

Minutes of Planning and Development Committee

Meeting Date: Thursday, 16 August 2012 starting at 6.30pm
Present: Councillor R E Sherras (Chairman)

Councillors:

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

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

Also in attendance: Councillor S Hirst.

232 APOLOGIES

Apologies for absence from the meeting were submitted on behalf of Councillors S Bibby, S Carefoot and J White.

233 MINUTES

The minutes of the meeting held on 19 July 2012 were approved as a correct record and signed by the Chairman.

234 DECLARATIONS OF INTEREST

Councillor S Knox declared an interest in application 3/2012/0379/P in respect of Primrose Mill, Clitheroe.

235 PUBLIC PARTICIPATION

There was no public participation.

236 REFERENCES FROM OVERVIEW AND SCRUTINY COMMITTEE

There were no references from Overview and Scrutiny Committee.

237 PLANNING APPLICATIONS

1. APPLICATION NO: 3/2011/0535/P (GRID REF: SD 377702, 433377)
PROPOSED CHANGE OF USE FROM OFFICES (CLASS A2) TO A TAXI OFFICE (SUI-GENERIS) AT UNIT 23 TIME TECHNOLOGY PARK, BLACKBURN ROAD, SIMONSTONE

The Senior Planning Officer requested that the standard condition with regard to a plan reference be included and informed Committee of two further items with regard to noise concerns.

GRANTED subject to the following conditions:

1. The use hereby permitted shall cease and any associated plants, materials, and equipment shall be removed on or before 16 August 2013 and the site restored to its former condition to the full satisfaction of the Local Planning Authority unless a renewal of this planning permission has been granted by the Authority.

REASON: This temporary consent has been granted to enable the Local Planning Authority to assess and review the impact of the development against the requirements of Policy G1 of the Ribble Valley Districtwide Local Plan.

2. The licensed private hire vehicles associated with the proposal shall be parked on the designated parking area as shown on the amended location plan dated 18 June 2012 and this area shall be kept available for that purpose at all times.

REASON: In order to prevent the private hire vehicles being parked on the road, and in the interests of residential amenity, in accordance with policy G1 of the Ribble Valley Districtwide Local Plan.

3. In the event that the parking area is no longer available for use, the permission for the private hire office shall cease.

REASON: In order to prevent the private hire vehicles from parking elsewhere within Time Technology Park in the interests of residential amenity and in accordance with policy G1 of the Ribble Valley Districtwide Local Plan.

4. No more than twenty private hire vehicles shall operate from the premises hereby approved.

REASON: To ensure there is sufficient appropriate parking for private hire vehicles operating from the premises which would not adversely affect nearby residential amenity in accordance with Policy G1 of the Ribble Valley Districtwide Local Plan.

5. The permission shall relate to the development as shown on plan reference: Location RevC received on 18 June 2012.

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

2. APPLICATION NO: 3/2012/0053/P (GRID REF: SD 361239 437244)
PROPOSED CONSTRUCTION OF THREE NEW TWO-STOREY TERRACE DWELLINGS. GARDEN SPACE ALLOCATED TO EACH PROPERTY. SEVEN SURFACE PARKING BAYS. RE-SUBMISSION OF APPLICATION 3/2011/0655/P. 41 DILWORTH LANE, LONGRIDGE, LANCASHIRE, PR3 3ST.

The Senior Planning Officer clarified the last paragraph before the recommendation contained in the report.

REFUSED for the following reason:

1. Due to the overall massing of the housing, the layout and position on site and the loss of the trees on both the northern and eastern boundary of the site (required in order to facilitate the proposed development), the Council consider that the scheme would have a significant and detrimental visual impact upon both the setting, character and visual amenity value of the street scene and the residential amenity of the occupiers of the neighbouring properties. Approval would therefore be contrary to guidance contained within paragraphs 64 and 118 of the National Planning Policy Framework, as well as the provisions of Local Plan Policies G1, G5, ENV3 and ENV13.

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

3. APPLICATION NO: 3/2012/0134/P (GRID REF: SD 370198)
PROPOSED INSTALLATION OF A FLUE FOR A FREE STANDING LOG BURNING STOVE AT 5 HODDER COURT, KNOWLES BROW, HURST GREEN

REFUSED for the following reason:

1. The proposal is unduly harmful to the character (including setting and interesting roofscape) and significance of the listed building because the flue would be conspicuous, incongruous and visually intrusive as a result of its siting, materials and linear/monolithic form.

(Mrs Longden spoke in favour of the above app).

(Councillor S Knox declared an interest in the next item and left the meeting).

4. APPLICATION NO: 3/2012/0379/P (GRID REF: SD 373742 440826)
PROPOSED MATERIAL AMENDMENTS TO APPROVED SCHEME (3/2010/0897/P) FOR DEMOLITION OF PRIMROSE MILL SITE FOR RESIDENTIAL DEVELOPMENT FOR 12 APARTMENTS AND 2 DWELLINGHOUSES (THIS APPLICATION RELATES TO 12 APARTMENTS ONLY) AT PRIMROSE MILL, WOONE LANE, CLITHEROE

DEFERRED and DELEGATED to the Director of Community Services subject to drafting a Deed of Variation within 6 months of the date of this decision, to the existing Section 106 Agreement 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. apt3/001 – apartment type 3 elevation 1 amended 19 July 2012.
apt3/002 – apartment type 3 elevation 2 amended 19 July 2012.
apt3/003 – apartment type 3 elevation 3 amended 19 July 2012.
apt3/004 – apartment type 3 elevation 4 amended 19 July 2012.
apt3/005 – apartment type 3 ground floor plan, amended 10 July 2012.
apt3/006 – apartment type 3 first floor plan, amended 10 July 2012.
apt3/007 – apartment type 3 second floor plan, amended 10 July 2012.
apt3/008 – apartment type 3 third floor plan, amended 10 July 2012.
csp/002 – coloured site plan.
loc/002 – location plan.
matbound/002 – materials and boundary treatment plan.
SD/SW7 1200mm high screen wall and railings.
3244.001 – landscaping specification.
D3244.001 – landscaping layout plan.
D3244.002 – planting plan.

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

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

4. 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 have first 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 Policies G1, ENV14 and ENV15 of the Ribble Valley Districtwide Local Plan.

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

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

6. Prior to commencement of development approved by this planning permission (or such other date or stage in development as maybe agreed in writing with the Local Planning Authority) the following components of a scheme to deal with the risks associated with contamination of the site shall each be submitted to and approved in writing by the Local Planning Authority.
 1. A site investigation scheme, based on desk study report, Primrose Mill, Primrose Road, Clitheroe, Lancashire for Beck Developments Ltd, GEA, June 2008, Ref J07352 to provide information for a detailed assessment of the risk to all receptors that maybe affected, including those off site.
 2. The site investigation results and the detailed risk assessment (1) and, based on these, an options appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken.
 3. A verification plan providing details of the data that will be collected in order to demonstrate that the works set out in (2) are complete and identifying any requirements for longer term monitoring of pollutant linkages, maintenance and arrangements for contingency action.

REASON: To prevent the pollution of controlled waters from potential contamination on site in accordance with Policy G1 of the Ribble Valley Districtwide Local Plan.

7. No development approved by this permission shall be commenced until a scheme for the provision and implementation of a surface water regulation system has been approved by the Local Planning Authority. The scheme shall be completed in accordance with Policy G1 of the Ribble Valley Districtwide Local Plan.

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

8. The new estate road will be constructed in accordance with the Lancashire County Council Specification for Construction of Estates Roads prior to occupation of any of the dwellings.

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

9. 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.

10. The parking bays for the apartments as shown on drawing csp/002 shall be provided and made available for use prior to occupation of any of the apartments.

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

11. 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.

12. Prior to commencement of development a scheme detailing noise mitigation measures to be incorporated into the design of the apartment building shall be submitted to and approved in writing by the Local Planning Authority. The measures so submitted and approved shall thereafter be fully implemented prior to the first occupation of the apartment units to which they relate and thereafter retained.

REASON: In accordance with Policy G1 of the Ribble Valley Districtwide Local Plan in the interests of safeguarding the amenity of occupiers of the new units.

13. 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.

14. This permission shall relate to the S106 Agreement dated 24 March 2010 and Deed of Variation dated.....which include triggers for highway improvements and contributions towards the off-site delivery of public open space.

REASON: For the avoidance of doubt as the application is the subject of a legal agreement that covers the wider Primrose re-development area.

INFORMATIVES

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

(Councillor S Knox returned to the meeting).

5. APPLICATION NO: 3/2012/0455/P (GRID REF: SD 372660 442155)
 PROPOSED AMENDMENT TO SECTION 106 AGREEMENT DATED 13
 NOVEMBER 2006 IN RELATION TO 3/2004/0806/P TO ALLOW OCCUPANCY
 OF HOLIDAY CARAVANS FOR 12 MONTHS AT SHIREBURN CARAVAN
 PARK, EDISFORD ROAD, WADDINGTON

DEFERRED and DELEGATED to the Director of Community Services for approval following the satisfactory completion of a Deed of Variation within a period of 6 months (from the date of this decision) to amend the period of occupancy of the holiday units on site and request a register of persons main addresses as outlined in this report subject to the following condition:

1. This decision notice must be read in conjunction with the Deed of Variation (in respect of this planning approval) and planning obligation completed under the terms of Section 106 of the Town and Country Planning Act 1990 (as amended) signed and dated 13 November 2006 in respect of planning approval 3/2004/0806/P.

REASON: For the avoidance of doubt since the original Section 106 Agreement covering the site has been subject of a Deed of Variation and in order to comply with Policies G5 and RT5 of the Ribble Valley Districtwide Local Plan.

238 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:

239 APPLICATIONS APPROVED

<u>Plan No:</u>	<u>Proposal:</u>	<u>Location:</u>
3/2011/1039/P	Erection of one new single storey residential building adjacent to The Pentre. Creation of new crossover over Pendle Rd for The Pentre. Construction of new boundary fence/wall separating the properties	The Pentre Pendle Road Clitheroe
3/2012/0020/P (LBC)	New porch to rear elevation	Dinkling Green Farm Whitewell
3/2012/0177/P	Removal of hard brittle paint top coat on the side elevation and removal of the remnants of the old lime to expose an actual stone and create more a uniform appearance. The walls will then be appropriately repointed	Kingdom Hall Back York Street Clitheroe

<u>Plan No:</u>	<u>Proposal:</u>	<u>Location:</u>
3/2012/0239/P	Application for the discharge of condition no. 3 (materials), condition no. 4 (trees), condition no. 5 (hedge), condition no. 6 (car parking) and condition no. 12 (changing room detail) of planning permission 3/2011/0558/P relating to the building for a new community hall with changing facility, kitchen, storage etc. Demolition of the existing changing facilities	Recreation Ground Sawley Road Grindleton
3/2012/0254/P & 3/2012/0255/P	Conversion of barn into one dwelling	Chadwicks Farm Settle Road Bolton-by-Bowland
3/2012/0273/P	Proposed application to discharge condition 3 (materials), condition 4 (surface water scheme), condition 5 (site investigation/risk assessment), condition 6 (buffer strip), condition 9 (renewable energy requirements) and condition 10 (habitat survey) of planning permission 3/2011/0307/P	Barrow Brook Business Village, Barrow
3/2012/0314/P	Proposed seating area outside the shop comprising 3 fixed wine barrels with portable seating	The Whalley Wine Shop Ltd 63 King Street Whalley
3/2012/0357/P	Change of use of first floor from recreation use to dance studio, reinstatement of boundary wall and removal of steps to northwest of site, new opening to boundary wall at wall recess on east elevation and to building on south elevation	The Memorial Hall Lowergate Clitheroe
3/2012/0358/P	Change of use of two holiday cottages to residential to allow for longer let by the discharge of planning obligation Section 106 Agreement dated 1 February 2000, relating to planning application 3/1999/0588/P	Mallard & Woodpecker Spring Head Farm Bolton-by-Bowland
3/2012/0361/P	Proposed installation of synthetic pitch surface to pitch 5 together with erection of 5m high perimeter rebound fence and 15m high floodlighting columns	Blackburn Rovers FC & Athletic plc Senior Training Centre Brockhall Village Old Langho

<u>Plan No:</u>	<u>Proposal:</u>	<u>Location:</u>
3/2012/0372/P	Application for discharge of condition 3 (materials), condition 4 (highways and drainage layout), condition 5 (foul manhole schedule), condition 8 (landscape proposals), condition 9 (energy statement/solar layout), condition 10 (protected species survey), condition 11 (arboricultural/tree survey), condition 12 (driveway/affected trees), condition 13 (site access/off-site highway improvements), condition 14 (visibility splays) and condition 16 (traffic calming measures) of planning permission 3/2011/0541/P	land bounded by Dilworth Lane and Lower Lane Longridge
3/2012/0394/P	Reserve matters consent for the design and appearance of proposed residential units including adjacent access ways, roads and footpaths plus ancillary landscaping (Ref 3/2008/0526/P – 78 units)	Land around Primrose Mill Woone Lane Clitheroe
3/2012/0409/P	Variation of condition number 2 to allow the premises to inure for the benefit of Ribble Valley Dance in connection with the use of the premises as a dance studio and variation of condition number 3 to allow opening of the premises between 1000 to 2130 Monday to Friday, 0830 to 1400 Saturdays and 0900 to 1700 on Sundays	The Memorial Hall Lowergate Clitheroe
3/2012/0426/P	Static caravan/lodge park for 19 No pitches	Lower Moss Farm Lower Lane, Longridge
3/2012/0432/P	2 No proposed detached garages with associated external works	Pale Farm Cottages Moss Lane, Chipping
3/2012/0458/P	Application to discharge condition no. 4 (materials), condition no. 7 (first floor windows), condition no. 12 (tree protection) and condition no. 13 (finished levels) of planning permission 3/2012/0061/P relating to land to rear	Prospect Cottage Lower Lane Longridge
3/2012/0459/P	Proposed single storey side extension	27 Sunnyside Avenue Wilpshire

<u>Plan No:</u>	<u>Proposal:</u>	<u>Location:</u>
3/2012/0462/P	Application for the discharge of condition no. 4 (materials), condition no. 6 (structural survey), condition no. 8 (velux conservation type rooflights), condition no. 9 (landscaping), condition no. 10 (Bat Survey) and condition no. 13 (building recording and analysis) of planning permission 3/2011/0826P	Hill Foot Barn Higher Twiston Clitheroe
3/2012/0463/P	Conversion of 4 Stanley Street into 2 no. self-contained flats including extensions following the demolition of remains of derelict barn (Re-submission of refused application 3/2012/0153/P)	4 Stanley Street Longridge
3/2012/0464/P	Listed Building Consent for altered rear access to utilise the original opening and re-rendering of lean-to following structural repairs	5 Church Street Clitheroe
3/2012/0471/P	Proposed extension and alterations to an existing property	Frensham Sawley Road Grindleton
3/2012/0472/P	Pitched roof single storey rear extension and two conservation area rooflights to rear roofslope of the property	45 Whalley Road Sabden
3/2012/0473/P	Flat roof single storey rear extension with glass roof lantern	43 Whalley Road Sabden
3/2012/0474/P	Erect a single gate across the driveway	Vicarage Farm Old Back Lane, Wiswell
3/2012/0476/P	Proposed erection of one non-illuminated fascia sign and one externally illuminated (static) hanging sign	7 Market Place Clitheroe
3/2012/0480/P	Change of use from workshop/office to residential to create 2 no dwellings at workshop/office building	Roadside Farm Preston Road Alston
3/2012/0484/P	Proposed single storey rear extension to shop to provide additional floor space	10 Towneley Parade Longridge
3/2012/0485/P	Demolition of existing single attached garage. Erection of two-storey side extension and internal alterations. Additional parking hardstanding with permeable surface	97 Hacking Drive Longridge

<u>Plan No:</u>	<u>Proposal:</u>	<u>Location:</u>
3/2012/0492/P	Retrospective application to demolish modern toilet block from rear yard and remove internal plaster from external boundary wall (LBC)	5 Church Street Clitheroe
3/2012/0496/P	Proposed construction of a roofed slurry store	Horton Grange Farm Horton
3/2012/0510/P	Proposed erection of a bay window to front with conversion of the garage to a dining room	54 Knowsley Rd West Clayton-le-Dale
3/2012/0514/P	Proposed side single storey extension	6 Warrington Terrace Barrow, Clitheroe
3/2012/0517/P	Proposed rear dining room extension, side extension to form garage and utility room. Demolition of existing garage and conservatory	29 Coniston Close Longridge
3/2012/0520/P	Proposed dining extension to the existing kitchen and proposed utility room extension	89 Regent Street Waddington
3/2012/0523/P	Renewal of planning permission for single storey front extension	Mellor Brook District Community Centre Whalley Road Mellor Brook
3/2012/0527/P	Application for the renewal of planning permission 3/2009/0568/P for proposed annex accommodation	Hill Top Farm Forty Acre Lane Longridge
3/2012/0531/P	Application for 1 no. fence-mounted non-illuminated information sign at BAE systems	Samlesbury Aerodrome Myerscough Road Balderstone
3/2012/0535/P	Proposed change of use from retail (A1) to mixed use Classes A1 and A3 providing kitchen store, coffee bar/lounge area, café/deli sales	Maureen Cookson Ltd George Street Whalley
3/2012/0536/P	Application to discharge condition no. 3 (walling and roofing materials), condition no. 5 (Bats and protected species survey), condition no. 6 (access track materials) and condition no. 8 (Landscaping) of planning permission 3/2009/0440P	Skirden Hall Barn Tosside Skipton
3/2012/0542/P	Application for the renewal of planning permission 3/2009/0035/P for alterations to create a new self contained apartment at first floor level and relocation of external flue pipes	28 Cockerill Terrace Barrow

<u>Plan No:</u>	<u>Proposal:</u>	<u>Location:</u>
3/2012/0545/P	Application for partial discharge of condition in relation to walling and roofing materials for units 1-4 on planning permission 3/2009/0399 which was for the erection of 11 dwellings of which 5 affordable and 6 market housing	Kirklands Chipping
3/2012/0548/P	Application for the discharge of condition no. 3 (air filtration/extraction system) of planning permission 3/2011/0744/P relating	Shajan Restaurant Longsight Road Clayton-le-Dale
3/2012/0555/P	Proposed rear extension	22 Vicarage Lane Wilpshire
3/2012/0564/P	Application for the discharge of condition no. 3 (materials) of planning permission 3/2011/0378/P relating	10 Fell Brow Longridge
3/2012/0567/P	Proposed detached chalet to provide guest accommodation for visiting friends and relatives of owner, comprising a single bedroom and sitting area	Dove Cottage Whalley Road Sabden
3/2012/0573/P	Application for a non-material amendment to planning permission 3/2011/0731/P to allow provision of a studio room, velux roof lights and access stairs to the approved garage roof void	Woodend Cottage Birdy Brow Hurst Green
3/2012/0575/P	Application to discharge condition 4 (external lighting), condition 5 (landscape scheme for car parking/access), condition 7 (landscaping details), and condition 10 (gateway design) of planning permission 3/2010/0258/P	Land at The Spinney Grindleton
3/2012/0576/P	Application for a non material amendment to planning permission 3/2011/1057/P to allow the proposed dormer to be extended to provide more headroom in the dressing area and to overcome structural issues relating to the existing roof structure	20 The Hazels Salesbury, Blackburn
3/2012/0580/P	Disabled lift provision	St Augustine's RC High School, Elker Lane Billington

<u>Plan No:</u>	<u>Proposal:</u>	<u>Location:</u>
3/2012/0587/P	Application for a non-material amendment to planning permission 3/2011/0838/P to allow the relocation of the lecture room and the addition of a second entrance door (footprint and height remain the same)	Holden Clough Nursery Holden Bolton-by-Bowland
3/2012/0597/P	Application to discharge condition no. 3 (phase one habitat survey) and condition no. 4 (landscaping details) of planning permission 3/2012/0424P	Worston House Worston Clitheroe
3/2012/0610/P	Application for a non-material amendment to planning permission 3/2012/0002/P, to allow proposed alterations to window and door configuration of a recently approved replacement dwelling	Pepper Hill Wiswell, Clitheroe

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APPLICATIONS REFUSED

<u>Plan No:</u>	<u>Proposal:</u>	<u>Location:</u>	<u>Reasons for Refusal</u>
3/2012/0096/P	Proposed dwelling with garages, garden and landscaping	Kemple Barn Whalley Road Pendleton	Policies G1, ENV3, ENV19, HEPPG and NPPF – detriment to the setting of the grade II listed Lower Standen Farmhouse and Primrose House and the non designated heritage asset of Primrose Mill, and detriment to the appearance of the open countryside.
3/2012/0199/P & 3/2012/0200/P	Change of use from agricultural access to domestic access and creation of new pedestrian access and listed building consent for removal of garden wall and erection of new drystone boundary wall (1m high)	Backridge House Twitter Lane Bashall Eaves	Policies G1, ENV1, ENV19, and the NPPF – adversely affect the character, appearance and significance of the listed building and the visual qualities of the AONB. Policy H12 – curtilage extension within open countryside.

<u>Plan No:</u>	<u>Proposal:</u>	<u>Location:</u>	<u>Reasons for Refusal</u>
3/2012/0469/P	Application for a non-material amendment to planning permission 3/2009/0542/P, to allow the addition of solar panel to roof, reduction in roof pitch resulting in increased eaves height and reduced ridge height. Land adjacent	47 Knowsley Rd West Wilpshire	N/A
3/2012/0499/P	Single storey side extension to dwelling	The Granary at Bulcocks Farm Pendleton	G1, ENV16 and H17 – adverse impact on character, appearance and setting of barn conversions and Pendleton Conservation Area.
3/2012/0511/P (PA) & 3/2012/0512/P (LBC)	Replace two third storey windows with exact copies of existing windows and; Replace existing windows to front of premises on second floor (where ground floor = 0) with exact copy in hardwood (painted white)	at McFarlane Dental Practice, 33 King Street, Whalley (3/2012/0511/P) and; McFarlane Dental Practice, 33A King Street, Whalley (3/2012/0512/P)	The proposal has an unduly harmful impact upon the character and significance of the listing building and the character, appearance and significance of Whalley Conservation Area because the windows are conspicuous, incongruous and visually intrusive as a result of their over-sized and crudely designed frame members, their top-opening mechanism, the relationship of top and bottom lights and the appearance

Cont ...

<u>Plan No:</u>	<u>Proposal:</u>	<u>Location:</u>	<u>Reasons for Refusal</u>
Cont'd			(including beading and double-register of two panes of glass) of the modern double-glazing. This is contrary to Policies ENV20, ENV19 and ENV16 of the Ribble Valley Districtwide Local Plan.
3/2012/0515/P (LBC) & 3/2012/0516/P (PA)	Internal and external alterations	2 Abbey Croft The Sands Whalley	The proposal has an unduly harmful impact upon the character and significance of the listed building because of the loss of important historic fabric and alterations to historic plan form (including heck post screen, internal wall between lounge and kitchen, formation of external doorway, blocking without memory of door from C19 re-modelling and insertion of new staircase from ground to second floor). This is contrary to Policies ENV20 and ENV19 of the Ribble Valley Districtwide Local Plan.
3/2012/0562/P	Application for a non-material amendment to planning permission 3/2011/1048P to allow the external material of the kiosk to be 18mm plywood, fire	The Skaithe Catlow Road Slaidburn	Policy G1 and ENV1 - Materials not in keeping with the character and appearance of the AONB and would thus detrimentally affect the visual amenities of the AONB.
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<u>Plan No:</u>	<u>Proposal:</u>	<u>Location:</u>	<u>Reasons for Refusal</u>
Cont'd	resistant with GRP stone effect finish instead of the natural stone clad. Kiosk roof and doors to be as detailed in the original application		
3/2012/0568/P	Installation of 2 No conservation style velux rooflights and roof vents and installation of replacement windows to dwelling	4 Church Raike Chipping	The proposal has an unduly harmful impact upon the character and significance of the listed building, the setting of St Bartholomew's Church (Grade II* listed) and the character, appearance and significance of Chipping Conservation Area because the proposed roof lights and vents are conspicuous, incongruous and visually intrusive in the prominent and otherwise unbroken roof slope.
3/2012/0569/P	Application for a non-material amendment to planning permission 3/2011/0722P, to allow a window in the front elevation to the master bedroom and omit 2no. Velux windows; split window to front elevation lounge	2 Bushburn Drive Langho	This scheme in respect of works to the front gable is of such a nature that it is not considered appropriate to determine as a non-material amendment given that it would result in potential overlooking of a neighbouring property.
Cont ...			

Plan No: **Proposal:** **Location:** **Reasons for Refusal**

Cont'd and render all elevations of existing house with through render (off-white colour ivory) to match rear extension

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

Plan No: **Proposal:** **Location:**
 3/2012/0482/P Application for a Lawful Development Certificate for a proposed single storey rear extension and replace an existing glazed roof with a new tiled roof 5 Abbot Walk Clitheroe

242 NOTICE OF DEMOLITION

Plan No: **Proposal:** **Location:**
 3/2012/0586/N Application to demolish a portal frame agricultural building to enable the building of four dwellings Nethertown Close Whalley

243 OBSERVATIONS TO OTHER LOCAL AUTHORITIES

Plan No: **Proposal:** **Location:**
 3/2012/0506/P OUTLINE: MAJOR (Access) Demolition of existing buildings and erection of an industrial unit and a foodstore with associated car parking, access, servicing and landscaping. Land at R Soper Ltd/Albert Hartley Crownest Mill Skipton Road Barnoldswick

244 SECTION 106 APPLICATIONS

<u>Plan No</u>	<u>Location</u>	<u>Date to Committee</u>	<u>Number of Dwellings</u>	<u>Progress</u>
3/2010/0078/P	Old Manchester Offices Whalley New Road Billington	20/5/10	18	With Legal

<u>Plan No</u>	<u>Location</u>	<u>Date to Committee</u>	<u>Number of Dwellings</u>	<u>Progress</u>
3/2010/0929/P	Land between 36 & 38 Henthorn Road Clitheroe	14/7/11	8	Not Signed yet With applicants solicitor
3/2011/0776/P	Land off Whiteacre Lane Barrow	12/4/12	7	With Legal
3/2011/0784/P	Old Whalley Nurseries Clitheroe Road Whalley	12/4/12	6	With Applicant
3/2012/0065/P	Land off Dale View Billington	24/5/12	12	With Legal
3/2011/1064/P	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
3/2011/1071/P	Land at Chapel Hill Longridge	19/7/12	53	With Legal
3/2012/0014/P	Land adj Greenfield Avenue, Low Moor Clitheroe	19/7/12	30	With Planning
Non Housing				
3/2011/0649/P	Calder Vale Park Simonstone	15/3/12		Subject to departure procedures so no progress on Section 106

245 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	-	APPEAL DISMISSED 10.7.12

<u>Application No:</u>	<u>Date Received:</u>	<u>Applicant/Proposal/Site:</u>	<u>Type of Appeal:</u>	<u>Date of Inquiry/Hearing:</u>	<u>Progress:</u>
3/2011/0300 O	17.1.12	Mr & Mrs Myerscough Outline application for the erection of a country house hotel and spa Land adjacent to Dudland Croft Gisburn Road Sawley	-	Hearing adjourned on 12.7.12	Awaiting response from The Planning Inspectorate
3/2011/0624 D	17.2.12	Mr Ken Dobson Fit secondary glazing (Listed Building Consent) Vicarage House Vicarage Fold Wiswell	WR	-	AWAITING DECISION
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	-	Site visit 31.7.12 AWAITING DECISION
3/2011/0095 D	11.5.12	Mr & Mrs S Cherry Re-submission of refused 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	-	Site visit 25.7.12 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>
3/2011/0849 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
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	—	Awaiting site visit
3/2012/0158 C	6.7.12	LPA Receiver for Papillion Properties Ltd Outline application for the erection of 73 open market detached dwellings and 31 social housing properties Site 2 Barrow Brook Business Village Barrow	—	Hearing – date to be arranged	Notification letter sent 16.7.12 Questionnaire sent 18.7.12 Statement to be sent by 16.8.12
3/2011/0729 D	9.7.12	Mrs Joan H Porter Demolition of redundant agricultural sheds. Conversion and extension of existing barns to 1no. new dwelling and improvements to existing access Lawson House Farm Bolton-by-Bowland Road Sawley	WR	—	Notification letter sent 17.7.12 Questionnaire sent 20.7.12 Statement to be sent by 17.8.12

<u>Application No:</u>	<u>Date Received:</u>	<u>Applicant/Proposal/Site:</u>	<u>Type of Appeal:</u>	<u>Date of Inquiry/Hearing:</u>	<u>Progress:</u>
3/2011/0893 D	10.7.12	Mr F P Cherry Outline application for one dwelling situated in the old car park at Hodder Place Old Car Park Hodder Place Stonyhurst	WR	-	Notification letter sent 17.7.12 Questionnaire sent 20.7.12 Statement to be sent by 20.8.12
3/2012/0160 D	16.7.12	Mr Ian Scholey Proposed two-storey side extension incorporating kitchen, lounge, two further bedrooms and house bathroom. Single storey rear extension to include downstairs cloaks and utility room. Existing shippon to be demolished 74 Knowsley Road Wilshire	Householder appeal	-	Notification letter sent 17.7.12 Questionnaire sent 23.7.12 AWAITING DECISION

246 RIBBLE VALLEY CORE STRATEGY – SUBMISSION STAGE SUMMARY OF ISSUES AND PROPOSED CHANGES

The Chief Executive submitted a report containing information on the issues arising from consultation on the draft Core Strategy and asking Committee to consider suggested changes in response and to agree the submission of the Core Strategy. He reminded Committee that the Council had recently completed the formal Regulation 19 consultation stage in preparing its Core Strategy for the borough and Committee were now presented with information that summarises the issues raised in response to the consultation and asked to consider appropriate proposed changes to the Core Strategy in response. The information was intended to help an Inspector understand the range of issues that had emerged. The amendments that the Council considered are required were highlighted and a number of amendments suggested, either in response to issues and comments raised as a reflection of the NPPF, or to improve the clarity or presentation of the Strategy. It was proposed to submit the Core Strategy incorporating these changes for examination.

The Council was now moving towards the formal stage where the Core Strategy was submitted to the Secretary of State for examination. An independent Inspector would be appointed to hold the examination with the purpose of confirming that the plan was sound. The Council would need to be able to satisfy the Inspector that the plan had been prepared in accord with the duty to co-operate legal and procedural requirements and whether it was fundamentally sound.

With regard to the submission stage having identified and agreed changes. It would be preferable to republish the Core Strategy, undertake a further formal six week consultation stage as a rerun of the Regulation 19 publication prior to submitting the Core Strategy. However, this would serve to delay the current programme that was seeking to have a Core Strategy/Local Plan in place as soon as possible and therefore the suggested approach was to submit the Core Strategy with the proposed changes, but at the same time as submission, publish the changes for consultation. This would be subject to an Inspector accepting the approach but would reduce the amount of risk, although it could still be subject to challenge. This would enable the Inspector to use the outcome of the consultation to inform consideration of the Core Strategy, and allow progress to continue that has been agreed by Members as the way forward in current circumstances.

A schedule to the report identified the changes that were suggested that have emerged either as a result of consultation responses or in response to the publication of NPPF. It was also felt necessary that in order to avoid any further delays in the submission process, or in responding to the Inspector during the examination, that authority be delegated to make and agree changes and amendments where there was no fundamental change to the policy direction of the Core Strategy and where changes are intended to improve, clarity, interpretation or meaning of the Core Strategy, or where a concern raised by the Inspector could be resolved.

He also drew Members' attention to the need to ensure that any amendments proposed in response to the Regulation 19 consultation would need to be the subject of testing through the sustainability appraisal work. This would be undertaken by the Council's existing consultants, Hyder Consulting, who had undertaken the appraisal work so far.

Many of the changes identified comprise relatively minor adjustments and clarifications and it is important in proposing changes at this stage, that they are not so significant that the change fundamentally alters the plan. Whilst some of the changes go further than correction or refinements, they were considered to be focused in nature and consequently did not introduce significant major changes in that regard. However, one issue that had emerged that the Council would need to take on board was the recommendation by the Planning Inspectorate of a model policy that is suggested for inclusion in Core Strategies, in order to reflect the requirements of national policy and the presumption in favour of sustainable development. The policy highlights a significant change in stance that is expected of local planning authorities as a result of the NPPF and the wording was prescribed in order to ensure that authorities are complying with the NPPF.

Following the consideration of the proposed changes and approval at Full Council, arrangements would be made to prepare the necessary documentation to enable the Core Strategy to be formally submitted for examination. Upon submission, the Council would be notified of the appointed Inspector and a date would be set for a pre-examination meeting. That meeting would confirm the issues the Inspector considered pertinent to examine, raise any initial concerns

identified by the Inspector and set the course for the hearing dates, which would usually commence around 10 weeks from the pre-examination meeting.

The Chairman asked Committee to look at the identified changes alongside the Core Strategy document and raise any issues. This was done and although the suggested changes were generally acceptable, there were several comments made and additions requested with regard to including health in delivery mechanisms and infrastructure, the reference to green corridors under strategic site and the addition of definitions in the glossary regarding social infrastructure and safer homes.

RESOLVED: That

1. Committee agree the schedule of changes as set out in the Appendix to the report and agree that they are formally published for six weeks public consultation;
2. Committee agree that the submission Core Strategy be comprised of the published Regulation 19 document as amended by the agreed changes and that a composite document be prepared as the submission Core Strategy as soon as practicable;
3. Committee agree to delegate authority to the Head of Regeneration and Housing in consultation with a panel comprising the Chief Executive, Chair and Vice Chair of the Planning and Development Committee, Leader and Deputy Leader of the Council and Leader of the Opposition to undertake such further revisions, technical corrections and editorial changes deemed necessary in preparing the Core Strategy for submission to the Secretary of State and to agree changes where appropriate during the examination; and
4. that subject to confirmation by Full Council and having prepared the necessary submission documents in accord with the relevant regulations, to submit the Core Strategy as amended to the Secretary of State for formal examination as soon as possible.

247 HOUSING LAND AVAILABILITY

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

RESOLVED: That the report be noted.

248 REVENUE OUTTURN 2011/2012

The Director of Resources submitted a report informing Committee of the revenue outturn for this Committee for the year ended 31 March 2012.

RESOLVED: That the report be noted.

249 REVENUE MONITORING 2012/2013

The Director of Resources submitted a report for Committee's information informing them of the position for the first three months of this year's revenue budget as far as this Committee was concerned.

RESOLVED: That the report be noted.

250 APPEALS

- a) 3/2011/0820/P – Development of land without complying with conditions subject to previous planning permission granted at Butchers Laithe, Knotts Lane, Tosside – appeal dismissed.

251 REPORTS OF REPRESENTATIVES ON OUTSIDE BODIES

There were no reports of Representatives on Outside Bodies.

The meeting closed at 8.32pm.

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