

## Minutes of Planning and Development Committee

Meeting Date: Thursday, 19 July 2012 starting at 6.30pm  
Present: Councillor R E Sherras (Chairman)

Councillors:

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

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

Also in attendance: Councillors S Hirst, K Horkin, D Smith and R Swarbrick.

### 163 APOLOGIES

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

### 164 MINUTES

The minutes of the meeting held on 21 June 2012 were approved as a correct record and signed by the Chairman.

### 165 DECLARATIONS OF INTEREST

The following Councillors declared an interest in the respective planning applications.

Councillor J Rogerson declared an interest in application 3/2012/0378, 3/2012/0395 and 3/2012/0417.

Councillor White declared an interest in application 3/2012/0399.

Councillor Carefoot declared an interest in 3/2012/0399.

### 166 PUBLIC PARTICIPATION

There was no public participation.

## PLANNING APPLICATIONS

1. APPLICATION NO: 3/2011/0896/P (GRID REF: SD 375891 445844)  
CONVERSION OF THE EXISTING CHAPEL AND SUNDAY SCHOOL BUILDING TO FORM 2 NO. FOUR BEDROOM DWELLINGS INCLUDING CREATION OF A GARDEN AND PARKING AREAS. OLD METHODIST CHAPEL, LOWER CHAPEL LANE, GRINDLETON, LANCASHIRE.

GRANTED subject to the following conditions:

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

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

2. The permission shall relate to the development as shown on Plan Drawing Number's 1134-A01, 1134-A02 Rev. D, 1134-A03 Rev. F, 1134-A04, 1134-A03 Rev. E, 1134-A05 Rev. B, 1134-A010 Rev. C, Site Plan Plot 1 and Site Plan Plot 2.

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 all walling and roofing materials (including render) and details of the windows and doors to be used, and details of any window and door surrounds (including materials to be used) shall have been submitted to and approved in writing by the Local Planning Authority before their use in the proposed works.

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

4. All the external works of the development hereby permitted shall be completed before the expiration of three years from the date of this permission.

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

5. Notwithstanding the details shown upon the approved plans, all new and replacement doors (unless specifically stipulated on the approved plan drawings) shall be in timber and retained as such in perpetuity.

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

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

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

7. The car parking spaces marked on the approved plan shall be made available before the use of the premises hereby permitted becomes operative, and shall remain available for use in perpetuity.

REASON: To comply with Policies G1, T1 and T7 of the Ribble Valley Districtwide Local Plan and to allow for the effective use of the parking areas.

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

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

9. For the avoidance of doubt, the residential curtilage for these new properties shall be that land outlined in red on the Site Plans for Plot 1 and Plot 2.

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

10. Prior to commencement of any works which may affect protected species – [bats] identified during the surveys or their breeding sites or resting places, a detailed mitigation and monitoring strategy shall be submitted to and approved in writing by the local planning authority. The details of which shall include mitigation methodology/monitoring details, all works shall proceed in accordance with the approved mitigation measures with any amendments agreed in writing.

REASON: To protect the bat population from damaging activities and reduce or remove the impact of development, and to ensure there are no adverse effects on the favourable status of a bat population before and during the approved development. In compliance with the guidance within the NPPF, the Wildlife & Countryside Act 1981 as amended and the Conservation [Natural Habitats & c.] Regulations 1994.

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

REASON: In order that the Local Planning Authority shall retain effective control over the visual appearance of the building and the site to ensure the future protection of the character and appearance of the building and the location within the AONB and Grindleton Conservation Area in compliance with Policies, H2, H15, H16, H17, ENV1 and ENV16 of the Ribble Valley Districtwide Local Plan, and the guidance contained within the NPPF.

12. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order amending, revoking or re-enacting that Order) the building(s) shall not be altered by the insertion of any window or doorway without the formal written permission of the Local Planning Authority.

REASON: In order to safeguard nearby residential amenity in accordance with Policy G1 of the Ribble Valley Districtwide Local Plan and to ensure the future protection of this character and appearance of the building in accordance with Policies H15, H17, ENV1 and ENV16 of the Local Plan and guidance within the NPPF.

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

REASON: To ensure and safeguard the recording and inspection of matters of archaeological/historical importance associated with the building.

14. 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. wheel washing facilities;
- v. measures to control the emission of dust and dirt during construction;
- vi. a scheme for recycling/disposing of waste resulting from construction works; and
- vii. commencement and finishing hours of the construction activity.

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

## NOTES

1. The granting of planning permission does not entitle a developer to obstruct a right of way and any proposed stopping up or diversion of a right of way should be the subject of an Order under the appropriate Act. Footpath 45 in the parish of Grindleton abuts the site.
2. Ribble Valley Borough Council imposes a charge to the developer to cover the administration, and delivery costs in providing wheeled bins to each household within a new build property or conversion. Details of current charges are available from the RVBC Contact Centre on 01200 425111.
3. An EPS (BAT) Licence application must be made to Natural England and the appropriate licence granted before works commence at the site. This is in accordance with advice contained within the Wildlife and Countryside Act 1981 (as amended) and the Habitats Regulations 2010.

2. APPLICATION NO: 3/2012/0269/P (GRID REF: SD 363878 431280)  
ERECTION OF OFFICE DEVELOPMENT ON OPEN STORAGE SITE,  
INCLUDING PARKING AND SERVICING AREA AND IMPROVEMENT OF  
EXISTING ACCESS ON LAND ADJACENT TO MYERSCOUGH ROAD,  
MELLOR BROOK, LANCASHIRE

The Head of Planning Services reported an additional item with regard to landscaping.

GRANTED subject to the following condition(s):

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

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

2. The permission shall relate to the development as shown on Plan Drawing No's 11.139-01 Rev. A, 11.139-02 Rev. H, 11.139-03 Rev. D, 11.139-05 and NW/LPL/MELLOR.1/01 Rev. B.

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 the cladding to be used (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 Policy G1 of the Ribble Valley Districtwide Local Plan.

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

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

5. Prior to the completion of the development, the barrier indicated on the revised site plan dwg. no. 11.139-02 Rev.H shall be erected at the access, a minimum of 5m behind the nearside edge of the carriageway. This or any replacement barrier shall not open towards the highway and shall remain closed and locked when the building is unoccupied.

REASON: To permit vehicles to pull clear of the carriageway when entering the site in the interests of highway safety, and to provide security on site when the building is unoccupied. In order to comply with planning policies G1 and G11 of the District Wide Local Plan.

6. Before the access is used for vehicular purposes, the access and car park area detailed on drawing no. NW/LPL/MELLOR.1/01 Rev. B shall be appropriately paved in tarmac, concrete, block pavements, or other approved materials. The parking and manoeuvring areas shall be laid out in accordance with drawing no. NW/LPL/MELLOR.1/01 Rev. B and shall be available for use before the development is brought into use.

REASON: To prevent loose surface material from being carried onto the public highway thus causing a potential source of danger to other road users, and to provide adequate car parking facilities for the development. In order to comply with planning policy G1 of the District Wide Local Plan.

7. The proposed access to the site shall be constructed to a minimum width of 5.5m between the car parking area and the nearside edge of the carriageway.

REASON: To enable vehicles to enter and leave the premises in a safe manner without causing a hazard to other road users, and in order to comply with planning policy G1 of the District Wide Local Plan.

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

REASON: To satisfy the Local Planning Authority and Highway Authority that the final details of the highway works are acceptable before work commences on site, and in order to comply with planning policy G1 of the District Wide Local Plan.

9. The development hereby permitted shall not be commenced until details of the landscaping of the site, including details relating to 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 gates/barriers proposed, fencing and screening.

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

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

10. No vegetation (or other habitat) should be removed or disturbed during the bird-breeding season (February to July inclusive) until or unless this has been first checked for breeding birds by a qualified ecologist. The details of such a report should be presented to and approved in writing by the Local Planning Authority prior to any works commencing.

REASON: To protect the breeding habitats of the local bird population in accordance with the Wildlife & Countryside Act 1981 as amended.

11. 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:

- a. the parking of vehicles of site operatives and visitors,

- b. loading and unloading of plant and materials,
- c. storage of plant and materials used in constructing the development,
- d. wheel washing facilities,
- e. measures to control the emission of dust and dirt during construction,
- f. a scheme for recycling/disposing of waste resulting from construction works, and
- g. commencement and finishing hours of the construction activity.

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

12. Prior to the commencement of any built development, a lighting scheme shall be submitted for approval by the Local Planning Authority. The plans shall detail the position of any external lights, whether attached to the building or within the car park, and highlight their luminance levels.

REASON: In the interests of protecting residential amenity and highway safety in accordance with Policy G1 of the Ribble Valley Districtwide Local Plan, and to avoid dazzle, glare or distraction.

13. The internal source of illumination shall be reduced in intensity if necessary and be maintained at an approved level.

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

14. Prior to commencement of any site works including delivery of building materials and excavations for foundations or services all trees identified to be retained in the tree survey report by Iain Tavendale Arboricultural Consultant, dated the 11<sup>th</sup> of May 2012 [T1 and T3 inclusive] shall be protected in accordance with the BS5837 2012 [Trees in Relation to Design, Demolition & Construction]. Details of all tree protection measures shall be agreed in writing and implemented under the supervision of a qualified Arboriculturalist in liaison with the Countryside/Tree Officer for Ribble Valley Borough Council.

A tree protection-monitoring schedule shall be submitted, agreed in writing and monitored by the local planning authority. The local planning authority will inspect all tree protection measures before any site works are begun.

The root protection/construction exclusion zone shall be 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 works shall be implemented without the local planning authority's prior written consent. All tree works shall be in accordance with BS3998 2010 for tree work, and carried out by an approved arboricultural contractor.

REASON: In order to ensure that any trees affected by development and included in a Tree Preservation Order are afforded maximum physical protection from the adverse affects of development. In order to comply with planning policies G1 and ENV13 of the District Wide Local Plan, to ensure that trees of visual amenity/botanical/historical value are protected against adverse affects of the development.

#### INFORMATIVES

1. Development on this site should be drained on separate foul and surface water systems. All foul drainage must be connected to the foul sewer and only uncontaminated surface water should be connected to the surface water system.

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

Surface water must discharge to either soakaway or directly to the nearby Mellor Brook watercourse and may require the consent of the Local Authority. Surface water cannot be allowed to drain to the public sewer network because there are registered flooding issues downstream.

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

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

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

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

3. APPLICATION NO: 3/2012/0292/P (GRID REF: SD 360943 443202)  
PROPOSED EARTH BANKED SLURRY LAGOON AT CLARK HOUSE,  
CHIPPING, PR3 2GQ

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 Drawing Numbers 251/202 and 251/201 but does not include the Tree Planting Schedule included on this drawing.

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

3. No development shall take place until a scheme that demonstrates there will be no resultant unacceptable risk to groundwater or unwanted impact on groundwater dependant features has been submitted to and approved in writing by the Local Planning Authority. The scheme should include a liner in the form of either a suitable sheet liner (incorporating leakage detection) or an imported clay liner at least 1 metre thick below the base of a lagoon and of permeability <math>10^{-9}</math> m/s. The scheme shall be implemented as approved.

REASON: This condition is required to manage risk to groundwater as the proposed location at Springs House has a number of issues/ features which strongly suggest the presence of shallow groundwater.

4. The development hereby permitted shall not be commenced until details of the landscaping of the site has 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, which should be native to the landscape, and their distribution on site.

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

REASON: In the interests of the amenity of the area and to comply with Policies G1, ENV1 and ENV13 of the Ribble Valley Districtwide Local Plan.

5. A Lancashire hedgerow shall be planted along the north-eastern and south-western sides of the slurry store in the first planting season following the completion of construction works or the first use of the store whichever is the sooner. Thereafter, the hedge shall be maintained 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 hedge plants that are

removed, or die, or become seriously damaged, or seriously diseased, by a species of similar size to those originally planted. The maintenance shall also include the erection and permanent retention of a 1.5m. high stock proof fence along the north-east and south-west sides of the hedge

REASON: In the interests of the visual amenities of the area and to comply with Policies G1, ENV1 and ENV13 of the Ribble Valley Districtwide Local Plan.

#### INFORMATIVES

1. The proposed development must fully comply with the terms of The Water Resources (Control of Pollution) (Silage, Slurry and Agricultural Fuel Oil) (England) Regulations 2010 and The Code of Good Agricultural Practice (COGAP) for the protection of water, soil and air (produced by DEFRA).

The Environment Agency must be informed of a new, reconstructed or enlarged slurry store, silage clamp or fuel stores at least 14 days before the structure is brought into use. Further guidance is available on our website and the applicant will need to complete WQE3: New or improved agricultural structures form which can be obtained from the Environment Agency.

2. The granting of planning permission does not entitle a developer to obstruct a right of way and any proposed stopping up or diversion of a right of way should be the subject of an Order under the appropriate Act. Footpath no.90 and Bridleway no.10 in the parish of Chipping lie adjacent to the site.

4. APPLICATION NO: 3/2012/0359/P (GRID REF: SD 363529 429532)  
PROPOSED CONSTRUCTION OF AGRICULTURAL BUILDING FOR STABLES AND A 40M X 20M MÉNAGE; CLOSING OFF OF AN EXISTING FIELD GATE AND CONSTRUCTION OF A NEW FIELD ACCESS, GRAVEL TRACK AND 6 NO PARKING SPACES ON LAND ADJACENT TO WOODFOLD PARK, FURTHER LANE, 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 number 4183-01A and 02.

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. Before the proposed new access is used for vehicular purposes, any gateposts erected at the access shall be positioned 5m behind the nearside edge of the carriageway of Further Lane, and the gates shall open away from the highway.

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

5. Before the proposed new access is used for vehicular purposes, that part of the access extending from the highway boundary for a minimum distance of 5m into the site shall be appropriately paved in tarmacadam, concrete, block pavers or other approved materials.

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

6. Within 1 month of the first use of the approved new vehicular access, the existing field access shall be physically and permanently closed and the verge and hedgerow shall be reinstated in accordance with precise details that have first been submitted to and approved in writing by the Local Planning Authority.

REASON: To limit the number of access point onto the highway at this location in the interests of highway safety and to comply with Policy G1 of the Ribble Valley Districtwide Local Plan.

7. The stable building and ménage hereby permitted shall be for private use only and shall not be used in connection with any commercial enterprise such as livery stables or riding school.

REASON: For the avoidance of doubt as the more intensive commercial use of the proposed development could be detrimental to the appearance and character of the locality, the amenities of nearby residents or highway safety contrary to Policy G1 of the Ribble Valley Districtwide Local Plan.

8. Prior to commencement of any development works including delivery of building materials and excavations for foundations or services, all trees within and adjoining the site shall be protected in accordance with the BS5837 [Trees in Relation to Construction] the details of which shall include a tree

protection monitoring schedule that shall be agreed in writing and inspected by the Local Planning Authority before any site works are begun.

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

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

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

REASON: In order to ensure that all trees affected by the development (including trees within the Ribble Valley B.C. Tree Preservation Order 1988 No.5 - Woodfold Estate, Mellor) are afforded maximum physical protection from the potential adverse affects of development in order to comply with Policies G1 and ENV13 of the Ribble Valley Districtwide Local Plan.

#### INFORMATIVES:

1. The proposed development must fully comply with the terms of The Water Resources (Control of Pollution) (Silage, Slurry and Agricultural Fuel Oil) (England) Regulations 2010 and The Code of Good Agricultural Practice (COGAP) for the protection of water, soil and air (produced by DEFRA).

The Environment Agency must be informed of a new, reconstructed or enlarged slurry store, silage clamp or fuel stores at least 14 days before the structure is brought into use. Further guidance is available on our website and the applicant will need to complete WQE3: New or improved agricultural structures form which can be obtained from the Environment Agency.

Only clean surface water from roofs and paved areas should be discharged to any surface water soakaway.

2. Manure should be managed in accordance with The Code of Good Agricultural Practice (COGAP) for the protection of water, soil and air (produced by DEFRA). Permanent stores for solid horse manure should have bases that do not let liquids pass through and the bases should slope such that liquid run-off is contained within the store. Applicants should consider providing a roof to keep rainfall off the manure to minimise the volume of liquids produced and reduce odour by keeping the manure as dry as possible.
3. Manure should not be stored or applied:

- within 10 metres of any ditch, pond or surface water;
  - within 50 metres of any spring, well, borehole or reservoir that supplies water for human consumption or for farm dairies.
4. Manure is not subject to waste controls whenever it is used as a fertiliser on land for benefit. It can be used as a fertiliser without the need to register an exemption and moved without a waste carrier registration. The Code of Good Agricultural Practice (COGAP) for the protection of water, soil and air recommends that manure should not be applied when:
- the soil is waterlogged;
  - the soil is frozen hard;
  - the field is covered in snow;
  - the soil is cracked down to field drains or backfill;
  - the field has been pipe or mole drained or subsoiled over drains in the last 12 months;
  - heavy rain is forecast within the next 48 hours;
  - on very steep slopes where run-off is a high risk throughout the year.

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

5. APPLICATION NO: 3/2012/0378/P (GRID REF: SD 362839 444669)  
 NEW LIVESTOCK BUILDING FOR HOUSING A FLOCK OF MILKING SHEEP  
 AT THE LAUND, LEAGRAM, PRESTON, LANCASHIRE, PR3 2GS.

GRANTED subject to the following condition(s):

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

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

2. The permission shall relate to the development as shown on Plan Drawing No's 235/201, 235/202 and the Phase 1 – Location Plan.

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

3. The development hereby permitted shall not be commenced until details of the proposed landscaping to the south 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 approved landscaping scheme shall be implemented in the first planting season prior to commencement of the development unless otherwise agreed by the Local Planning Authority, whether in whole or part and shall be maintained thereafter for a period of not less than 5 years to the satisfaction of the Local Planning Authority. This maintenance shall include the replacement of any tree or shrub which is removed, or dies, or is seriously damaged, or becomes seriously diseased, by a species of similar size to those originally planted.

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

(Councillor Rogerson returned to the meeting).

6. APPLICATION NO: 3/2012/0390/P (GRID REF: SD 368597 432244)  
PROPOSED ERECTION OF A DWELLING AT LAND BETWEEN 52 AND 54  
KNOWSLEY ROAD, WILPSHIRE, BB1 9PN

The Head of Planning Services corrected the dimensions given in the report.

REFUSED for the following reason:

1. The proposal by virtue of its scale, design and massing is considered contrary to Policy G1 of the Districtwide Local Plan in that it would result in a dominant addition to the street scene which due to the size of the plot would result in a cramped appearance to the detriment of the visual amenities of the locality. It is also considered because of its proximity to adjacent properties to have a detrimental impact on neighbouring residential amenity by virtue of overlooking resulting in lack of privacy and have an overbearing impact.

(Mr Hamer spoke in favour of the above application. Mr Seddon spoke against the above application. Councillor Hirst was given permission to speak on the above application).

7. APPLICATION NO: 3/2012/0392/P (GRID REF: SD 373764 440901)  
PROPOSED AMENDMENT OF PREVIOUSLY APPROVED RESERVED  
MATTERS APPLICATION 3/2010/0756/P AT SITE OF RECTELLA WORKS,  
WOONE LANE, CLITHEROE

The Head of Planning Services reported an additional item and informed Committee that Informative No 3 be deleted and Condition 6 to be deleted and put as an informative No 3 and also Condition 7 deleted.

GRANTED subject to the following condition(s):

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

apt2/001	apartment type 2 elevations
apt2/002	apartment type 2 floor plans
bec/001	Beckett elevations
bec/002	Beckett floor plans
becplus/001	Beckett Plus floor plans
becplus/002	Beckett Plus elevations
car/001	Carron elevation
car/002	Carron floor plans
coo/001	Cooper elevations
coo/002	Cooper floor plans
gle/001	Glenmuir elevations
gle/002	Glenmuir floor plans
haw/001	Hawthorne elevations
haw/002	Hawthorne floor plans
hur/001	Hurston elevations
hur/002	Hurston floor plans
rol/001	Rolland elevations
rol/002	Rolland floor plans
tol/001	Tolkien elevations
tol/002	Tolkien floor plans
twain/001	Twain plot 100 elevations
twain/002	Twain plot 124 elevations
twain/003	Twain plots 102 and 123 elevations amended 2 July 2012
twain/004	Twain floor plans amended 2 July 2012
csp/001	Coloured Site Plan
loc/001	Location Plan
mat/bound/001	Material and Boundary Treatment Plan amended 2 July 2012
SD/SF1	180mm High Close Boarded Timber Fence Detail
SD/SF5	450mm High Knee Rail
SD/SF17	450MM High Post and Rail Fence
SD/SW1	180mm High Screen Wall
SD/SW7	120mm HIGH Screen Wall and Railings
PL/001	Planning Layout with optional Conservatory Positions
ss/001	Streetscenes
3244.001	Landscaping Specification
D3244.001	Landscaping Layout Plan
D3244.002	Landscaping Planting Specification
221771	Conservatory Details
sg/001	Single garage plans and elevations
tg/001	Twin garage plans and elevations
809755	1200mm high screen wall with railing plots 1-12 and 105-
122	
SD/SF18	Post and 2 rail fence

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



2. The gable windows to Plot 98 at ground, first and second floor levels and the first floor western gable elevation window of Plot 99 shall be obscure glazed and installed to be non-opening, details of which shall be submitted to and agreed in writing by the Local Planning Authority before development commences. Thereafter they shall be maintained in that condition in perpetuity.

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

3. Prior to commencement of development, precise details of the proposed slab level(s) of the units and any appropriate road and garden levels shall be submitted to and approved in writing by the Local Planning Authority with the works completed in accordance with the details so approved.

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

4. No development shall take place until details of the provisions to be made for building dependent species of conservation concern artificial bird nesting boxes and artificial bat roosting sites have been submitted to and approved in writing by the Local Planning Authority.

The details shall be submitted on a building dependent bird/bat species development site plan and include details of plot numbers and the numbers of per individual building/dwelling and type. The details shall also identify the actual wall and roof elevations into which the above provisions shall be incorporated [north/north east elevations for birds & elevations with a minimum of 5 hours morning sun for bats] and type and make of bird boxes and bat roof tiles i.e. Ibstock.

The artificial bird/bat boxes shall be incorporated into those dwellings/buildings during the construction of those individual plots identified on the submitted plan in accordance with the approved details and under the supervision of the local RSPB Swift/Swallow Officer in liaison with the Council's Countryside Officer.

REASON: To enhance nesting/roosting opportunities for bird/bat species of conservation concern and reduce the impact of development in accordance with Policy ENV7 of the Ribble Valley Districtwide Local Plan and to ensure that bird and bat species are protected and their habitat enhanced, in accordance with the Wildlife & Countryside Act 1981 as amended, the Conservation [Natural Habitats & c.] Regulations 1994 and the Lancashire Biodiversity Action Plan.

5. 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.

#### INFORMATIVES

1. The applicant's attention is drawn to conditions attached by planning consent 3/2008/0526/P and the informatives which apply equally to this consent.
2. This permission shall be read alongside the legal agreement made pursuant to Section 106 of the Town and Country Planning Act as amended.
3. The dwellings shall achieve a minimum Level 3 of the Code for Sustainable Homes. No dwelling shall be occupied until a final Code Certificate has been issued for it certifying that Code Level 3 has been achieved.

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

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

8. APPLICATION NO: 3/2012/0395/P (GRID REF: SD 346137 4448222)  
PROPOSED AGRICULTURAL LIVESTOCK BUILDING AT KNOTT BARN,  
LAUND FARM, BOWLAND WITH LEAGRAM

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 Drawing Numbers:

234/201 – Proposed Livestock Building, and,  
234/202 – Proposed Livestock Building – Site Plan.

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

3. The building hereby permitted shall not be used except for the purposes of agriculture at Laund Farm, Leagram Estate only as defined by section 336 of the Town and Country Planning Act 1990 (as amended).

REASON: To safeguard the amenities of the Forest of Bowland Area of Outstanding Natural Beauty in accordance with Policies G1, G5 and ENV1 of the Ribble Valley Districtwide Local Plan.

4. No development approved by this permission shall be commenced until a scheme for the containment and storage of manure has been approved by the Local Planning Authority. Such a scheme shall be constructed and completed in accordance with the approved plans.

REASON: In accordance with Policy G1 of the Ribble Valley Districtwide Local Plan preventing pollution of the water environment.

#### INFORMATIVES

1. The proposed development must fully comply with the terms of The Water Resources (Control of Pollution) (Silage, Slurry and Agricultural Fuel Oil) (England) Regulations 2010 and The Code of Good Agricultural Practice (COGAP) for the protection of water, soil and air (produced by DEFRA).

The Environment Agency must be informed of a new, reconstructed or enlarged slurry store, silage clamp or fuel stores at least 14 days before the structure is brought into use. Further guidance is available on our website and the applicant will need to complete WQE3: New or improved agricultural structures form which can be obtained from the Environment Agency. Only clean surface water from roofs and paved areas should be discharged to any surface water soakaway.

2. Manure should be managed in accordance with The Code of Good Agricultural Practice (COGAP) for the protection of water, soil and air (produced by DEFRA). Permanent stores for solid horse manure should have bases that do not let liquids pass through and the bases should slope such that liquid run-off is contained within the store. Applicants should consider providing a roof to keep rainfall off the manure to minimise the volume of liquids produced and reduce odour by keeping the manure as dry as possible. Manure should not be stored or applied
  - within 10 metres of any ditch, pond or surface water
  - within 50 metres of any spring, well, borehole or reservoir that supplies water for human consumption or for farm dairies.

(Councillor Rogerson returned to the meeting).

(Councillor Carefoot and Councillor White declared an interest in the next item of business and left the meeting)

9. APPLICATION NO: 3/2012/0399/P (GRID REF: SD 361600 437006)  
CREATION OF A PRIVATE SWIMMING POOL FOR TEACHING PURPOSES. THE POOL WILL ONLY BE OPEN FOR PRE-BOOKED LESSONS. LAND TO THE REAR OF HIGHER COLLEGE FARM, BLACKBURN ROAD, LONGRIDGE, LANCASHIRE.

GRANTED subject to the following condition(s):

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

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

2. The permission shall relate to the development as shown on Plan Drawing Reference Number's HCF/PG/01, HCF/PG/02, HCF/PG/03, HCF/PG/04 and HCF/PG/05.

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 Policies G1 and ENV3 of the Ribble Valley Districtwide Local Plan.

4. The use of the premises in accordance with this permission shall be restricted to the hours between 0830 to 2100 on weekdays and 0830 to 1700 on Saturdays and there shall be no operation on Sundays or bank holidays.

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

5. This permission shall inure for the benefit of Mrs Paula Glover and Glover Swim School in connection with the use of the pool hereby approved to provide private swimming lessons only and not for the benefit of the land nor

any other person or persons, whether or not having an interest in the land. The pool shall not be open for general use by the public.

REASON: Permission may not have been given for the development as proposed but for the circumstances applying in this case. The use of the pool for any other purpose would require further consideration as it may be considered contrary to Policies G1, G5, T1, ENV3 or RT1 of the Ribble Valley Districtwide Local Plan or indeed guidance within the NPPF.

6. 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.

7. Precise specifications and details of the proposed solar panels to be used, including their exact layout and position on the south elevation of roof, shall be submitted to and approved in writing by the Local Planning Authority before their use in the proposed works.

REASON: In order that the Local Planning Authority may ensure that panels to be used will have an acceptable visual impact on the locality in accordance with Policies G1, ENV3 and ENV24 of the Ribble Valley Districtwide Local Plan, and the guidance contained within the NPPF.

8. Prior to commencement of any site works including delivery of building materials and excavations for foundations or services, all trees and hedgerows that border the site shall be protected in accordance with the BS5837 2012 [Trees in Relation to Design, Demolition & Construction]. Details of all protection measures shall be agreed in writing and implemented under the supervision of a qualified Arboriculturalist in liaison with the Countryside/Tree Officer for Ribble Valley Borough Council.

A tree protection-monitoring schedule shall be submitted, agreed in writing and monitored by the local planning authority. The local planning authority will inspect all tree protection measures before any site works are begun.

The root protection/construction exclusion zone shall be 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 works shall be implemented without the local planning authority's prior written consent. All tree works shall be in accordance with BS3998 2010 for tree work, and carried out by an approved arboricultural contractor.

REASON: In order to ensure that any trees affected by development and included in a Tree Preservation Order are afforded maximum physical protection from the adverse affects of development. In order to comply with planning policies G1 and ENV13 of the District Wide Local Plan, to ensure that trees of visual amenity/botanical/historical value are protected against adverse affects of the development.

9. Notwithstanding the submitted site plan, prior to the commencement of development, including delivery of building materials and excavations for foundations or services, a fully detailed site plan and construction statement highlighting the method of forming the car parking areas shall be submitted to and approved in writing by the Local Planning Authority. The details shall include indicating the exact layout of the car park, including specifically the areas of hardstanding, the areas of soft landscaping and the areas to remain undeveloped, with the construction statement including the full engineering works involved. The details shall be constructed, with out excavations, soil stripping or site grading under the supervision of, or in liaison with the local authority Countryside Tree Officer.

REASON: In order to prevent root damage and ground compaction near to the trees/hedgerows to be retained and in order to maintain an established healthy Rhizosphere thereby safe guarding their long term survivability. In accordance with planning policy ENV13 of the Local Plan and the BS5837 2012 [Trees in Relation to Design, Demolition & Construction].

10. If the presence of any protected species that may be affected by the proposed works is detected or suspected at any stage before or during the proposed works, then works should cease until ecological advice has been sought.

REASON: To protect species habitats in accordance with the Wildlife & Countryside Act 1981 as amended.

11. Prior to the commencement of any built development, a lighting scheme shall be submitted for approval by the Local Planning Authority. The plans shall detail the position of any external lights, whether attached to the building or within the car park, and highlight their luminance levels. Any external lighting associated with the development should be designed to avoid excessive light spill, which may affect bats foraging/commuting in nearby habitats. The principles of relevant guidance should be followed (e.g. the Bat Conservation Trust and Institution of Lighting Engineers guidance Bats and Lighting in the UK, 2008).

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

12. Any works that may affect nesting birds will be avoided between March and August inclusive, unless the absence of nesting birds has been confirmed by further surveys or inspections.

REASON: To protect the breeding habitats of the local bird population in accordance with the Wildlife & Countryside Act 1981 as amended.

13. The development hereby permitted shall not be commenced until details of the landscaping of the site, including wherever possible the retention of existing trees, have been submitted to, and approved in writing by, the Local Planning Authority. The scheme shall 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.

14. The parking and manoeuvring areas approved as per condition 9 shall be laid out in accordance with the approved plans and shall be available for use before the development is brought into operation.

REASON: To provide adequate car parking facilities for the site in accordance with Policy G1 of the Ribble Valley Districtwide Local Plan.

15. The granting of this 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 23 in the Parish of Hothersall runs through the site and shall remain passable at all times during the construction unless the appropriate consent has been granted.

REASON: In order to comply with Local Plan Policy RT19.

#### INFORMATIVES

1. Should this planning permission be approved, the applicant should contact the United Utilities Service Enquiries Team on 0845 7462200 regarding connection to the water mains/public sewers.

Sewage treatment is to be via a package treatment plant, the discharge from this may require an Environmental Permit (discharge consent) for discharge to either surface water or ground water from the Environment Agency.

There must be no discharges of chlorinated water from the pool directly to any surface water drains or watercourses. Chlorinated water is highly polluting and would require proper treatment prior to discharge.

2. The applicant is advised to contact the architectural police liaison officer at Lancashire Constabulary to seek advice regarding security of the site.

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

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

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

10. APPLICATION NO: 3/2012/0417/P (GRID REF: SD 362823 444633)  
COVERED HANDLING AREA – PHASE 2. RETROSPECTIVE FITTING OF 17 NO. SOLAR PANELS (1645 X 987 MM). THE LAUND, LEAGRAM, PRESTON, LANCASHIRE, PR3 2GS.

GRANTED subject to the following condition(s):

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

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

2. The permission shall relate to the development as shown on Plan Drawing No's 235/301, 235/302, 235/303 and the Phase 2 – Location Plan.

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

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



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

4. This permission shall expire after 25 years following the date that electricity generated from the PV modules is first connected to the grid. The Local Planning Authority shall be notified of such date in writing not later than one month from the making of such connection. After this 25-year period, all the modules hereby authorised shall be removed from the building and the roof restored to its former condition, unless the Local Planning Authority has granted a further permission for this development.

REASON: In order to prevent the modules remaining on site after its use has terminated, in the interests of the visual amenity of the area and in order to avoid conflict with the Local Planning Authority's control of development within the AONB. In accordance with the guidance contained within the NPPF and the ENV1, ENV25 and ENV26 of the Districtwide Local Plan.

5. Within 12 months of the cessation of electricity generation, or if the modules cease to be operational for a continuous period of 6 months, they shall all be removed from the building, and the roof restored to its former condition.

REASON: In order to prevent the modules remaining on site after its use has terminated, in the interests of the visual amenity of the area and in order to avoid conflict with the Local Planning Authority's control of development within the AONB. In accordance with the guidance contained within the NPPF and the ENV1, ENV25 and ENV26 of the Districtwide Local Plan.

(Councillor Rogerson returned to the meeting).

11. APPLICATION NO: 3/2012/0501/P (GRID REF: SD 371843 438589)  
PROPOSED ERECTION OF BUILDING TO BE USED FOR THE MANUFACTURE OF KENNELS, DOG GROOMING AND CARE OF SMALL ANIMALS AT MITTON HALL KENNELS, 2 MITTON HALL COTTAGES, MITTON ROAD, MITTON

The Head of Planning Services reported on another item of correspondence and requested that a condition be added regarding environmental health).

GRANTED subject to the following condition(s):

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

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

2. This permission shall relate to the proposal as shown on drawing numbers CS/12/0501/1, 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. This permission shall inure for the benefit of Mr CJ Entwistle only and not for the benefit of the land nor any other person or persons, whether or not having an interest in the land.

REASON: Permission has been granted to the applicant as an expansion of the existing cattery/kennels business operated from the site. Permission would not have been granted but for the specific circumstances applying in this case as a permission for a separate business by a different operator could prove injurious to the character of the area and the amenities of its residents contrary to Policy G1 of the Ribble Valley Districtwide Local Plan.

5. The building hereby permitted shall be used for the manufacture of kennels for dog grooming and for the boarding/care of small animals as an ancillary part of the kennels/cattery business that is presently operated from the site. The building shall not be used for any other uses unless a further planning permission has first been granted in respect thereof.

REASON: To comply with the terms of the application and because the use of the building for any other purpose could prove injurious to the character of the area and the amenities of its residents contrary to Policy G1 of the Ribble Valley Districtwide Local Plan.

6. The use of the building for manufacturing purposes hereby permitted shall be restricted to between the hours of 0800 and 1800 Monday to Friday with no manufacturing taking place on Saturday, Sunday or Bank Holidays. There shall be no deliveries of materials or equipment in connection with the business outside of these hours.

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

7. In the first planting season following this permission, a scheme of screen planting on the northern and western boundaries of the site shall be carried out in accordance with precise details that have first been submitted to and approved in writing by the Local Planning Authority. Thereafter, the planting shall be maintained 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 visual amenity and the amenities of nearby residents and to comply with Policies G1 and ENV3 of the Ribble Valley Districtwide Local Plan.

8. Prior to the carrying out of any further works on the construction of the building, a noise assessment shall be undertaken to assess the likely impact of the production process on neighbouring residential properties. The assessment shall be submitted to the Local Planning Authority for agreement and shall identify any required mitigation measures to reduce noise levels to an acceptable agreed level. The buildings shall then be completed and the business shall at all times be operated in complete accordance with the agreed mitigation measures.

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

(Mr Entwistle spoke in favour of the above application. Miss Simmons spoke against the above application).

12. APPLICATION NO: 3/2012/0386/P (GRID REF: SD 360361 437760)  
PROPOSED FIRST FLOOR SIDE EXTENSION AND DORMERS TO FRONT ELEVATION (RESUBMISSION OF 3/2011/1079P) AT 3 REDWOOD DRIVE, LONGRIDGE, PR3 3HA.

The Head of Planning Services reported on late items and gave clarification about the Certificate of Lawfulness.

REFUSED for the following reasons:

1. The two two-storey side extension and front dormers would result in a cluttered and complicated roofscape by virtue of the scale, design, and massing of the proposals resulting in prominent additions to the detriment of visual amenity, contrary to policies G1 and H10 of the Districtwide Local Plan and the Council's SPG on extensions and alterations to dwellings.

(Mrs Burgon spoke in favour of the above application. Mr Birch spoke against the above application. Councillor Swarbrick was given permission to speak on the above application).

13. APPLICATION NO: 3/2012/0490/P (GRID REF: SD 370369)  
PROPOSED ALTERATIONS AND EXTENSIONS TO EXISTING TRAINING BARN AT TRAINING CENTRE, CLOUGH BOTTOM, RABBIT LANE, BASHALL EAVES

The Head of Planning Services reported that the County Surveyor had no objections.

MINDED TO APPROVE and DEFERRED and DELEGATED to the Director of Community Services for appropriate conditions.

(Mr Backhouse spoke in favour of the above application. Mr White spoke against the above application).

14. APPLICATION NO: 3/2011/1071/P (GRID REF: SD 360406 436613)  
PROPOSED FULL PLANNING PERMISSION FOR ACCESS, LANDSCAPING AND THE ERECTION OF 52 NEW BUILD RESIDENTIAL PROPERTIES, THE CONVERSION OF THE FORMER BARN TO ONE DWELLING UNIT AND REFURBISHMENT OF EXISTING RESIDENTIAL UNIT (53 CHAPEL HILL) AT LAND AT CHAPEL HILL, LONGRIDGE

The Head of Planning Services reported two late items along with suggested changes to conditions 21 and 22 and an extra condition regarding foul drainage.

DEFERRED and DELEGATED to the Director of Community Services for approval following the satisfactory completion of a Legal Agreement within a period of 6 months (from the date of this decision) as outlined in paragraphs numbered 1-2 under the Section 106 Agreement sub heading within this report and subject to the following conditions:

1. The development must be begun no later than the expiration of three years beginning with the date of this permission.  
REASON: Required to be imposed in pursuance to Section 91 of the Town and Country Planning Act 1990.
2. This permission shall be implemented in accordance with the proposal as detailed on drawings:

HT-P-01 Rev A	Proposed plans and elevations Plot 1
HT-P-02 Rev A	Proposed plans and elevations Plot 2
HT-P-03 Rev A	Proposed plans and elevations Plot 3
HT-P-04 Rev A	Proposed elevations Plots 4 & 5
HT-P-05 Rev A	Proposed plans Plots 4 & 5
HT-P-06 Rev A	Proposed plans and elevations Plot 6
HT-P-07 Rev A	Proposed elevations Plots 7 & 8
HT-P-08 Rev A	Proposed plans Plots 7 & 8
HT-P-09 Rev A	Proposed elevations Plots 9 & 10
HT-P-10 Rev A	Proposed plans Plots 9 & 10
HT-P-11 Rev A	Proposed elevations Plots 11 & 12
HT-P-12 Rev A	Proposed plans Plot 11 & 12
HT-P-13 Rev A	Proposed plans and elevations Plots 13-16
HT-P-17 Rev A	Proposed elevations Plots 17-19

HT-P-18 Rev A	Proposed plans Plots 17-19
HT-P-20 Rev A	Proposed plans and elevations Plots 20 & 21
HT-P-21 Rev A	Proposed plans Plots 20 & 21
HT-P-22 Rev A	Proposed plans and elevations Plots 22 & 23
HT-P-23 Rev A	Proposed plans Plots 22 & 23
HT-P-24 Rev A	Proposed plans and elevations Plot 24
HT-P-25 Rev A	Proposed elevations Plots 25-26
HT-P-26 Rev A	Proposed plans Plots 25-26
HT-P-27 Rev A	Proposed elevations Plots 27-30
HT-P-28 Rev A	Proposed plans Plots 27-30
HT-P-31 Rev A	Proposed elevations Plots 31-34
HT-P-32 Rev A	Proposed plans Plots 31-34
HT-P-35 Rev A	Proposed elevations Plots 35-37
HT-P-36 Rev A	Proposed plans Plots 35-37
HT-P-38 Rev A	Proposed elevations Plots 38-41
HT-P-39 Rev A	Proposed plans Plots 38-41
HT-P-42 Rev A	Proposed elevations Plots 42-46
HT-P-43 Rev A	Proposed plans Plots 42-46
HT-P-47 Rev A	Proposed plans and elevations Plot 47
HT-P-48-01 RevA	Proposed elevations Plot 48
HT-P-48-02 RevA	Proposed plans Plot 48
HT-P-49-01 RevA	Proposed elevations Plot 49
HT-P49-02 Rev A	Proposed plans Plot 49
HT-P-50 Rev A	Proposed plans and elevations Plot 50
HT-P-51 Rev A	Proposed elevations Plots 51-53
HT-P-52 Rev A	Proposed plans Plot 51-53
HT-P-54 Rev A	Proposed plans and elevations Plot 54
HT-G01 Rev A	Proposed plans and elevations Two bay garage
HT-G02 Rev A	Proposed plans and elevations Three bay garage
0001	Site Plan
0008 RevC	Amended 2 July 2012 Site layout plan as proposed
0009	Floor levels as proposed
0010	Site sections
0011	Street Scenes
0016	Details of alterations to existing walls,& demolition of existing outbuildings within Conservation Area
1031	Site Layout Plan as Proposed Affordable Units
D3100.001B	Landscape Strategy Plan
D3100.002A	Planting Plan

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

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

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

a satisfactory standard of appearance given the location of the property in a Conservation Area.

4. Notwithstanding the submitted details no development approved by this permission shall be commenced until design details and specifications of the internal streetscape and its associated lighting, street furniture, walls and fences has been submitted to and approved in writing by the Local Planning Authority. The works shall then be completed in accordance with the approved details.

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

5. All buildings shall be roofed in natural blue slate unless alternative materials have first been agreed in writing with the Local Planning Authority.

REASON: In accordance with Policies G1 and ENV16 of the Ribble Valley Districtwide Local Plan ensuring a satisfactory standard of appearance given the location of the site within and adjoining a Conservation Area.

6. Notwithstanding the submitted details precise specifications of windows and doors, including cross-section drawings of window frame form and method of opening shall have been submitted to and approved in writing by the Local Planning Authority before their use in the proposed works.

REASON: In order to safeguard the character and appearance of the Conservation Area in accordance with Policies G1 and ENV16 of the Ribble Valley Districtwide Local Plan.

7. All doors and windows shall be in timber and retained as such in perpetuity. They shall be painted within one month of their insertion in accordance with details which have first have been submitted to, and agreed in writing by, the Local Planning Authority.

REASON: In order to safeguard the character and appearance of the Conservation Area in accordance with Policies G1 and ENV16 of the Ribble Valley Districtwide Local Plan.

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

REASON: To ensure and safeguard the recording and inspection of matters of archaeological/historical importance associated with the site in accordance with Policy ENV14 of the Ribble Valley Districtwide Local Plan.

9. No dwellings within the development shall be occupied until the highway improvement works referred to in conditions 10 and 11 have been constructed and completed in accordance with the agreed scheme.

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

10. Highway improvement works to Chapel Hill at the site access shall be implemented as shown on drawing number CBO-0037-001 RevA providing a ghost island for turning traffic with running lanes and a turning lane of not less than 3 metres width. A pedestrian refuge island and associated dropped kerbs will be provided within the ghost island as indicated on the plan.

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

11. The existing pedestrian footway along the southern side of Chapel Hill shall be replaced by a new 2 metre wide footway from the western edge of the development site to no. 53 Chapel Hill and at that point link into the footways within the development site.

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

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

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

13. The proposed access road shall be constructed to a minimum width of 5.5 metres with continuous 2 metre wide footway provision on both sides from Chapel Hill into the site for a minimum length of 10 metres.

REASON: To enable vehicles and pedestrians to enter and leave the site in a safe manner in the interests of highway safety in accordance with Policy G1 of the Ribble Valley Districtwide Local Plan.

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

REASON: To ensure that satisfactory access is provided to the site in the interests of highway safety in accordance with Policy G1 of the Ribble Valley Districtwide Local Plan.

15. The stone wall immediately to the west of no.53 Chapel Hill shall be taken down and relocated away from the carriageway edge as indicated on drawing number CBO-0037-001 RevA prior to commencement of development unless otherwise agreed in writing with the Local Planning Authority.

REASON: To improve forward visibility in the interests of highway safety in accordance with Policy G1 of the Ribble Valley Districtwide Local Plan.

16. There shall not at any time in connection with the development be erected or planted or allowed to remain upon the land hereinafter defined any building, wall, fence, hedge, tree, shrub or other device. The visibility splay to be the subject of this condition shall be that land in front of a line drawn from a point 4.5 metres measured along the centreline of the proposed access road from the nearer edge of the carriageway of Chapel Hill to points measured 70 metres to the west and 74 metres to the east along the nearer edge of the carriageway of Chapel Hill, and shall be constructed and maintained at footway level in accordance with a scheme to be agreed by the Local Planning Authority in conjunction with the Highway Authority.

REASON: To ensure adequate visibility at the site access in the interests of highway safety in accordance with Policy G1 of the Ribble Valley Districtwide Local Plan.

17. The development shall be carried out in strict accordance with the mitigation and recommendations for enhancement as identified in Table 4 pg 26-29 of the Ecological Appraisal prepared by Bowland Ecology dated December 2011. The works shall be implemented in accordance with those details and completed in full prior to the substantial completion or the first bringing into use of the development hereby approved, whichever is sooner. The proposed lighting scheme and site management and maintenance plan as referred to within those measures shall be submitted to the Local Planning Authority for written approval in consultation with the County Ecologist prior to implementation. The mitigation measures so identified shall be permanently maintained and retained in accordance with details contained in the management and maintenance plan which shall also detail timing of the works, management responsibilities and maintenance schedules for all landscaped areas (other than within curtilages of buildings).

REASON: To safeguard, enhance and maintain biodiversity in accordance with Policies G1, ENV7, ENV9 and ENV10 of the Ribble Valley Districtwide Local Plan

18. Prior to commencement of any site works including delivery of building materials and excavations for foundations or services all trees identified in the arboricultural impact assessment/tree survey/tree constraints plan dated December 2011 shall be protected in accordance with the BS5837 2012



[Trees in Relation to Construction] the details of which shall be agreed in writing, implemented in full, a tree protection monitoring schedule shall be agreed and tree protection measures inspected by the local planning authority before any site works are begun.

The root protection zones shall remain in place until all building work has been completed and all excess materials have been removed from site including soil/spoil and rubble.

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

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

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

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

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

20. No development shall take place until details of the provisions to be made for building dependent species of conservation concern artificial bird nesting boxes and artificial bat roosting sites have been submitted, and approved by the local planning authority.

The details shall be submitted on a building dependent bird/bat species development site plan and include details of plot numbers and the numbers of per individual building/dwelling and type. The details shall also identify the actual wall and roof elevations into which the above provisions shall be incorporated –i.e. north/north east elevations for birds & elevations with a minimum of 5 hours morning sun for bats.

The artificial bird/bat boxes shall be incorporated into those dwellings/buildings during the actual construction of those individual plots

identified on the submitted plan before the development is first brought into use, unless otherwise agreed in writing by the Local Planning Authority.

REASON: To ensure that there are no adverse effects on the favourable conservation status of a bird/bat population before and during the proposed development in the interests of biodiversity in accordance with Policy G1 of the Ribble Valley Districtwide Local Plan.

21. Prior to the commencement of development, details for surface water drainage and means of disposal for the development, based on sustainable drainage principles and evidence of an assessment of the hydrological and hydro-geological context of the site (inclusive of how the scheme shall be maintained and managed after completion and any necessary infrastructure) shall be submitted to and approved in writing by the Local Planning Authority. For the avoidance of doubt, no surface water shall connect into the combined public sewerage system, directly or indirectly, in accordance with flood risk assessment submitted by Leyden Kirby Associates Ref L007-002 – Final dated December 2011. The development shall be completed, maintained and managed in accordance with the approved details.'

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

22. Prior to the commencement of development details for how foul and surface water shall be drained on separate systems shall be submitted to the Local Planning Authority and approved in writing. The development shall be completed, maintained and managed in accordance with the approved details.'

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

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

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

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

24. The dwellings shall achieve a minimum Level 3 of the Code for Sustainable Homes. No dwelling shall be occupied until a final Code Certificate has been issued for it certifying that Code Level 3 has been achieved.

REASON: In order to encourage an energy efficient development in accordance with Policy G1 of the Ribble Valley Districtwide Local Plan.

25. This 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.

26. No development shall begin on any phase of development until a scheme identifying how a minimum of 10% of the energy requirements generated by that phase of development will be achieved by renewable energy production methods, has been submitted to and approved in writing by the Local Planning Authority. The scheme for that phase of development 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.

27. The proposed 'drive under' type spaces shown to some of the dwelling types shall not be used for any purpose (including any purpose ordinarily incidental to the enjoyment of the dwelling house as such) which would preclude their use for the parking of a private motor vehicle.

REASON: In the interests of amenity to facilitate adequate vehicle parking to serve the dwellings in accordance with Policy G1 of the Ribble Valley Districtwide Local Plan.

28. Notwithstanding the provisions of the Town and Country Planning General Permitted Development Order 1995 (or any order amending, revoking or re-enacting that Order) any future extensions, external alterations to the dwelling formed as a result of the barn conversion (Plot 48) including any development within the curtilage as defined in Schedule 2 Part 1 Classes A to H shall not be carried out without the formal consent of the Local Planning Authority.

REASON: In order that the Local Planning Authority shall retain effective control over the development to ensure compliance with Policies G1 and H18 of the Ribble Valley Districtwide Local Plan.

29. In relation to Plot 48 notwithstanding the provisions of the Town and Country Planning General Permitted Development Order 1995 (or any Order

amending, revoking or re-enacting that Order) any future additional structures, hard standing or fences as defined in Schedule 2 Part I Classes E, F and G, and Part II Class A, shall not be carried out without the formal consent of the Local Planning Authority.

REASON: In order that the Local Planning Authority shall retain effective control over the development to ensure compliance with Policies G1 and H18 of the Ribble Valley Districtwide Local Plan.

30. The works to Plot 48 must be begun not later than the expiration of two years beginning with the date of this permission.

REASON: In accordance with the requirements of Policies G1 and H16 of the Ribble Valley Districtwide Local Plan in order that the Local Planning Authority shall retain effective control of the development and to ensure the continued structural integrity of the building.

31. All the external works of the development permitted in relation to Plot 48 shall be completed before the expiration of three years from the date of this permission.

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

32. No work on site shall commence until an Arboricultural Method Statement and a Tree Protection Plan have been submitted to and approved in writing by the Local Planning Authority detailing procedures, working methods and protective measures to be used in relation to retained trees in order to ensure that they are adequately protected during the construction process.

REASON: To ensure that retained trees as identified on the detailed approved plans are afforded the maximum protection from the adverse effects of development in accordance with Policy ENV13 of the Ribble Valley Districtwide Local Plan.

33. Prior to the commencement of development, details of the foul drainage scheme for the site including any necessary infrastructure shall be submitted to and approved in writing by the Local Planning Authority. No housing shall be occupied until the approved foul drainage scheme has been completed in accordance with the approved details.'

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

#### INFORMATIVES

1. This consent requires the improvement or alteration of an access to the public highway. Under the Highways Act 1980 Section 184 the County

Council as Highway Authority must specify the works to be carried out. Only the Highway Authority or a contractor approved by the Highway Authority can carry out these works and therefore before any access works can start you must contact Lancashire County Council for further information.

2. The grant of planning permission will require the applicant to enter into an appropriate Legal Agreement with the County Council as Highway Authority. The Highway Authority may also wish to implement their right to design all works within the highway related to this proposal. The applicant should be advised to contact the Environment Director at PO Box 9, Guild House, Cross Street, Preston, PR1 8RD in the first instance to ascertain the details of such an agreement and the information to be provided.

(Mr Taylor spoke in favour of the above application. Mr Smith spoke against the above application. Councillor D Smith was given permission to speak on the above application).

15. APPLICATION NO: 3/2012/0014/P (GRID REF: SD 373281 441769)  
OUTLINE APPLICATION FOR THE CONSTRUCTION OF 30 N<sup>O</sup> DWELLINGS ON LAND OFF GREENFIELD AVENUE, WITH A SUGGESTED BREAKDOWN OF 16 N<sup>O</sup> HOUSES WITH 3-4 BEDROOMS, 8 N<sup>O</sup> LOW COST HOUSES AND 6 N<sup>O</sup> BUNGALOWS WITH 2 BEDROOMS ON LAND ADJACENT GREENFIELD AVENUE, LOW MOOR, CLITHEROE

The Head of Planning Services clarified the position with regard to the Section 106 Agreement.

DEFERRED and DELEGATED to the Director of Community Services for approval following the satisfactory completion of a Legal Agreement within a period of 6 months (from the date of this decision) as outlined in paragraphs numbered 1-4 under the Section 106 Agreement sub-heading within the 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. No development shall begin until details of the external materials of the proposed 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) has been submitted to and approved in writing by the Local Planning Authority. The development shall be implemented in accordance with the approved details.

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. Insofar as the appearance of the dwellings are concerned, this outline permission shall relate to the development as shown on drawing numbers 370/1/3, 4 and 5.

REASON: For the avoidance of doubt and to ensure that the outline permission relates to the submitted plans.

4. Insofar as the access and road layout are concerned, this outline permission shall relate to the development as shown on drawing number 370/1/2 REVA (as clarified by condition number 5 below).

REASON: For the avoidance of doubt and to ensure that the outline permission relates to the submitted plans.

5. Whilst the submitted road layout is considered to be acceptable, the precise positions of the individual dwellings are not approved at this stage. Any reserved matters application shall therefore include a plan that shows the proposed dwellings in relation to the existing dwellings that adjoin the site boundary.

REASON: In order to ensure the protection of the amenities of existing adjoining residents and to comply with Policy G1 of the Ribble Valley Districtwide Local Plan.

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

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

7. No development approved by this permission shall be commenced until a scheme for the disposal of foul and surface water has been approved in

writing by the Local Planning Authority. Such a scheme shall be constructed and completed in accordance with the approved plans.

REASON: To ensure a satisfactory means of drainage 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 scheme for the provision and implementation of a surface water regulation system has been approved by the Local Planning Authority. The scheme shall be completed in accordance with the approved plans.

REASON: To reduce the increased risk of flooding and to comply with Policy G1 of the Ribble Valley Districtwide Local Plan.

9. No development shall begin until a scheme identifying how a minimum of 10% of the energy requirements generated by the development will be achieved by renewable energy production methods, has been 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 Policies G1, ENV7 and ENV10 of the Ribble Valley Districtwide Local Plan.

10. Any reserved matters application shall include the submission of a tree survey, hedgerow survey, and Phase 1 habitat survey.

REASON: In order that any necessary mitigation measures or tree/hedgerow retention/protection measures can be ensured through the imposition of appropriate conditions at reserved matters stage, in the interests of nature conservation and to comply with Policies G1, ENV10 and ENV13 of the Ribble Valley Districtwide Local Plan.

11. Prior to the commencement of development, the following information shall be submitted to the Local Planning Authority (LPA) for approval in writing:

- (a) A Desk Study which assesses the risk of the potential for on-site contamination and ground gases and migration of both on and off-site contamination and ground gases.

- (b) If the Desk Study identifies potential contamination and ground gases, a detailed Site Investigation shall be carried out to address the nature, degree and distribution of contamination and ground gases and shall include an identification and assessment of the risk to receptors as defined under the Environmental Protection Act 1990, Part IIA, focusing primarily on risks to human health and controlled waters. The investigation shall also address the implications of the health and safety of site workers, of nearby occupied building structures, on services and landscaping schemes and on wider environmental receptors including ecological systems and property.

The sampling and analytical strategy shall be submitted to and be approved in writing by the LPA prior to the start of the site investigation survey.

- (c) A Remediation Statement, detailing the recommendations and remedial measures to be implemented within the site.

Any works identified in these reports shall be undertaken when required with all remedial works implemented by the developer prior to occupation of the first and subsequent dwellings. On completion of the development/remedial works, the developer shall submit written confirmation, in the form of a Verification Report, to the LPA, that all works were completed in accordance with the agreed Remediation Statement.

REASON: To ensure that the site investigation and remediation strategy will not cause pollution of ground and surface waters both on and off the site and to comply with Policy G1 of the Ribble Valley Districtwide Local Plan.

- 12. 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.

- 13. The dwellings shall achieve a minimum Level 3 of the Code for Sustainable Homes. No dwelling shall be occupied until a final Code Certificate has been issued for it certifying that Code Level 3 has been achieved.

REASON: In order to encourage an energy efficient development in accordance with Policy G1 of the Ribble Valley Districtwide Local Plan.

- 14. 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.



NOTE(S):

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

(Mr Dixon spoke against the above application).

RESOLVED: That Committee agree to suspend Standing Order 15 with regard to time limit on meetings so that the business could be concluded.

16. 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 a late item.

REFUSED for the following reason:

The proposed development is considered contrary to Policy G1 of the Ribble Valley Districtwide Local Plan in that it would have an adverse impact on the operation of the highway network to the detriment of highway safety and to the general amenities of the area.

(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.

17. APPLICATION NO: 3/2012/0327/P (GRID REF: SD 373629 436607)  
PROPOSED MIXED USE DEVELOPMENT COMPRISING RESIDENTIAL (C3);  
NURSING HOME (C2); CAR PARKING; OPEN SPACE AND ANCILLARY  
LANDSCAPING AT LAND TO THE EAST OF CLITHEROE ROAD  
(LAWSONSTEADS) WHALLEY

REFUSED for the following reasons:

1. The proposed development by virtue of its location outside the defined settlement boundary of Whalley is considered to represent an urban extension into the open countryside which would change the character of this area of open countryside to the detriment of the visual amenities of the area. It is thus contrary to Policies G1 and ENV3 of the Ribble Valley Districtwide Local Plan.
2. The proposed development by virtue of its detrimental impact on the setting of and views into and out of Whalley Conservation Area would have an unduly harmful impact upon the character, appearance and significance of the Conservation Area. It is thus considered contrary to Policy ENV16 of the Ribble Valley Districtwide Local Plan.
3. The proposed development is considered contrary to Policy G1 of the Ribble Valley Districtwide Local Plan in that it would have an adverse impact on the operation of the highway network, particularly in terms of congestion, to the detriment of highway safety.

(Mr McBurney spoke in favour of the above application. Dr Harper spoke against the above application).

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

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

169 APPLICATIONS APPROVED

<b><u>Plan No:</u></b>	<b><u>Proposal:</u></b>	<b><u>Location:</u></b>
3/2011/0870/P (LBC)	Demolition of existing garden store and erection of new garden store attached to existing fuel store	25 Church Street Ribchester
3/2012/0125/P (LBC) & 3/2012/0126/P (PA)	Timber clad workshop to the north elevation	Thistle Manor Edisford Road Clitheroe
3/2012/0166/P	Construction of earth bank slurry store	Smalley Fold Farm Commons Lane, Balderstone
3/2012/0215/P	Application to discharge condition 4 (survey method statement) of planning consent 3/2010/0897/P	Primrose Mill, Woone Lane Clitheroe
3/2012/0250/P	Proposed demolition of the existing side garage. New two-storey extension to side to form garage and utility on ground floor and master bedroom with en-suite on	11 Bosburn Drive Mellor Brook
Cont/		

<b><u>Plan No:</u></b>	<b><u>Proposal:</u></b>	<b><u>Location:</u></b>
Cont...	first floor. New two-storey extension to principle entrance to form study on ground floor and bedroom on first floor. New part two-storey, part single storey extension to rear to form enlarged living/dining/kitchen. New external timber decking area. Erection of new chimneybreast to gable end. Some internal alterations	
3/2012/0268/P	Proposed two-storey side and rear extension and single storey sun room extension to rear	8 Parsonage Avenue Ribchester
3/2012/0280/P	Single storey extension to existing dwelling	Moss Hall Farm, Chipping
3/2012/0293/P	Demolition of existing external stores and erection of one larger external store	22 Shawbridge Street Clitheroe
3/2012/0294/P	Proposed demolition of single storey extension to the rear to be replaced with a two-storey extension. Re-submission of 3/2012/0012P	11 Manor Avenue Ribchester
3/2012/0295/P	Proposed demolition of single storey extension to be replaced with a two-storey extension. Re-submission of 3/2012/0013P	12 Manor Avenue Ribchester
3/2012/0298/P	Installation of flue equipment on a existing fish and chip shop	59 Woone Lane Clitheroe
3/2012/0315/P	Change of use of Unit 5, from Class B8 to Class D2	Fairfield Business Park Longsight Road Clayton-le-Dale
3/2012/0317/P	Revised planning application for alterations, extensions and change of use to the public house as follows: Basement – split residential accommodation with extension and beauty salon with extension. Ground Floor – beauty salon with extensions and optional change of use to Part 4 Classes A1, A2 or D1 dentistry. 1 <sup>st</sup> & 2 <sup>nd</sup> Floor – split into 2 no apartments with roof terrace (resubmission)	Pendle Hotel Clitheroe Road Chatburn

<b><u>Plan No:</u></b>	<b><u>Proposal:</u></b>	<b><u>Location:</u></b>
3/2012/0343/P	New covered agricultural manure store	Parsonage Farm Parsonage Lane Chipping
3/2012/0347/P	Raising the existing eaves wall plate level by no more than 1m to create bedroom and dressing/en-suite to the first floor. Existing roof pitch will not be altered	11 Kirkdale Road Langho
3/2012/0348/P	Proposed change of use from Class A1 to Class D2 for the creation of a Pilates Studio	Enterprise House Warwick Street Longridge
3/2012/0349/P	Demolition of existing bay window and porch and construction of new bay window and porch	51 Chaigley Road, Longridge
3/2012/0351/P	Proposed two-storey side extension to create extended lounge and additional bedroom	51A Derby Road Longridge
3/2012/0364/P	Proposed change of use from retail premises to retail and private dwelling	2 West View, Clitheroe
3/2012/0365/P	Dormer extension to rear elevation, first floor extensions to front elevation and internal alterations	Carniola Whins Lane Simonstone
3/2012/0366/P	Replacement of cement render with hydraulic lime roughcast; structural stabilization to the north-east corner; removal of redundant 20 <sup>th</sup> century chimney stack; reopening of 20 <sup>th</sup> century infill to rear elevation of existing garage; replacement of inappropriate rainwater goods; repairs to a replacement of steel framed windows; internal alterations to include formation of home office within existing garage/boiler room and formation of en suite compartments at first floor level	Red Syke Farm Twiston
3/2012/0385/P	Temporary widening of an existing access from the public highway to facilitate the construction of a new water supply pumping station and the laying of a new water supply main, and permanent access road to proposed new water supply pumping station	The Skaithes Slaidburn

<b><u>Plan No:</u></b>	<b><u>Proposal:</u></b>	<b><u>Location:</u></b>
3/2012/0387/P	Demolition of contemporary porches, garage, utility room and games room extensions and construction of new garage/store/utility/rear hall/front porch (work from home office) and snug/kitchen with bedroom accommodation at first floor level. Construction of lean-to canopy to new internal courtyard area. Construction of stone canopy to front entrance door (south east elevation). Alteration to existing window (south east elevation). Alteration to existing door opening to form new window opening (north east elevation). Alteration to existing window opening to form new door and window opening (north west elevation). Association external works and installation of new sewage treatment plant (resubmission of approved scheme 3/2006/0193/P with the design amendments)	Broomhill Farm Smalden Lane Grindleton
3/2012/0391/P	Porch extension and new driveway	9 Greenacres Read
3/2012/0404/P	Enlarged velux rooflight on rear roofslope	September Cottage 6 Elker Mews, Billington
3/2012/0408/P	Proposed single storey extension to form family room and utility room	Higher Studlehurst Osbaldeston Lane Osbaldeston
3/2012/0411/P	Demolition of existing garage and office previously used as a Police House/ Office and erection of a semi-detached dwelling (Resubmission)	127 Padiham Road Sabden
3/2012/0418/P	Demolition of existing garage and erection of porch and detached garage	Broad Lea, Ribchester Road Clayton-le-Dale
3/2012/0419/P	Application for variation of condition no. 2 of planning permission 3/2010/1023/P, so that the condition is amended to include drawing no/4 (in order to alter the materials on both gable ends to block and render instead of cut stone)	Higher Mill Farm Mill Lane Slaidburn Road Waddington

<b><u>Plan No:</u></b>	<b><u>Proposal:</u></b>	<b><u>Location:</u></b>
3/2012/0421/P	Amendments and an addition to approved plan 3/2010/0497P, to bring the existing garage and approved plan for the first storey extension forward by 2m at the front of the property; a material change from glass to block and render on the North elevation of the approved ground floor and first floor extension to the principal entrance; erection of a single storey extension to the rear of the garage aligned with the building line of the existing dwelling with obscure glazing to the South elevation	9 Bosburn Drive Mellor Brook
3/2012/0430/P	Proposed extension to existing dairy cattle unit	Slack Farm, Newsholme Gisburn
3/2012/0433/P	Ground floor internal remodelling with associated external openings changed and proposed conversion of attic to first floor with the creation of dormer escape windows	8 Somerset Avenue Clitheroe
3/2012/0435/P	Two storey side and single storey rear extension	16 Hesketh Road Longridge
3/2012/0436/P	Application for discharge of condition no. 3 (materials) of planning consent 3/2011/0275/P	Shays Cottage Tosside
3/2012/0437/P	Application for discharge of condition no. 4 (materials) of planning consent 3/2011/0276/P	Shays Farm Tosside
3/2012/0441/P	Part demolition and extension of animal shed	Gisburn Auction Mart Gisburn
3/2012/0454/P	Proposed ground floor extension to existing porch (resubmission)	Lower Greenbank Barn Whalley Road, Sabden
3/2012/0456/P	Change of house type for proposed detached two-bedroom bungalow on vacant land approved under application 3/2011/0965/P including Discharge of Conditions approved under application 3/2012/0162/P. Land adjacent	14 Crumpax Avenue Longridge
3/2012/0457/P	Application for a non-material amendment to planning permission 3/2009/0683P, for an increase in height of the property from 8100mm to 8564mm (464mm increase). The actual ridge height	Prospect House Sawley Road Grindleton
Cont/		

<b><u>Plan No:</u></b>	<b><u>Proposal:</u></b>	<b><u>Location:</u></b>
Cont...	will be lowered by 36mm, as the proposed ground floor level will be dropped by 500mm.	
3/2012/0460/P	Application for a non-material amendment to planning permission 3/2011/0378/P for changing the external wall finish on the rear and parapet elevations from full stonework to stone plinth with random 'Quoin' corners and cement render finish main walling on blockwork (The gable and 2m return elevations to remain stonework as approved)	10 Fell Brow Longridge
3/2012/0461/P	Application for the renewal of planning permission 3/2009/1061/P for the conversion of a redundant barn to form a single 2 bed dwelling	17 Dilworth Lane Longridge
3/2012/0518/P	Application for a non material amendment to planning permission 3/2011/0307/P to allow minor alterations to Dean house types on plots 67, 68, 76, 77 and 98 to improve the appearance, accommodation and overall ground floor layout	Barrow Brook Business Village Barrow

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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>
3/2012/0155/P & 3/2012/0156/P	New pub signs comprising 3 No sets of individual letters (non illuminated), 1 No amenity board (non illuminated), 1 No illuminated menu unit, 1 No lantern and 5 No flood lights	White Bull Church Street Ribchester	The part implemented scheme has an unduly harmful impact upon the character (including historic fabric and setting) of the listed building and the character and significance of Ribchester Conservation Area because of (i) the number, siting, illumination, visual
Cont/			

<u>Plan No:</u>	<u>Proposal:</u>	<u>Location:</u>	<u>Reasons for Refusal</u>
Cont'd			intrusiveness, conspicuousness and incongruity of adverts and resulting domination of the facade and detraction from/obscuring of important architectural features, (ii) the damage to important historic stonework resulting from the attachment of adverts and (iii) use of incongruous modern materials. This is contrary to Policies ENV20, ENV19, ENV16 and G1 of the Ribble Valley Districtwide Local Plan.
3/2012/0247/P	Proposed formation of a new car park to serve the residents of Sycamore Bungalows, and to allow better access for emergency vehicles. Including installation of a new access road and entrance alterations to the main highway at land at rear of	Sycamore Bungalows Gisburn	Policy G1 - it would lead to conditions to the detriment of highway safety due to the limitations of the access width and the visibility splays by not providing the safe movement of vehicles to and from the highway. Policies G1, ENV3, ENV16 and H12 and the National Planning Policy Framework - incongruous feature representing an
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...			urban encroachment to the detriment of the surrounding countryside, visual amenity, and the character, appearance and setting of Gisburn Conservation Area.
3/2012/0275/P	Proposed extension to provide new first floor to existing dormer bungalow and roof lift	14 Moorfield Whalley	Contrary to paragraph's 14, 60 and 64 of the NPPF and Local Plan Policies G1, H10 and SPG. Prominent extension to the visual detriment of the street scene. Loss of privacy.
3/2012/0354/P	Proposed conversion of stone barn to residential dwelling	Watt Close Farm Gisburn	Contrary to paragraphs 55, 131 and 133 of NPPF, and Policies G1, ENV3, H16 and H17 of the Local Plan. The proposal by virtue of the location of the building, the principle and design of the additions to the roof, the unsympathetic enlargement of existing openings and the new materials proposed, would be visually detrimental of the character of the building, and would visually affect the
Cont/			

<u>Plan No:</u>	<u>Proposal:</u>	<u>Location:</u>	<u>Reasons for Refusal</u>
Cont...			character, appearance and setting of this location.
3/2012/0388/P (PA)	Erection of steel storage building to the rear	St Leonard's Church Commons Lane Balderstone	The proposal has an unduly harmful impact upon the harmonic setting of the listed buildings and the character of the open countryside landscape area because the shed is incongruous, conspicuous and visually intrusive as a result of its prominent siting, size (including projection above wall copings), orientation (perpendicular to the long and linear wall) and materials (steel sheeting). This is contrary to Policies ENV19, G1 (a & h) and ENV3 of the Ribble Valley Districtwide Local Plan.
3/2012/0405/P	Garage	1 Edisford Hall Cottages Edisford Bridge Clitheroe	The proposal will be unduly harmful to the setting of the Grade II listed 'Edisford Hall Farmhouse and 2 cottages to north' because of its size, prominence, incongruity of design and materials and detachment from
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...			<p>the historic farm steading. This is contrary to Policies ENV19 and G1(a) &amp; (h) of the Ribble Valley Districtwide Local Plan.</p> <p>The proposal will be unduly harmful to the character of the open countryside and the setting of the Grade II listed 'Edisford Bridge Farmhouse and Edisford Bridge Cottage' and 'Edisford Bridge Inn' because of its prominence resulting from its size, incongruity of design and materials, roadside siting, damage to hedgerow/tree screening and detachment from existing building groups. This is contrary to Policies ENV3, ENV13, ENV19 and G1(a) &amp; (h) of the Ribble Valley Districtwide Local Plan.</p>
3/2012/0412/P	Advertisement application for two sign boards set in a 'V' facing both directions of Whalley Road set 1.5m from ground level	Land adjacent Whalley Road Hurst Green	Policy G1 – detriment to the visual amenities of the locality.

<b><u>Plan No:</u></b>	<b><u>Proposal:</u></b>	<b><u>Location:</u></b>	<b><u>Reasons for Refusal</u></b>
3/2012/0413/P	Application for the discharge of condition 5 (surface water regulation system) and condition 6 (surface water drainage) of planning permission 3/2011/0286/P	Stalwart Lodge Primrose Road Clitheroe	N/A
3/2012/0438/P	Conversion of integral garage into a habitable room and formation of entrance door with overhead canopy on side elevation	Austin House Slaidburn Road Waddington	Policy G1 and ENV16 – proposals detrimental to both highway safety and visual amenity.
3/2012/0445/P	Two storey extension to dwelling (including demolition of existing conservatory)	34 Water Street Ribchester	<p>The proposal has an unduly harmful impact upon the residential amenity of No 35 Water Street because of the two storey extension's overbearing and overshadowing impact. This is contrary to Policy G1 of the Ribble Valley Districtwide Local Plan.</p> <p>The first floor door is an incongruous and conspicuous feature which does not preserve the character or appearance of Ribchester Conservation Area. This is contrary to Policy ENV16 of the Ribble Valley Districtwide Local Plan.</p>

171 CERTIFICATE OF LAWFULNESS FOR A PROPOSED USE OR DEVELOPMENT

<u>Plan No:</u>	<u>Proposal:</u>	<u>Location:</u>
3/2012/0414/P	Application for a Lawful Development Certificate for the proposed installation of 6 no. solar panels on the front elevation roofslope	Parsonage Cottage Church Street Ribchester
3/2012/0498/P	Application for a Lawful Development Certificate to run a one man taxi hire business from the property	Higher House Farm Back Lane Newton

172 TOWN AND COUNTRY PLANNING (GENERAL PERMITTED DEVELOPMENT) ORDER 1995 PARTS 6 & 7 PRIOR NOTIFICATION OF AGRICULTURAL AND FORESTRY BUILDINGS AND ROADS PRIOR APPROVAL **NOT** REQUIRED

<u>Plan No:</u>	<u>Proposal:</u>	<u>Location:</u>
3/2012/0444/N	Proposed works to progressively maintain and upgrade internal forest roads and to create 2 new stretches of forest road in order to allow the planned harvesting and haulage of timber from the site	Longridge Fell Forest off Birdy Brow Stonyhurst
3/2012/0500/N	Mono-pitch storage building	Mill House Barn Grunsaigill, Tosside
3/2012/0532/N	Application for a steel portal frame building (18.29m x 13.71m) for the storage of bulk feeds.	Lower Lees Farm Cow Ark, Clitheroe

173 SECTION 106 APPLICATIONS

<u>Plan No</u>	<u>Location</u>	<u>Date to Committee</u>	<u>Number of Dwellings</u>	<u>Progress</u>
3/2010/0078P	Old Manchester Offices Whalley New Road Billington	20/5/10	18	With Legal
3/2010/0929P	Land between 36 & 38 Henthorn Road Clitheroe	14/7/11	8	Not Signed yet With applicants solicitor
3/2011/0776	Land off Whiteacre Lane Barrow	12/4/12	7	With Legal
3/2011/0784	Old Whalley Nurseries Clitheroe Road Whalley	12/4/12	6	With Applicant
3/2012/0065	Land off Dale View Billington	24/5/12	12	With Legal

<u>Plan No</u>	<u>Location</u>	<u>Date to Committee</u>	<u>Number of Dwellings</u>	<u>Progress</u>
3/2011/1064	Sites off Woone Lane a) rear of 59-97 Woone Lane & b) Land to South-West of Primrose Village phase 1, Clitheroe	21/6/12	113	With Legal
<b><u>Non Housing</u></b>				
3/2011/0649P	Calder Vale Park Simonstone	15/3/12		Subject to departure procedures so no progress on Section 106

174 APPEALS UPDATE

<u>Application No:</u>	<u>Date Received:</u>	<u>Applicant/Proposal/Site:</u>	<u>Type of Appeal:</u>	<u>Date of Inquiry/Hearing:</u>	<u>Progress:</u>
3/2011/0820 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 DECISION
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	-	Procedure altered by The Planning Inspectorate – will now follow the Hearing procedure Hearing to be held on 11.7.12	AWAITING DECISION
3/2011/0624 D	17.2.12	Mr Ken Dobson Fit secondary glazing (Listed Building Consent) Vicarage House Vicarage Fold Wiswell	WR	-	Site visit 4.7.12 AWAITING DECISION

<u>Application No:</u>	<u>Date Received:</u>	<u>Applicant/Proposal/Site:</u>	<u>Type of Appeal:</u>	<u>Date of Inquiry/Hearing:</u>	<u>Progress:</u>
3/2011/0620 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	—	APPEAL DISMISSED 28.6.12
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
3/2011/0703 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	—	Awaiting site visit
3/2011/0095 D	11.5.12	Mr & Mrs S Cherry Re-submission of refused application. Application 3/2010/0002P for two affordable dwellings in garden area of existing house, demolition of outbuilding, realigning of vehicular access to Cherry Hall and removal of part of wall to site Cherry Hall Grindleton	WR	—	Awaiting site visit
3/2011/0849 D	16.5.12	Mr K Kay Proposed new detached garage, boundary wall, gates and hard landscaping Great Mitton Hall, Mitton Road, Mitton	Householder appeal	—	AWAITING DECISION

<u>Application No:</u>	<u>Date Received:</u>	<u>Applicant/Proposal/Site:</u>	<u>Type of Appeal:</u>	<u>Date of Inquiry/Hearing:</u>	<u>Progress:</u>
3/2012/0168 D	23.5.12	Mr G Marsden Single storey conservatory extension 3.60m x 3.70m to the rear of the property (Re-submission) Hill House Hesketh Lane Chipping	Householder appeal	–	APPEAL ALLOWED 4.7.12
3/2011/1001 D	30.5.12	Ms Pamela Oliver New detached dwelling within the curtilage of 1 Portfield Bar Whalley	WR	–	Awaiting site visit
3/2011/0025 O	25.6.12	J-J Homes LLP Outline planning application for residential development (ten dwellings) Land off Chatburn Old Road Chatburn	WR	–	Notification letter sent 27.6.12 Questionnaire sent 9.7.12 Statement to be sent by 6.8.12

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#### RIBBLE VALLEY CORE STRATEGY – SUBMISSION STAGE

The Chief Executive submitted a report asking Committee to consider the outcome of the recent consultation on the Core Strategy and agree the timetable for the next stages. He informed Committee that the Council was now moving towards the formal stage where the Core Strategy was submitted to the Secretary of State for examination and an independent Inspector would be appointed to hold the examination with the purpose of confirming that the plan was sound. He reminded Committee that the Council had published the Core Strategy under the provisions of Regulation 19 for a six week period of consultation, which ended on 15 June 2012. The representations received were currently being reviewed and an initial response prepared on the issues raised.

The Head of Regeneration and Housing drew attention to the different approaches to progress the Core Strategy set out in the report and that advice had been sought from the Planning Inspectorate. He explained that each approach carried risks that had to be judged against the need to move as quickly as possible to having an up to date plan in place.

Drawing attention in particular to the implications referred to in the committee report of the National Planning Policy Framework, the Head of Regeneration and Housing also highlighted the transitional arrangements and the presumption in favour of sustainable development that would be the basis of decision making as the Development Plan became increasingly out of date and the end of the transitional period reached.



The Head of Regeneration and Housing outlined a programme of key dates to take the Core Strategy forward, which included consideration of the representations, the Council's response and agreement to proposed amendments and the resolution to formally submit ratification of the submission; commencement of the formal consultation on proposed changes; the formal submission to the Secretary of State; and an indication of earliest likely hearing dates.

RESOLVED: That Committee having considered the risks identified in the report agree to progress the Core Strategy as set out in paragraph 4.6 of the report subject to any changes agreed at Planning and Development Committee on 16 August 2012.

176 APPEALS

- a) 3/2011/0620/P – 19 PV panels on the south facing roof above the existing roof, inverter and wiring on the inside of the building at 4 Root Hill Estate Yard, Whitewell Road, Dunsop Bridge, Clitheroe – Appeal dismissed.
- b) 3/2012/0168/P – Single storey conservatory extension to rear of property at Hill House, Hesketh Lane, Chipping – Appeal allowed.

177 REPORT OF REPRESENTATIVES ON OUTSIDE BODIES

There were no reports from Representatives on Outside Bodies.

The meeting closed at 10.33pm.

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