development approved by this permission shall be commenced until a scheme for the conveyance of foul drainage to a private treatment plant has been submitted to and approved by the Local Planning Authority. No part of

the development shall be brought into use until such treatment plant has been constructed and completed in accordance with the approved plans.

REASON: To prevent pollution of the water environment in accordance with Policy G1 of the Ribble Valley Districtwide Local Plan.

12. Within one month of the dwelling hereby approved becoming occupied, the mobile home/static caravan currently on site shall be removed and the land shall be restored in accordance with a scheme of work and programme to be submitted to and approved in writing by the local planning authority.

REASON: There will no longer be a requirement for the mobile home/static caravan to remain on site and the retention of the structure on site on a permanent basis would require further consent; which may be considered contrary to relevant Local Plan Policies G5, H2, H3, H5 and ENV1.

13. The occupation of the dwelling shall be limited to a person solely or mainly working, or last working, in the locality in agriculture or in forestry, or a widow or widower of such a person, and to any resident dependants.

REASON: In order to comply with policies, G1, H2 and H5 of the Ribble Valley Districtwide Local Plan and the adopted supplementary planning guidance agricultural dwellings. The site is within an area where residential development for purposes other than the essential requirements of agriculture, or forestry, are not normally permitted.

## INFORMATIVES

Consent of the Environment Agency is required prior to the discharge of effluent to surface or underground waters. Consent will only be considered if discharge to the foul sewer is not practicable, in which case the applicant should consider:

- (i) Construction of a soakaway area with no residual discharge to watercourse.
- (ii) Construction of a soakaway area with a high level overflow discharging to watercourse.

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

Under the terms of the Water Resources Act 1991, the prior written consent of the Agency is normally required for any discharge of sewage or trade effluent into controlled waters, and may be required for any discharge of surface water to such controlled waters or for any discharge of sewage or trade effluent from buildings or fixed plant into or onto ground or into waters which are not controlled waters. Such consent may be withheld. (Controlled waters include rivers, streams, groundwater, reservoirs, estuaries and coastal waters).

The foul drainage system should be sited so as not to cause pollution of any watercourse, well, borehole, spring or groundwater.

Establishments of this nature can cause problems when connected to a septic tank. The applicant would be advised to consider the use of a package sewage treatment plant for preference.

All downspouts should be sealed directly into the ground ensuring the only open grids present around each dwelling are connected to the foul sewerage systems.

You are advised that consent under the provision of Section 88 Water Resources Act 1991 is required prior to the discharge of sewage, trade effluent or other matter to a watercourse or to underground waters, or from a building or plant on to or into any land or into any lake, loch or pond which does not discharge to a stream.

Such consent will not normally be given where there is a reasonable practicable alternative such as a discharge to foul sewer.

If a connection to foul sewer is not possible (and the Environment Agency could be satisfied that this was the case) the applicant should consider:

- (i) Construction of a soakaway area with no residual discharge to a watercourse.
- (ii) Construction of a soakaway area with a high level overflow discharging to a watercourse
- (iii) Direct discharge to watercourse.

The applicant should be made aware that the Environment Agency will not normally grant consent for a direct discharge to watercourse where option (i) and (ii) are considered practicable.

If direct discharge to watercourse is the only option the sewage treatment plant should be designed in accordance with the British Standard Code of Practice BS6297:1983 entitle "The Design and Installation of Small Sewage Treatment Works and Cess Pools".

The foul drainage from the proposed development shall be discharged to a septic tank and soakaway system which meets the requirements of British Standard BS6297:1983, there shall be no connection to any watercourse or land drainage system and no part of the soakaway system is situated within 10m of any ditch or watercourse or within 50m of any well, borehole or spring.

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

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



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

3. APPLICATION NO: 3/2011/0927/P (GRID REF: SD 364838 431018)  
PROPOSED REPLACEMENT DWELLING TOGETHER WITH CHANGE OF  
USE OF AGRICULTURAL LAND TO FORM EXTENDED CURTILAGE AT HEY  
MOO, 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 proposal as shown on drawing no's WI05DWG01, 02 and 03.

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 the replacement dwelling hereby permitted, a fence shall have been erected on the boundaries of the rear curtilage area hereby permitted in accordance with precise details that have first been submitted to and approved in writing by the Local Planning Authority. Thereafter, there shall be no alterations to the type, colour, height or position of this fence without the prior written permission of the Local Planning Authority.

REASON: In the interests of visual amenity 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 amending, revoking or re-enacting that Order) any future extensions and/or alterations to the dwelling including any development within the

curtilage as defined in the Schedule to Part 1 Classes A to E shall not be carried out unless a further planning permission has first been granted in respect thereof.

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

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

4. APPLICATION NO: 3/2011/1033/P (GRID REF: SD 375234 442231)  
PROPOSED CHANGE OF USE FROM A WAREHOUSE TO ALLOW A SMALL GYMNASIUM AT 6 LINCOLN PARK INDUSTRIAL ESTATE, LINCOLN WAY, CLITHEROE.

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. This permission shall relate to Plan Reference JO/01 Dwg 01 in relation to the site plan and proposed car parking layout and Plan Reference RH/320111033/02 in relation to the floor plan of the unit.

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

3. Prior to the first occupation or use of the premises details shall have first been submitted to and approved by the Local Planning Authority detailing how the proposed electronic entry system to operate the gate of the compound which is adjacent to the unit and to be used for parking provision will be installed and operated. The scheme shall be implemented prior to commencement of use which shall thereafter be retained.

REASON: For the avoidance of doubt and to ensure the safe operation of the site with regards to parking provision and highway safety in compliance with Policy G1 of the Ribble Valley Districtwide Local Plan.

5. Prior to the first occupation or use of the premises appropriate signage, to have first been submitted to and approved by the Local Planning Authority, shall be erected in order to direct clients of the gym who arrive in vehicles towards identified parking spaces outside the unit and within the compound. The provision of which shall be made available at all times as outlined on Plan Reference JO/01 Dwg 01.

REASON: To ensure the safe operation of the site with regards to parking provision and highway safety in compliance with Policy G1 of the Ribble Valley Districtwide Local Plan.

6. The use of the premises in accordance with this permission shall be restricted to the hours between 0700 to 2100 Monday to Friday, 0800 to 1600 on Saturdays and 1000 to 1400 on Sundays and Bank Holidays.

REASON: To comply with Policy G1 of the Ribble Valley Districtwide Local Plan and in order to safeguard nearby residential amenity.

7. The development hereby permitted shall be used for Class D2 (gymnasium) only and for no other purpose, including any use within Class D2 of the Town and Country Planning (Use Classes) Order 1987 (As Amended).

REASON: The permission granted is for a specific use, and it is considered that other uses within the same Use Class may give rise to adverse effects on the locality, contrary to the provisions of Policy G1 of the Ribble Valley Districtwide Local Plan.

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

5. APPLICATION NO: 3/2011/1052/P (GRID REF: SD 376896 444035)  
PROPOSED ERECTION OF 2 NO NEW DWELLINGS AND DETACHED GARAGE AT LAND OFF CLOUGH BANK LANE, CHATBURN

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's 114-1,2,3,4 and 5.

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

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

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

5. No development shall take place until a scheme for the boundary treatment adjacent to the watercourse adjoining the northern boundary of the site has been submitted to and approved in writing by the Local Planning Authority. The scheme shall be completed in accordance with the approved details within a timescale that has first been agreed with the Local Planning Authority.

REASON: To protect and conserve the habitat and amenity value of the watercourse and to comply with Policy G1 of the Ribble Valley Districtwide Local Plan.

6. The strip of land 8m wide adjacent to the top of banks of the watercourse that adjoins the site must be kept clear of any new buildings or structures (including gates, walls, and fences). Ground levels must also not be raised within this strip of land.

REASON: To preserve access to the watercourse for maintenance and improvement purposes and to comply with Policy G1 of the Ribble Valley Districtwide Local Plan.

7. Prior to commencement of any site works, including delivery of building materials and excavations for foundations or services, all trees identified for retention on drawing no's 114-4 and 5 shall be protected in accordance with the BS5837 (Trees in Relation to Construction) and which shall be agreed in writing. The Root Protection Zone shall be 12 times the trunk diameter at breast height (DBH) as shown on submitted drawing no's 114-4 and 5 and shall remain in place until all building work has been completed and all excess materials have been removed from site including soil/spoil and rubble.

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

No tree surgery or pruning shall be implemented without prior written consent, which will only be granted when the Local Authority is satisfied that it is necessary, will be in accordance with BS3998 for Tree Work and carried out by an approved arboricultural contractor.

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

#### INFORMATIVE

Heys Brook adjoining the site is designed as a Main River and is therefore subject to Land Drainage Bye-laws. In particular, no trees or shrubs may be planted, no fences, buildings, pipelines or other structure erected within 8m of the top of any bank/retaining wall of the watercourse without the prior written permission of the Environment Agency. Full details of such works, together with details of any proposed new surface water outfalls which should be constructed entirely within the bank profile, must be submitted to the Environment Agency for consideration. The Environment Agency has a right to enter Heys Brook by virtue of Section 172 of the Water Resources Act 1991 and the right to carry out maintenance and improvement works by virtue of Section 165 of the same Act. The developer must contact Colin Worswick on 01772 714259 to discuss the Environment Agency's access requirements and apply for Consent.

6. APPLICATION NO: 3/2012/0006/P (GRID REF: SD 372758 441257)  
PROPOSED FOOTPATH/CYCLE LINK CONNECTING EXISTING PRIVATE ROAD TO PROPOSED FOOTPATH/CYCLE NETWORK PERTAINING TO PLANNING APPLICATION 3/2010/0719/P AND APPEAL APP/T2350/A/11/2161186 AT HENTHORN ROAD, CLITHEROE

GRANTED subject to the following condition(s):

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

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

2. This permission shall be implemented in accordance with the proposal as detailed on the proposed footway/cycleway crossing plan submitted with the application issue dated December 2011 and drawing 4370-P-100 dated

February 2012 that details a reduced length of culverting and provision of a 10m ditch by way of mitigation measures.

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

3. No development shall take place until a scheme for the provision and management of the compensatory drainage ditch habitat creation as illustrated on approved plan replacement ditch proposal FPCR Environment and Design Limited 4370-P-100 dated February 2012 has been submitted to and agreed in writing by the Local Planning Authority and implemented as approved.

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

4. No development shall take place for any works affecting a watercourse before a survey for whiteclawed crayfish (*Austroptamobius pallipes* has been undertaken). The report of the survey (together with proposals for mitigation/compensation, if required) shall be submitted to and approved in writing by the Local Planning Authority in consultation with specialist advisors. Any necessary and approved measures for the protection of white-clawed crayfish shall thereafter be implemented in full.

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.

5. Tree felling, vegetation clearance works, or other works that may affect nesting birds shall be avoided between March and July inclusive. In the event that works are required to be carried out during the nesting period a comprehensive risk assessment in order to establish the absence/presence of nesting birds shall be undertaken. The report of the assessment (together with proposals for mitigation/compensation, if required) shall be submitted to the Local Planning Authority prior to any works taking place. Works shall be carried out in accordance with any necessary and approved measures.

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.

NOTE(S):

1. The proposed new culvert crossing requires the prior written consent of the Environment Agency, as detailed by Section 23 of Land Drainage Act 1991.
2. This permission shall be read in conjunction with the planning approval issued under 3/2010/0719/P.

7. APPLICATION NO: 3/2012/0185/P (GRID REF: SD 373761 441162)  
APPLICATION FOR THE RENEWAL OF PLANNING PERMISSION  
3/2008/0766/P FOR THE PROPOSED DEMOLITION OF COMMERCIAL  
BUILDING AND ERECTION OF A THREE STOREY BUILDING FORMING 9,  
TWO-BEDROOM APARTMENTS WITH ANCILLARY LIFT AND STAIRCASE  
ENCLOSURE AT VICTORIA STREET GARAGE, VICTORIA STREET,  
CLITHEROE

GRANTED subject to the following condition(s):

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

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

2. This permission shall relate to the proposal as shown on drawing no's 7005/A, 7006 and 7007.

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

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. In the first planting season following the first occupation of any of the residential units, a landscaping scheme for the site shall be implemented in accordance with details that have first been submitted to and approved in writing by the Local Planning Authority. Thereafter, the landscaping shall be maintained for a period of not less than five years to the satisfaction of the Local Planning Authority. This maintenance shall include the replacement of any tree or shrub, which is removed, or dies, or is seriously damaged, or becomes seriously diseased, by a species of similar size to those originally planted.

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

5. Prior to the first occupation of any of the residential units, walls and/or fences shall be erected on the boundaries of the site in accordance with details that

have first been submitted to and approved in writing by the Local Planning Authority.

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

6. Prior to the commencement of any demolition works on the existing commercial garage, precise details of the means of making good the exposed side wall of the domestic garage at No 6 Reeford Grove, including details of the external finish of that wall, shall be submitted to and approved in writing by the Local Planning Authority. These works shall be carried out to the satisfaction of the Local Planning Authority prior to the commencement of construction works on the approved residential development.

REASON: In the interests of the amenities of the owners/occupiers of that adjoining property, and the visual amenities of the locality, and to comply with Policy G1 of the Ribble Valley Districtwide Local Plan.

7. The proposed access and parking/turning area shall be provided in accordance with the approved plans prior to the first occupation of any of the residential units and, thereafter, shall be retained permanently available and 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.

8. No development approved by this permission shall be commenced until a desk study has been undertaken and agreed by the Local Planning Authority to investigate and produce an assessment of the risk of the potential for on-site contamination. If the desk study identifies potential contamination a detailed site investigation should be carried out to establish the degree and nature of the contamination and its potential to pollute the environment or cause harm to human health. If remediation measures are necessary they will be implemented in accordance with the assessment and to the satisfaction of the Local Planning Authority.

REASON: To ensure a safe form of development that poses no unacceptable risk of pollution to water resources or to human health in accordance with Policy G1 of the Ribble Valley Districtwide Local Plan.

9. Prior to commencement of development precise details of the finished floor levels of the dwellings and the parking areas shall be submitted to and approved in writing by the Local Planning Authority.

REASON: To comply with Policy G1 of the Ribble valley Districtwide Local Plan and protect residential amenity.

10. Due to the adjacent land being opened up to members of the public, the proposer shall ensure the boundary fencing is of a suitable standard to prevent trespass onto the railway. The fence should be a minimum of 1.8m in



height, the details of which shall be submitted to and approved in writing by the Local Planning Authority prior to commencement of development. The fence shall be erected at the applicant's own expense.

REASON: In the interests of the protection of the adjacent railway infrastructure.

11. The applicant must ensure that their proposal both during construction and after completion of works on site does not encroach onto Network Rail land, it must not affect the safety, operation or integrity of the railway and its infrastructure or undermine or damage or adversely affect any railway land and structures, nor over-sail or encroach upon the air-space of any Network Rail land or cause to obstruct or interfere with any works or proposed works or Network Rail development both now and in the future to be undertaken on Network Rail land and infrastructure. Any future maintenance must be conducted solely on the applicant's land.

REASON: In the interests of the protection of the adjacent railway infrastructure.

12. Storm/surface water must not be discharged onto Network Rail's property or into Network Rail's culverts or drains except by agreement with Network Rail. Suitable drainage or other works must be provided and maintained by the Developer to prevent surface water flows or run-off onto Network Rail's property. Proper provision must be made to accept and continue drainage discharging from Network Rail's property. Suitable foul drainage must be provided separate from Network Rail's existing drainage. Soakaways as a means of storm/surface water disposal must not be constructed near/within 10 metres of Network Rail's boundary or at any point that could adversely affect the stability of Network Rail's property.

REASON: In the interests of the protection of the adjacent railway infrastructure.

13. The applicant must ensure that the construction and subsequent maintenance can be carried out to any proposed buildings or structures without adversely affecting the safety of, or encroaching upon Network Rail's adjacent land, and therefore all/any building should be situated at least 2 metres from Network Rail's boundary. This will allow construction and future maintenance to be carried out from the applicant's land, thus avoiding provision and costs of railway look-out protection, supervision and other facilities necessary when working from or on railway land. No structure/building should be built hard-against Network Rail's boundary. The applicant/applicant's contractor must ensure that any scaffolding required for working at height can be undertaken wholly within the footprint of the applicant's land. Any scaffold, which is to be constructed within 10 metres of the railway boundary fence, must be erected in such a manner that at no time will any poles over-sail the railway and protective netting around such scaffold must be installed.

REASON: In the interests of the protection of the adjacent railway infrastructure.

14. Any lighting associated with the development (including vehicle lights) must not interfere with the sighting of signalling apparatus and/or train drivers vision on approaching trains. The location and colour of lights must not give rise to the potential for confusion with the signalling arrangements on the railway. The developers should obtain Network Rail's Asset Protection Engineer's approval of their detailed proposals regarding lighting. Following occupation of the development, if within three months Network Rail or a Train Operating Company has identified that lighting from the development is interfering with driver's vision, signal sighting, alteration/mitigation will be required to remove the conflict at the applicant's expense.

REASON: In the interests of the protection of the adjacent railway infrastructure.

15. Where trees/shrubs are to be planted adjacent to the railway boundary these shrubs should be positioned at a minimum distance greater than their predicted mature height from the boundary. Certain broad leaf deciduous species should not be planted adjacent to the railway boundary as the species will contribute to leaf fall which will have a detrimental effect on the safety and operation of the railway. Any hedge planted adjacent to Network Rail's boundary fencing for screening purposes should be so placed that when fully grown it does not damage the fencing or provide a means of scaling it. No hedge should prevent Network Rail from maintaining its boundary fencing.

REASON: In the interests of the protection of the adjacent railway infrastructure.

8. APPLICATION NO: 3/2012/0241/P (GRID REF: SD 376989 444180)  
PROPOSED CHANGE OF USE OF LAND AND THE CONSTRUCTION OF  
FOUR THREE-STOREY HOUSES (RESUBMISSION OF 3/2011/0306/P) AT  
CHATBURN VILLAGE MOTOR COMPANY, SAWLEY ROAD, CHATBURN

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's 7002/B, 7003/A, 7004/A, 7005 and 7006.

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 the dwellings hereby permitted their respective driveways, parking spaces and garages shall have been formed in accordance with the details shown on drawing no 7002/B to the satisfaction of the Local Planning Authority. Thereafter, the driveways and parking spaces shall be kept permanently clear of any obstruction to their designated use; and the garages shall be retained for the garaging of a private car and shall not at any time be converted into additional living accommodation unless a further planning permission has first been granted in respect thereof.

REASON: In order to ensure the provision and retention of adequate parking provision in the interests of highway safety and to comply with Policy G1 of the Ribble Valley Districtwide Local Plan.

5. Prior to commencement of any site works including delivery of building materials and excavations for foundations or services all trees identified in the arboricultural/tree survey dated the 29<sup>th</sup> of March 2011 [T1/T2] shall be protected in accordance with the BS5837 2012 [Trees in Relation to Demolition, Construction and Design] the details of which shall be agreed in writing, implemented in full, a tree protection monitoring schedule shall be agreed and tree protection measures inspected by the local planning authority before any site works are begun.

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

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

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

REASON: In order to ensure that the trees, that are considered to be of visual value, are afforded maximum physical protection from the potential adverse

effects of development in order to comply with Policies G1 and ENV13 of the District Wide Local Plan.

6. The actions and methods identified in the bat mitigation plan attached to the bat survey report dated 9 March 2011 shall be adhered to throughout the entire development. In the event that any bats are found or disturbed during any part of the development, work shall cease until further advice has been obtained from a licensed ecologist.

REASON: In order to protect the bat population from damaging activities and reduce or remove the impact of development in accordance with the requirements of Policy ENV7 of the Ribble Valley Districtwide Local Plan.

7. The development shall be carried out in full compliance with the remedial works and mitigation measures contained in the submitted Ground Contamination Desk Study Report by Worms Eye Geotechnical dated 14 November 2002 and updated on 28 March 2011.

REASON: To ensure a satisfactory living environment for the future occupiers of the proposed dwellings and to comply with Policy G1 of the Ribble Valley Districtwide Local Plan.

9. APPLICATION NO: 3/2011/0991/P (GRID REF: SD 374508 442235)  
PROPOSED ERECTION OF THREE DWELLINGS WITH ASSOCIATED VEHICULAR ACCESS AND LANDSCAPING ON LAND TO REAR OF HAZELMERE, PIMLICO ROAD, CLITHEROE, LANCASHIRE.

The Head of Planning Services introduced a slight change for reasons for refusal.

REFUSED for the following reasons:

1. Approval of this scheme would be contrary to the guidance contained within the NPPF, HEPPG, the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended) and Local Plan Policy ENV16. The Council cannot support the principal of developing this site for housing due to the irreplaceable damage the loss of important trees that provide visual amenity value and the garden area itself would have a harmful impact on the character and appearance of the Conservation Area, as well as the significant detrimental visual impact the development of the site would have on the character and setting of Hazelmere, a Building of Townscape Merit. The garden's trees, traditional boundary walling and through views from Pimlico Road towards Well Terrace and Pendle Hill are also of significance, and the developments impact on them would further erode this corner of the Conservation Area to its detriment.

2. Approval of this scheme would be contrary to the guidance contained within the NPPF, HEPPG, the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended) and Local Plan Policies G1 and ENV16. The overly modern shape, scale, design and materials proposed are considered entirely incongruous within the street scene, and it will not present a harmonious development that sympathetically and satisfactorily impacts on the character of the Conservation Area nor the adjacent Building of Townscape Merit, resulting in the domination of Hazelmere and its setting. The alterations proposed to the traditional boundary walling would further alter the existing enclosed setting of the garden area to the detriment of the setting of Hazelmere, creating a development that will have an unacceptable visual impact on the character, setting and appearance of the Clitheroe Conservation Area and the adjacent Building of Townscape Merit.

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

(Mrs Wood spoke against the above application.)

10. APPLICATION NO: 3/2012/0158/P (GRID REF: SD 373979 438035)  
OUTLINE APPLICATION FOR THE ERECTION OF 73 OPEN MARKET  
DETACHED DWELLINGS AND 31 SOCIAL HOUSING PROPERTIES ON SITE  
2, BARROW BROOK BUSINESS VILLAGE, BARROW

The Head of Planning Services reported one late item.

REFUSED for the following reason:

1. The proposed residential development does not represent the most appropriate and 'sustainable' use of this site, and would lead to the loss of an important employment generating site with detrimental effects upon the local economy and possible social damage caused by the loss of potential job opportunity in the community, contrary to the requirements of saved Policy EMP11 of the Districtwide Local Plan, and contrary to Key Statement DS1 (Development Strategy) of the Core Strategy 2008-2028 A Local Plan for Ribble Valley Regulation 19 Consultation Draft, which states that "strategic employment opportunities will be promoted through the development of the Barrow Enterprise site as a main location for employment".

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

11. APPLICATION NO: 3/2012/0291/P (GRID REF: SD 362125 443036)  
PROPOSED RESUBMISSION OF APPLICATION 3/2011/0256/P FOR THE  
ERECTION OF A NEW LIVE WORK UNIT (WARDEN'S HOUSE) IN  
CONJUNCTION WITH THE EXISTING CARAVAN SITE AT BRICKHOUSE  
CARAVAN PARK, GARSTANG ROAD, CHIPPING

REFUSED for the following reason(s):

1. In the opinion of the Local Planning Authority, the touring caravan site does not necessitate the construction of a manager's/warden's dwelling within its boundaries. The proposed development therefore represents the erection of a dwelling (that does not satisfy an identified local need, and is not for the purposes of agriculture or forestry) in a location outside the Settlement Boundary of Chipping and within the Forest of Bowland Area of Outstanding Natural Beauty. As such, the proposal would be contrary to the requirements of Policies G5 and H2 of the Ribble Valley Districtwide Local Plan and would be detrimental to the visual amenities of the AONB contrary to Policy ENV1 of the Local Plan.
2. The proposal is contrary to the environmental dimension of sustainable development as defined in the National Planning Policy Framework (NPPF) in that it would not contribute towards the protection and enhancement of the AONB which is an area recognised in the NPPF as having the highest status of protection in relation to landscape and scenic beauty.

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

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

12. APPLICATION NO: 3/2011/0892/P (GRID REF: SD 374095 442172)  
PROPOSED RESIDENTIAL DEVELOPMENT AT LAND OFF MILTON AVENUE,  
CLITHEROE

The Head of Planning Services reported an additional letter of objection and advised of an additional condition and the deletion of one of the informatives in the recommendation.

DEFERRED for further clarification relating to highway matters.

(Ms Dickman spoke in favour of the above application. Mrs Thompson spoke against the above application).

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

13. APPLICATION NO: 3/2012/0065/P (GRID REF: SD 372512 435891)  
OUTLINE APPLICATION FOR NEW RESIDENTIAL HOUSING DEVELOPMENT  
COMPRISING 12 HOUSES (3 NO TERRACED AND 9 NO DETACHED) (4 NO  
AFFORDABLE AND 8 NO MARKET HOUSING) INCLUDING ACCESS WAY  
AND TURNING HEAD TO LCC CRITERIA, NEW ACCESS TO NEW FOUL  
WATER PUMPING STATION (EXISTING PUMPING STATION TO BE  
DEMOLISHED) ON LAND AT DALE VIEW, BILLINGTON

DEFERRED and DELEGATED to the Director of Community Services for approval following the satisfactory completion of a legal agreement within a period of 6 months from the date of this decision as outlined in the 'Section 106 Agreement Content' 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 and the sustainability requirements of the National Planning Policy Framework.

5. The submission of reserved matters in respect of scale and appearance, and the subsequent implementation of the development, shall be carried out in substantial accordance with the Design and Access Statement submitted with the application.

In relation to the reserved matter of layout, the Council considers the position and orientation of Plots 10, 11 and 12 (as shown on illustrative drawing no Gel/454/1315/02) with rear garden fences facing Dale View, to be detrimental to visual amenity. This particular detail of the layout should be reconsidered in any reserved matters submission.

REASON: For the avoidance of doubt to determine the scope of the outline permission.

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 should be completed in accordance with the approved plans.

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

7. No development shall take place until a Construction Method Statement has been submitted to, and approved in writing by, the Local Planning Authority. The approved Statement shall be adhered to throughout the construction period. The Statement shall provide for:

- (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 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. Footpath no's 40 and 41 in the Parish of Billington affect the site.
2. The applicant is advised of the need to comply with the guidance contained in the letter to the Local Planning Authority from the Environment Agency dated



8 March 2012, a copy of which was sent to their agents Gary Hoerty Associates.

3. The applicant is advised that Primrose Lodge in Clitheroe has been registered as a receptor site for biodiversity offset credits with the Environment Bank. Developers can purchase credits to be used to further the environmental enhancement work at that location.

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

(Ms Sharples spoke against the above application.)

14. APPLICATION NO: 3/2012/0261/P (GRID REF: SD 375167 446130)  
APPLICATION FOR THE DISCHARGE OF PLANNING OBLIGATIONS RELATING TO A SECTION 106 AGREEMENT, TO ALLOW THE PREMISES TO BE OCCUPIED AS PERMANENT RESIDENTIAL ACCOMMODATION IN LINE WITH PLANNING CONSENT 3/2011/1055P AT WHITEHALL FARM, WHITEHALL LANE, GRINDLETON.

DEFERRED AND DELEGATED to the Director of Community Services and minded to approve the deed of release or revocation of the S.106 agreement.

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APPLICATIONS APPROVED

<b><u>Plan No:</u></b>	<b><u>Proposal:</u></b>	<b><u>Location:</u></b>
3/2011/0622/P	Conversion of barn into holiday accommodation as part of a change of use application	Dilworth Barn Back Lane Newton-in-Bowland
3/2011/0723/P	Proposed erection of 3 No commercial units to provide optional/mixed use development for Class A1 retail, Class B1 business, Class B2 general industrial and Class B8 storage and distribution	Clitheroe Auction Mart Lincoln Way Clitheroe
3/2011/0760/P	Remove the damaged cement render from the outside wall and replace with one of the following: 1. point stonework (if suitable); 2. re-render (unpainted)	15 Lowergate Clitheroe
3/2011/0863/P	Retrospective application for single storey rear extension	23 Preston Road Longridge
3/2012/0889/P	Refurbishment of existing health and leisure club incorporating construction of a single storey extension to the north east elevation and alterations to fenestration by building up an existing opening and forming new window and door openings	Carter Leisure Chatburn Road Clitheroe

<b><u>Plan No:</u></b>	<b><u>Proposal:</u></b>	<b><u>Location:</u></b>
3/2011/0890/P	Extension to health and leisure club to form new entrance/reception area with a viewing terrace over at first floor level (south eastern elevation) and construction of open viewing terrace at first floor level (north eastern elevation)	Carter Leisure Chatburn Road Clitheroe
3/2011/0943/P	Application to discharge condition no 5 (details and materials of internal site roads) and condition no 6 (landscaping) of planning permission 3/2010/0485/P	Northwood Longsight Road Clayton-le-Dale
3/2011/0969/P	Proposed equestrian stable block and exercise ménage	Calder Farm Settle Road Bolton-by-Bowland
3/2011/0980/P	Demolition of timber framed house and farm office and erection of a granny annex and use of land for that purpose	Eastham House Farm Clitheroe Road Mitton
3/2011/0984/P	One wall mounted sign on the front elevation	Pullman House 2-4 Duck Street Clitheroe
3/2011/0999/P	Proposed rear single storey extension	9 Ribblesdale Road Ribchester
3/2011/1042/P	Single storey extension to form conservatory, breakfast/conference room with toilets and kitchen facility	The Avenue Hotel The Avenue Brockhall Village
3/2012/0049/P	Application for a non-material amendment to planning permission 3/2011/0144/P (stable block) for the formation o a gable wall (change in roof appearance) to the south-west elevation	Tithe Barn House Whins Lane Simonstone
3/2012/0067/P	Substitution of house type to include use of part of a garage as additional living accommodation	23 Calderstones Green Pendle Drive Whalley
3/2012/0070/P	Conversion of barn to two dwellings with the creation of garden and parking area at barn adjacent	Shays Cottage Tosside
3/2012/0076/P	Proposed rooflift and garage extension	Innellan, Moor Lane Wiswell
3/2012/0083/P	Proposed single storey garden room extension	Foxfield, Alston Lane Alston, Longridge
3/2012/0091/P	Proposed extension to existing stable block providing 3no. additional loose boxes	Newshams Farm Old Buckley Lane Knowle Green

<b><u>Plan No:</u></b>	<b><u>Proposal:</u></b>	<b><u>Location:</u></b>
3/2012/0100/P	Proposed two-storey rear extension with single storey lean-to to form new dining room and bedroom	2 Hazel Grove Longridge
3/2012/0106/P	Proposed single storey side and rear extension	15 Green Park Whalley
3/2012/0114/P	Application for the discharge of condition no. 3 (materials) of planning consent 3/2011/1013	Croft Cottage 2 Grindleton Road West Bradford
3/2012/0122/P	Single storey extension to East elevation	Wilsons Farm Easington Road Cow Ark
3/2012/0123/P	Proposed bedroom extension over front of the existing garage and tiled roof to existing porch	79 Moorland Road Langho
3/2012/0131/P	Retention of the existing building and use as workshop/offices adjacent	Roadside Farm Preston Road, Alston
3/2012/0132/P	Erection of general purpose steel portal framed building for agricultural use to be used for indoor lambing of sheep and general storage outside of lambing time (building 1)	Greenlands Farm Thornley
3/2012/0133/P	Erection of general purpose steel portal framed building for agricultural use to be used for indoor lambing of sheep and general storage outside of lambing time (building 2)	Greenlands Farm Thornley
3/2012/0137/P	Construction of new 100-cow cubicle house and assorted yards/roads and slurry lagoon	Fishes and Peggy Hill Farm Henthorn Road Clitheroe
3/2012/0138/P	Construction of new machinery store and associated roadway	Fishes and Peggy Hill Farm Henthorn Road Clitheroe
3/2012/0140/P	Erection of a new dairy cubicle building and new access track to facilitate expansion of milking herd	Radholme Laund Farm Cow Ark
3/2012/0142/P	Change of use from shop (Class A1) to financial and professional services office (Class A2). Demolish and rebuild single storey storage room to rear of the premises to same dimensions as original including window in same position	66 Derby Road Longridge

<b><u>Plan No:</u></b>	<b><u>Proposal:</u></b>	<b><u>Location:</u></b>
3/2012/0144/P	Application for a non-material amendment to planning permission 3/2011/0975P, to allow the insertion of a new window in gable of the approved garage extension	West Meath Jacksons Lane Balderstone
3/2012/0145/P	Alterations to the existing driveway	16 Crow Trees Brow Chatburn
3/2012/0148/P	Proposed replacement domestic garage	2 Bronte Villas Longworth Road Billington
3/2012/0152/P	Change of use from class B1 (office use) to class C3 (residential)	Wilkin House Highfield Road Clitheroe
3/2012/0165/P	Installation of new security fencing, tarmac, picnic area and enclosed garden area with polytunnel	St Augustine's RC High School Elker Lane, Billington
3/2012/0162/P	Application for the discharge of condition no's 3 (materials), 6 (Surface Water run-off) and 7 (Surface Water Regulation System) of planning consent 3/2011/0965/P on land adjacent	14 Crumpax Avenue Longridge
3/2012/0172/P	Removal of existing detached garage and erection of single storey rear and side extension	99 Chatburn Road Clitheroe
3/2012/0173/P	Single storey extension to the rear	3 Langdale Avenue Clitheroe
3/2012/0176/P	Single storey rear extension with glazed balcony above new first floor bay with access to balcony and formation of further door in existing bay window at first floor level for access to the balcony	Hammond Field Hammond Drive Read
3/2012/0181/P	Two storey rear extension	3 Woodlands Drive Whalley
3/2012/0183/P	Proposed erection of garage with office over and associated site works for disabled use. Re-submission of 3/2011/0745P	Lime Kiln Cottage Bedlam Road Thornley-with-Wheatley
3/2012/0186/P	Ground floor rear extension to provide an extended kitchen diner	136 Pimlico Road Clitheroe
3/2012/0187/P	Proposed demolition of the former Women's Institute Building and the erection of one dwelling on land	Lynbrook Longsight Road Clayton-le-Dale

<b><u>Plan No:</u></b>	<b><u>Proposal:</u></b>	<b><u>Location:</u></b>
3/2012/0192/P	Proposed widening of existing access off the public highway on land	Clitheroe Road Knowle Green
3/2012/0194/P	New storage container to be located within the existing outdoor compound area of the store for storing trolleys in readiness for van deliveries	Co-operative Food Store Barrow Service Station Barrow Brook Barrow, Clitheroe
3/2012/0195/P	Glazed side extension to the Elmhurst Building	Kemple View Hospital Longsight Road Langho
3/2012/0201/P	Proposed change of use of unit from Light Industrial (Class B1[c]) to Class D2 – Studio/Personal Training Room	3 Albion Court Waterloo Road Clitheroe
3/2012/0202/P	Application to discharge condition no. 4 (materials) of planning permission 3/2011/0605P	21 Clitheroe Road Whalley
3/2012/0203/P	Extended garden curtilage and erection of a garage and granny annex	Red Rock Sabden Road, Padiham
3/2012/0204/P	Proposed single storey link extension between the existing house and outbuilding	Hodder House Chipping Road Chaigley
3/2012/0205/P	Proposed front single storey extension	11 Glendale Drive Mellor
3/2012/0209/P	Modification to existing pavilion roof to accommodate proposed memorial clock	Clitheroe Cricket Bowling & Tennis Club Chatburn Road Clitheroe
3/2012/0212/P	The addition of Velux windows to the ground floor living room	Withinreap Barn Moss Side Lane Thornley
3/2012/0220/P	Ground mounted photovoltaic panels in the garden area	Dugdales Barn Worston
3/2012/0222/P	Application for non-material amendment to planning consent 3/2011/0942 to increase the length of the single storey flat-roofed extension to the rear by 500mm	89 Peel Street Clitheroe
3/2012/0230/P	Renewal of planning permission 3/2010/0198/P for a portacabin toilet facility next to S417 classroom facility at Samlesbury site – Permission is sought for a further three years to enable a temporary project on site to be completed	Unit S417 Samlesbury Aerodrome Balderstone

<b><u>Plan No:</u></b>	<b><u>Proposal:</u></b>	<b><u>Location:</u></b>
3/2012/0233/P	Proposed ground floor bathroom extension with flat lead rolled roof. Proposed detached double garage	Waddington Old Mill Mill Lane Waddington
3/2012/0235/P (PA) & 3/2012/0236/P (LBC)	Creation of ground floor kitchen, dining room, utility and toilet from the attached garage, with hobby room above. Proposed alterations based on minimising any changes to the existing fabric internally and externally	Rodhill Lodge Bolton-by-Bowland
3/2012/0240/P	Application for a non-material amendment to planning permission 3/2011/0558/P, to allow the modification of window facing South East to Sawley Road from glazing up to the roof line to an arch top lintel	Recreation Ground Sawley Road Grindleton
3/2012/0243/P	Proposed canopy over existing flat roofed front bay window extending over existing front door to an existing semi-detached dwelling	31 Little Lane Longridge
3/2012/0244/P	Proposed single storey extension to side and rear	2 Beaufort Close Read
3/2012/0246/P	Proposed new extensions to existing dwelling, including new extension to the front elevation to create additional bedroom space, new en-suite and window to the side gable and new side extension to the rear to create a utility room	13 Abbots Croft Whalley
3/2012/0248/P	Proposed vehicular access including drop kerb to existing footpath/verge to allow off road parking	70 St Marys Gardens Mellor
3/2012/0257/P	Proposed erection of conservatory to the rear of the property	9 Haugh Avenue Simonstone
3/2012/0260/P	Raising of rear eaves level and erection of first floor extension over part of existing single storey flat roof extension (Resubmission)	4 Branch Road Mellor Brook
3/2012/0263/P	Application for the discharge of condition no. 6 (type, coursing and jointing of natural stone) and no. 7 (Velux roof lights) of planning permission 3/2011/0971/P relating to development	Cobden Mill Watt Street Sabden
3/2012/0265/P	Proposed two-storey and single storey rear extensions	2 Rock Terrace Whalley

<b><u>Plan No:</u></b>	<b><u>Proposal:</u></b>	<b><u>Location:</u></b>
3/2012/0266/P	Application to discharge condition no. 12 (written scheme of investigation), condition no. 13 (bin store) and condition no. 17 (code pre-assessment) of planning consent 3/2010/0001/P	Cobden Mill Watt Street Sabden
3/2012/0267/P	Discharge of conditions 1, 2 and 3 relating to commencement of time, materials and landscaping	Northcote Manor Northcote Road Langho
3/2012/0282/P	Proposed lean-to single storey rear extension	77 Taylor Street Clitheroe
3/2012/0290/P	Proposed change of use from Class A1 retail use into 2 no. self-contained ground floor flats	116 – 118 Bawdlands Clitheroe
3/2012/0331/P	Application for a non-material amendment to planning permission 3/2011/1057P, to allow the length of the proposed dormer to be increased	20 The Hazels Wilpshire
3/2012/0368/P	Application for a non-material amendment to planning permission 3/2010/0113/P, to allow the addition of windows at first floor level to gable walls, rear gardens to dwellings 1-4 amended; including re-position of pedestrian access to the highway and relocated bench added for public use adjacent to Whalley Road. Land adjacent to	Whalley Road Sabden
3/2012/0371/P	Application for a non-material amendment to planning permission 3/2012/0003/P, to alter the differing roof line to a continuous level, remove porch and allow for a canopy and reduce the size of the outhouse. Alterations to external paving	5 Root Hill Farm Cottage Dunsop Bridge

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#### APPLICATIONS REFUSED

<b><u>Plan No:</u></b>	<b><u>Proposal:</u></b>	<b><u>Location:</u></b>	<b><u>Reasons for Refusal</u></b>
3/2011/0366/P	Proposed erection of one 32m high, 225Kw wind turbine on land	west of Coal Pits Lane Gisburn	Proposal by virtue of its location, siting, scale and height would be contrary to Policies G1, G5, ENV2,

Cont ...

Cont'd	<u>Plan No:</u>	<u>Proposal:</u>	<u>Location:</u>	<u>Reasons for Refusal</u>
				<p>ENV3, ENV24, ENV25, ENV26 of the Local Plan, Forest of Bowland AONB Renewable Energy Position Statement and the NPPF.</p> <p>By virtue of its location close to a number of Public Footpaths and dwellings would impact upon the enjoyment of walkers and be to the detriment of the residential amenities of the occupiers of that dwelling contrary to Policy G1 of the Local Plan.</p>
	3/2011/0674/P	Revised details of conversion of barn to dwelling, erection of garage, plant room and driveway and garden	Raike Foot Farm Thornley Road Chaigley	<p>The proposal given the extent of rebuild would be tantamount to a new dwelling and as such be contrary to policies H16 and ENV01 of the Districtwide Local Plan and paragraph 55 of the NPPF. The extent of alteration would result in visual detriment contrary policies ENV1, H17 of Districtwide Local Plan and guidance in NPPF, paragraph 135.</p>



<b><u>Plan No:</u></b>	<b><u>Proposal:</u></b>	<b><u>Location:</u></b>	<b><u>Reasons for Refusal</u></b>
3/2011/0859/P	Change of use of redundant community centre (Old School House) to a dwelling incorporating an increase in height to create a first floor and an extension to the front	Old School House Lane Ends Grindleton	Contrary to NPPF and Policies G1, ENV1, H16 and H17 of the Local Plan. The proposal by virtue of the proposed alterations to the roof height, the design of the new build element and the use of dormer windows would be visually harmful to the streetscene, be to the further detriment of the character of the building, and would visually affect the character, appearance and setting of this location, without sufficient justification.
3/2011/0893/P	Outline application for one dwelling situated in the old car park	Hodder Place Stonyhurst Clitheroe	Policy ENV1 and NPPF – the proposal does not represent sustainable development and would be detrimental to the visual amenities of the AONB.
3/2011/1001/P	New detached dwelling within the curtilage	1 Portfield Bar Whalley	Policy ENV4 and Section 9 of the NPPF – harm to the openness of the Green Belt.

<b><u>Plan No:</u></b>	<b><u>Proposal:</u></b>	<b><u>Location:</u></b>	<b><u>Reasons for Refusal</u></b>
3/2011/1078/P	Proposed two-storey rear extension	18 Kestor Lane Longridge	G1, H10, SPG – Harmful to the amenity of neighbouring residents due to the size and massing of the extension resulting in an overbearing impact and loss of light.
3/2012/0063/P	Proposed two-storey side extension	Gleadale 74 Salthill Road Clitheroe	G1, H10, SPG – Dominant extension to the visual detriment of the property and street scene.
3/2012/0074/P (LBC) & 3/2012/0075/P (PA)	Change of use to the ground floor from a licensed premises to A2 financial and professional use, including internal structural alterations to the ground floor. Upgrade of the existing accommodation including the creation of improved domestic accommodation at first and second floor split into 4 no'd flats with compliant means of escape provision and associated alterations to create a separate entrance	The Victoria Hotel Market Place Clitheroe	The proposal has an unduly harmful impact upon the character (including setting) and significance of the listed building and the character, appearance and significance of Clitheroe Conservation Area because of the loss of/alteration to important historic fabric, plan form and external appearance including the removal of interior wall room divisions and stairs, creation of new stairs, obscuring of historic stairs fire places and ceilings, disruption to ground floor proportions by

Cont ...

Cont'd	<u>Plan No:</u>	<u>Proposal:</u>	<u>Location:</u>	<u>Reasons for Refusal</u>
	3/2012/0079/P	Proposed extension of wine bar to create a cloakroom (single storey)	Carlitos York Street Clitheroe	installation of a suspended ceiling and disruption to facade symmetry through creation of an external doorway. This is contrary to Policies ENV20, ENV19, ENV16, G1(a), H16(a) and H17(a) of the Ribble Valley Districtwide Local Plan.  Policies G1, ENV16 and NPPF (Section 12) – detrimental effect upon the appearance of the building and upon the appearance and character of the Conservation Area.
	3/2012/0081/P	Installation of 3 conservation style velux roof lights and installation of replacement windows to an existing dwelling	4 Church Raikie Chipping	The proposal has an unduly harmful impact upon the character and significance of the listed building, the setting of St Bartholomew's Church (Grade II* listed) and the character and appearance of Chipping Conservation Area because the proposed roof lights are conspicuous, incongruous and visually intrusive in the otherwise
Cont ...				

	<u>Plan No:</u>	<u>Proposal:</u>	<u>Location:</u>	<u>Reasons for Refusal</u>
Cont'd	3/2012/0094/P	Demolish existing garage and build new larger garage	Ribblesdale House Main Street Gisburn	unbroken and prominent roof slope. This impact will be compounded by the use of artificial slate vents.  G1, ENV1, ENV16, ENV19, H10, SPG and NPPF – Inappropriate size, design and materials resulting in cramped development to the visual detriment of the appearance of surrounding properties, the significance of the adjacent Listed Buildings and the wider Conservation Area. Also harmful impact upon the amenity of neighbouring residents by virtue of its overbearing impact and resultant loss of light.
Cont ...	3/2012/0101/P	Proposed two-storey extension to provide a dining room at ground floor and bedroom and bathroom at first floor	84 Ribchester Road Clayton-le-Dale	Contrary to Policies G1 and H10 of the Districtwide Local Plan and the Council's adopted SPG on alterations and extensions to dwellings. It would result in a discordant feature to the detriment of both the character

Cont'd

<b><u>Plan No:</u></b>	<b><u>Proposal:</u></b>	<b><u>Location:</u></b>	<b><u>Reasons for Refusal</u></b>
3/2012/0141/P	Alterations and extension at rear of property at ground and first floor level	2 Huntsmans Cottages Woodfold Park Further Lane Mellor	and appearance of the property and the street scene.  The proposal will be unduly harmful to the character and significance of Huntsmans Cottage heritage asset and Woodfold Park historic park and garden because of its size, design and prominence and resultant domination of the rear elevation of the historic building range. This is contrary to Policies ENV21 and G1 of the Ribble Valley Districtwide Local Plan and Ribble Valley Supplementary Planning Guidance 'Extensions and Alterations to Dwellings'.
3/2012/0147/P	Single storey rear extension	47 Avenue Road Hurst Green	G1, ENV1, ENV16, H10, SPG and NPPF – Inappropriate design and materials to the visual detriment of the appearance of the property, Hurst Green Conservation Area and the Area of Outstanding Natural Beauty.

<b><u>Plan No:</u></b>	<b><u>Proposal:</u></b>	<b><u>Location:</u></b>	<b><u>Reasons for Refusal</u></b>
3/2012/0153/P	Conversion of 4 Stanley Street into 2 no. self-contained flats including extensions, plus creation of a new dwelling to the rear of 4 Stanley Street following the demolition of remains of derelict barn	4 Stanley Street Longridge	Contrary to Local Plan Policies G1, ENV16 and Policy H10, the SPG – “Extensions and Alterations to Dwellings” and the Planning (Listed Buildings and Conservation Areas) Act 1990. Adverse visual impact on the character, setting and appearance of the CA and impact on residential amenity.
3/2012/0160/P	Demolition of existing shippon and proposed two-storey side extension, porch extension and single storey rear extension	74 Knowsley Road Wilpshire	G1, H10, SPG, HEPPG, NPPF – Inappropriate and incongruous development to the visual detriment of this traditional property, and the street scene.
3/2012/0164/P	Proposed garage extension with accommodation in the roof to the southern gable elevation with dormer to the front and rear roofslope. Proposed dormer to front elevation of main property and single storey lean-to extension to the rear	8 Rogersfield Langho	G1, H10, SPG, NPPF – Size, scale, design, massing and siting would interrupt the existing pattern of development to the estate, resulting in an adverse impact upon the appearance of the property and the street scene to the loss of general amenity.

<b><u>Plan No:</u></b>	<b><u>Proposal:</u></b>	<b><u>Location:</u></b>	<b><u>Reasons for Refusal</u></b>
3/2012/0168/P	Single storey conservatory extension to the rear. Re-submission.	Hill House Hesketh Lane Chipping	G1, ENV1, H10, SPG – Inappropriate design and materials to the visual detriment of the appearance of the property and the Area of Outstanding Natural Beauty.
3/2012/0178/P	Full redecoration to the external building in like for like colours. Internal alterations as follows: form new structural opening linking the existing Bar Area to the proposed Dining Area. Removal of asbestos containing artex to the existing Lounge Area, ceiling and reskinned and painted, with new timber beams applied and stained dark. New 1100mm high timber T&G wall panelling, stained dark and polished to all walls within the proposed Dining and Snug Area. New fixed seating to the proposed Dining and Snug Area in a traditional style, having turned legs and deep buttoned backs. New areas of flooring, which include timber, stone, rugs and ceramic tiles. General redecoration throughout – painted finishes to be repainted, existing stained joinery to be	Bailey Arms Hotel Avenue Road Hurst Green	The proposal would have an unduly harmful impact upon the character and significance of the listed building because of the loss of and damage to important historic fabric. This includes the removal of walling which maintains the identities and planform of the historic barn and housebody elements, the alteration of flooring and the alteration of ceiling/first floor structures. This would be contrary to Policy ENV20 of the Ribble Valley Districtwide Local Plan.

Cont ...

	<b><u>Plan No:</u></b>	<b><u>Proposal:</u></b>	<b><u>Location:</u></b>	<b><u>Reasons for Refusal</u></b>
Cont'd		restained dark and polished. New joinery to be stained dark and polished. All alterations to enhance and to be sympathetic to the character of the building		
27	CERTIFICATE OF LAWFULNESS FOR A PROPOSED USE OR DEVELOPMENT			
	<b><u>Plan No:</u></b>	<b><u>Proposal:</u></b>	<b><u>Location:</u></b>	
	3/2012/0104/P	Application for a Lawful Development Certificate for the removal of the existing detached garage and replacement with a detached outbuilding	Wisteria Cottage 22 St Marys Gardens Mellor	
	3/2012/0121/P	Application for a Lawful Development Certificate for the proposed installation of a new window to the front elevation, six conservation roof lights to the third floor, a new entrance canopy and the conversion of a window to form a doorway at ground floor level to the rear of the property	Home Farm Cottage 6 King Henry Mews Bolton-by-Bowland	
	3/2012/0224/P	Lawful Development Certificate for proposed extension to rear of existing garage at	4 Hawthorn Close Langho	
	3/2012/0283/P	Application for a Lawful Development Certificate for the proposed construction of a single storey rear extension, dormer to rear elevation and conversion of store (previously garage) to a habitable room	3 Redwood Drive Longridge	
28	TOWN AND COUNTRY PLANNING (GENERAL PERMITTED DEVELOPMENT) ORDER 1995 PARTS 6 & 7 PRIOR NOTIFICATION OF AGRICULTURAL AND FORESTRY BUILDINGS AND ROADS PRIOR APPROVAL <b>NOT</b> REQUIRED			
	<b><u>Plan No:</u></b>	<b><u>Proposal:</u></b>	<b><u>Location:</u></b>	
	3/2012/0304/N	Proposed secure farm workshop to repair equipment and machinery	Cowgill Farm Sawley, Clitheroe	



3/2012/0333/N	Replacement commercial fridge for storage of produce from dairy	Westby Dairy Westby Hall Farm Burnley Road, Gisburn
3/2012/0344/P	Portal frame building to store farm machinery	West Dockber Farm Sawley, Clitheroe
3/2012/0345/P	Portal frame storage building (hay)	Fish House Farm Woods Brow Balderstone

29 SECTION 106 APPLICATIONS

<u>Plan No</u>	<u>Location</u>	<u>Date to Committee</u>	<u>Number of Dwellings</u>	<u>Progress</u>
3/2010/0078/P	Old Manchester Offices Whalley New Road Billington	20/5/10	18	Back to May committee
3/2010/0929/P	Land between 36 & 38 Henthorn Road Clitheroe	14/7/11	8	Not Signed yet With applicants solicitor
3/2011/0316/P	Land off Preston Road Longridge	10/11/11	60	Not Signed yet With applicants solicitor & LCC
3/2011/0837/P	Land off Pendle Drive Calderstones Park Whalley	9/2/12	46	Not Signed yet With applicants solicitors
3/2011/0776/P	Land off Whiteacre Lane Barrow	12/4/12	7	With Legal
3/2011/0784/P	Old Whalley Nurseries Clitheroe Road Whalley	12/4/12	6	With Legal
<b>Non Housing</b> 3/2011/0649/P	Calder Vale Park Simonstone	15/3/12		Subject to departure procedures so no progress on Section 106

<u>Plan No</u>	<u>Location</u>	<u>Date to Committee</u>	<u>Time from First Going to Committee to Decision</u>	<u>Number of Dwellings</u>	<u>Progress</u>
3/2011/0482/P	Brown Leaves Hotel Longsight Road Copster Green	8/12/11	17 weeks	18	Decision 3/4/12
3/2011/0541/P	Dilworth Lane/Lower Lane Longridge	10/11/11 9/2/12	21 weeks	49	Decision 5/4/12
3/2011/0247/P	Land off Chapel Close Low Moor, Clitheroe	13/10/11 15/3/12	25 weeks	54	Decision 2/5/12

<b><u>Application No:</u></b>	<b><u>Date Received:</u></b>	<b><u>Applicant/Proposal/Site:</u></b>	<b><u>Type of Appeal:</u></b>	<b><u>Date of Inquiry/Hearing:</u></b>	<b><u>Progress:</u></b>
3/2011/0205 & 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	—	APPEAL DISMISSED 5.4.12
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	—	APPEAL WITHDRAWN 12.4.12
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	Hearing	—	Inspector has rescheduled as Hearing

<b><u>Application No:</u></b>	<b><u>Date Received:</u></b>	<b><u>Applicant/Proposal/Site:</u></b>	<b><u>Type of Appeal:</u></b>	<b><u>Date of Inquiry/Hearing:</u></b>	<b><u>Progress:</u></b>
3/2011/0103 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	–	Awaiting site visit
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/WC to ground floor and master bedroom suite to first floor (Resubmission of 3/2011/0295P) 33 Victoria Court Chatburn	Householder appeal	–	APPEAL ALLOWED 20.4.12
3/2011/0624 D	17.2.12	Mr Ken Dobson Fit secondary glazing (Listed Building Consent) Vicarage House Vicarage Fold Wiswell	WR	–	Awaiting site visit
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	–	Awaiting site visit
3/2011/0488 D	12.3.12	Mr G Garnett Proposed erection of a single garage within the curtilage of an existing building/dwelling house The Hey Barn Back Lane Newton	Householder appeal	–	APPEAL DISMISSED 27.4.12

<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>
3/2011/0653 D	13.3.12	E Smith Proposed erection of a detached two-storey timber building within garden area to create studio at ground floor and storage at first floor 10 Longridge Road Hurst Green	Householder appeal	—	APPEAL DISMISSED 25.4.12
3/2011/0567 D	16.3.12	Mr D Ashton Proposed erection of a holiday cottage (Re-submission) Pinfold Cottage Tosside	WR	—	Awaiting site visit
3/2011/0851 D	27.3.12	Mrs Sarah Roundell Proposed rear second floor extension and detached single garage to the rear Houghton Farm Cottage Osbaldeston Lane Osbaldeston	Householder appeal	—	AWAITING DECISION
3/2011/0703 O	16.4.12	Mr T Brown Proposed erection of a three-bedroom, two-storey detached dwelling with attached garage (re-submission of 3/2011/0315P) 43 Hawthorne Place Clitheroe	WR	—	Notification letter sent 23.4.12 Questionnaire sent 30.4.12 Statement to be sent by 28.5.12

(Councillor Carefoot left the meeting.)

(Councillor White read a statement from Councillor Rogerson, then left the meeting.)

### 31 DESIGNATION OF EXTENSION TO LONGRIDGE CONSERVATION AREA

The Director of Community Services submitted a report asking Committee to approve the designation of an extension to Longridge Conservation Area at Stonebridge Mill. Councillor Hind and Councillor Smith were given permission to speak on this item, both of which expressed concern that should this extension to the Conservation Area go ahead, that it would prevent development of this building and affect the economic interest in the Longridge area.

The Head of Planning Services reported that he had received 62 letters opposing the extension to the Conservation Area as well as additional letters of objection

to this. The report outlined the background to the desire for an extension to the Longridge Conservation Area at Stonebridge Mill and the reasons for this. The report also outlined the feedback received from the consultation period since the last meeting of the Committee. He felt it was important that Stonebridge Mill buildings be included in the Conservation Area because of the significance, integrity and legibility of this important site and the character and appearance of the Conservation Area as a whole. Of particular interest was the water tower and boiler house.

He also informed Committee that the future state of repair of the buildings was not a material consideration to be taken into account but that including it in the Conservation Area would give a greater degree of control over future development.

Committee discussed this request in great detail.

RESOLVED: That Committee do not approve the extension to Longridge Conservation Area to include any more of Stonebridge Mill.

(Councillor Carefoot and Councillor White returned to the meeting.)

### 32 SUSPENSION OF STANDING ORDERS

RESOLVED: Committee resolved to suspend Standing Order 15 with regard to time limit on meetings so that the business of the meeting could be concluded beyond the limit of 3 hours.

### 33 EXTENSION TO THE DELEGATION SCHEME IN RELATION TO DETERMINATION OF PLANNING APPLICATIONS

The Director of Community Services submitted a report requesting minor changes to the Scheme of Delegation in relation to the determination of planning applications and to clarify certain issues. He reminded Committee that the Government had continued to express concerns in relation to the possible delay that the present system had caused and its impact on driving the economy. This included the delay in the determination of planning applications and it was therefore important to explore ways of enable quicker decisions without significant harm to the planning process. He outlined the minor changes proposed to the delegation scheme so that Committee understood precisely what could be delegated to officers. The Head of Planning Services advised Members of minor changes to the report on certain issues.

RESOLVED: That Committee endorse the minor alterations to the text in the report which gives further clarification as to the extent of the Delegation Scheme and approve the revised changes to the Delegation Scheme to include minor modifications and revocations of Section 106 Agreements.

34

PROPOSED AMENDMENT TO CONTEND TO SECTION 106 AGREEMENT FROM THAT AGREED BY PLANNING AND DEVELOPMENT COMMITTEE ON 20 MAY 2010 IN RELATION TO AN OUTLINE PLANNING APPLICATION FOR THE DEMOLITION OF AN EXISTING COMMERCIAL BUILDING AND THE REDEVELOPMENT OF THE CLEARED SITE AND ADJOINING LAND FOR RESIDENTIAL DEVELOPMENT, INVOLVING THE ERECTION OF 17 DWELLINGS, TOGETHER WITH GARAGES AND GARDENS AT OLD MANCHESTER OFFICES, WHALLEY NEW ROAD, BILLINGTON (3/2010/0078/P)

The Director of Community Services submitted a report asking Committee to agree to changes to the draft Section 106 Agreement in relation to the number of affordable units to be provided and the financial contribution to be requested. The report outlined the issues with regard to the fact that the site was of a brownfield nature that would incur demolition costs and the applicant and their agent had claimed that the development would not be viable if they were required to provide five affordable units and pay the education contribution of £66,188. They have therefore commissioned an Economic Viability Assessment, the conclusion of which was that if the education contribution was met, the site could only support an affordable housing contribution of 12% (2 units). The Council had sought an independent appraisal of the applicants Economic Viability Assessment which had concluded that the development would be viable with the provision of 3 affordable homes as well as the requested education contribution.

This had however been reconsidered at a meeting of the Housing Working Group where they were concerned about allowing the provision of affordable units being below the minimum threshold of 20% and had therefore suggested that four units should be provided but that the education contribution should either be waived or should equate to the balance that would still retain the overall viability of the proposed development. Negotiations with regard to this were still ongoing.

RESOLVED: That Committee agree to the completion of the Section 106 Agreement for this development on the basis of the provision of three housing units for shared ownership and one for rental and the payment of a contribution towards education provision of a sum to be agreed (that would be a minimum of zero and a maximum of £66,188) and that the completion of the precise wording of the agreement and the subsequent issuing of the planning permission be delegated to the appropriate planning, housing and legal officers.

35

REPRESENTATIVES ON OUTSIDE BODIES 2012/13

The Chief Executive submitted a report informing Committee of the outside bodies that come under the remit of the Planning and Development Committee and their membership.

RESOLVED: That the report be noted.

36 REVISIONS TO THE DEVELOPMENT MANAGEMENT PROTOCOL

The Director of Community Services submitted a report informing Committee on the revised changes to the Development Management Protocol which had been altered to take into account the Council's restructuring, as well as changes to the service and procedural issues. These changes were highlighted within the report for Committee's information.

RESOLVED: That Committee note the changes and be aware of a forthcoming consultation document regarding local information requirements on the validation of planning applications.

37 HOUSING LAND AVAILABILITY

The Chief Executive submitted a report for Committee's information on the most recent results of the Housing Land Availability Survey.

RESOLVED: That the report be noted.

38 PLANNING APPLICATION/ENFORCEMENT STATISTICS REPORT 1 APRIL 2011 TO 31 MARCH 2012

The Director of Community Services submitted a report of statistical information regarding planning applications, appeals and enforcement notices. This report related to the year from 1 April 2011 to 31 March 2012.

RESOLVED: That the report be noted.

39 PLANNING APPLICATION/ENFORCEMENT STATISTICS REPORT QUARTER 1 JANUARY TO 31 MARCH 2012

The Director of Community Services submitted a statistical account of planning applications, appeals and enforcement notices submitted to the Council relating to the quarter 1 January to 31 March 2012 for Committee's information.

RESOLVED: That the report be noted.

40 PROPOSED DEED OF VARIATION TO PROVISIONS IN THE SUPPLEMENTAL AGREEMENT DATED 22 OCTOBER 2010 TO THE SECTION 106 AGREEMENT FOR SITES AROUND AND INCLUDING PRIMROSE MILL FOR RESIDENTIAL DEVELOPMENT

PROPOSED DEED OF VARIATION TO MODIFY THE SECTION 106 AGREEMENT DATED 2 NOVEMBER 2010 RELATING TO LAND AT BARROW BROOK, BARROW

The Director of Community Services submitted two reports for Committee's information of the decisions taken by the Emergency Committee convened on Tuesday, 1 May 2012 to agree proposed changes to the supplemental agreement of the Section 106 Agreement in relation to some of the affordable

properties of the Primrose village development and in relation to all of the affordable properties at Phase 1 of the Barrow Brook development.

RESOLVED: That the reports be noted.

41 APPEALS

- (i) 3/2011/0982/P – Two storey side extension to provide living room and utility/wc to ground floor and master bedroom suite to first floor at 33 Victoria Court, Chatburn – appeal allowed.
- (ii) 3/2011/0245/P & 3/2011/0508/P – conversion of existing offices (above a shop) to 2 flats (change of use A2 to C3) at 18-20 Berry Lane, Longridge – appeal dismissed.
- (iii) 3/2011/0205/P (LBC) & 3/2011/0206/P – extension and alterations to Mellor Lodge Gate House and patio to rear and decking walkways at Mellor Lodge Gate House, Preston New Road, Mellor – appeal dismissed.
- (iv) 3/2011/0578/P – site at Austin House, Malt Kiln Lane, Chipping – appeal withdrawn.
- (v) 3/2011/0653/P – erection of timber structure – two storey to create studio (ground floor) – storage first floor at 10 Longridge Road, Hurst Green – appeal dismissed.
- (vi) 3/2011/0488/P – erection of a single garage within the curtilage of an existing building/dwellinghouse at The Hey Barn, Back Lane, Newton – appeal dismissed.

The meeting closed at 9.35pm.

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