

## Minutes of Planning and Development Committee

Meeting Date: Thursday, 13 September 2012 starting at 6.30pm  
Present: Councillor R E Sherras (Chairman)

Councillors:

S Carefoot	J Rogerson
T Hill	D Taylor
J Holgate	M Thomas
S Knox	R Thompson
G Mirfin	A Yearing

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

### 310 APOLOGIES

Apologies for absence from the meeting were submitted on behalf of Councillors S Bibby, I Brown and B Hilton.

### 311 MINUTES

The minutes of the meeting held on 16 August 2012 were approved as a correct record and signed by the Chairman.

### 312 DECLARATIONS OF INTEREST

There were no declarations of interest.

### 313 PUBLIC PARTICIPATION

There was no public participation.

### 314 PLANNING APPLICATIONS

1. APPLICATION NO: 3/2012/0360/P (GRID REF: SD 383430 450440)  
PROPOSED NEW LIVESTOCK AND PARLOUR BUILDING AT MIDDLE BREAKS FARM, SETTLE ROAD, GISBURN

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 BS.11-083/02 REVA and 03 REVA.

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

2. APPLICATION NO: 3/2012/0672/P (GRID REF: SD 373660 441508)  
APPLICATION FOR THE CREATION OF A CROSSING FOR VEHICLES FROM ROAD TO PROPERTY AT 14 FARADAY AVENUE, CLITHEROE, LANCASHIRE, BB7 2LW

The Head of Planning Services reported that the Town Council had no objections.

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 referenced as '14 Faraday Proposed 1/500'.

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

3. That part of the access extending from the highway boundary for a minimum distance of 5 metres into the site shall be appropriately paved in tarmacadam, concrete, block pavements, or other approved materials.

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

4. The kerbing at the vehicular crossing shall be reinstated in accordance with the Lancashire County Council Specification for Construction of Estate Roads, concurrent with the formation of the improved access.

REASON: This is to provide the necessary access and to maintain the proper construction of the highway.

#### INFORMATIVES

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

Surveyor East, Lancashire County Council, Area Office, Riddings Lane, Whalley, Clitheroe BB7 9RW quoting the planning application number.

2. 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, details below:

Oliver Starkey, Public Realm Manager (Ribble Valley), Lancashire County Council, Willows Lane, ACCRINGTON BB5 0RT. 01254 770960  
[customerserviceeast@lancashire.gov.uk](mailto:customerserviceeast@lancashire.gov.uk)

3. APPLICATION NO: 3/2012/0682/P (GRID REF: SD  
PROPOSED EXTENSION TO CREATE A SUNROOM AT THE REAR OF THE  
PROPERTY AT WINDWAYS, 8 GOOSEBUTTS LANE, CLITHEROE

The Head of Planning Services commented that the Parish Council had no objections.

GRANTED subject to the following condition(s);

1. The development must be began 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 Plans carrying reference number TOM/02DWG02B Amendment B and TOM/02DWG03.

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

3. Before the development hereby permitted is first occupied, the windows located in the side elevation (North East facing) which face the adjoining dwelling shall be obscure glazed and maintained as such in perpetuity.

REASON: To safeguard the residential amenity of the area in accordance with policies G1 and H10 of the Ribble Valley Districtwide Local Plan and the Councils adopted SPG on Extensions and Alterations.

4. 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 Policies G1 and H10 of the Ribble Valley Districtwide Local Plan and the adopted Supplementary Planning Guidance – “Extensions and Alterations to Dwellings”.

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

4. APPLICATION NO: 3/2012/0703/P (GRID REF: SD 365044 435289)  
PROPOSED TWO STOREY EXTENSION AND DEMOLITION OF  
CONSERVATORY AT 34 WATER STREET, RIBCHESTER

The Head of Planning Services commented that the Parish Council had no objections.

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 reference B652402E received on 30 August 2012.

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

3. Precise specifications or samples of walling and roofing materials 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 and the adopted Supplementary Planning Guidance – “Extensions and Alterations to Dwellings”.

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

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

5. No works shall take place on site until the applicant or the agent or successors in title has secured the implementation of a programme of archaeological works. 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 importance and associated with the site in accordance with Policies G1, ENV14 and ENV15 of the Districtwide Local Plan.

6. Prior to the commencement of any ground disturbance on the site including any excavation of foundation design test pits, the developer shall have given the County Archaeologist, Lancashire County Council at least two weeks advance notice of such work, and shall in addition afford access to the site at all reasonable times to the County Archaeologist or other archaeologist nominated by the Local Planning Authority, to carry out a watching brief.

REASON: In view of the archaeological significance of the area, and to ensure that anything of archaeological importance may be adequately recorded in accordance with Policies G1, ENV14 and ENV15 of the Ribble Valley Districtwide Local Plan.

7. In the event that any bats are found or disturbed during any part of the development, work shall cease until further advice has been sought from a licensed ecologist.

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

(Mrs Elcombe spoke against the above application).

5. APPLICATION NO: 3/2012/0450/P (GRID REF: SD 361038 434759)  
PROPOSED FIRST FLOOR EXTENSION TO CREATE 4 EN-SUITES TO EXISTING BEDROOMS INCLUDING PART DEMOLITION AND RE-BUILD OF KITCHEN TO GUEST HOUSE AT JENKINSONS FARM, THORN LANE, ALSTON, LANCASHIRE, PR3 3BQ

MINDED TO APPROVE and DEFERRED AND DELEGATED to the Director of Community Services.

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

315 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:

316 APPLICATIONS APPROVED

<b><u>Plan No:</u></b>	<b><u>Proposal:</u></b>	<b><u>Location:</u></b>
3/2011/0738/P	Proposed demolition of existing lean-to building attached to existing agricultural barn and change of use of existing agricultural barn into two residential units and construction of new covered area between modern barn and existing agricultural building at barn opposite	Cold Coates Farm Collins Hill Lane Chipping
3/2012/0563/P	Proposed new agricultural building for the housing of dairy cattle	Bolton Fold Farm Alston Lane, Alston
3/2012/0060/P	Proposed erection of an 18.5m high wind turbine (22.52m to blade tip) – peak power of 12Kw	Crawshaw Farm Newton-in-Bowland
3/2012/0127/P	Demolition of redundant agricultural building and partially constructed farmworkers dwelling and erection of 2no holiday cottages	Dewhurst Farm Longsight Road Langho
3/2012/0249/P	Proposed new first floor extension above existing double garage	3 Carr Croft, Rimington
3/2012/0253/P	Substitution of house type. Amend approved application 3/2010/0877/P with additional roof lights and window openings.	Lane Ends Barn Balderstone
32012/0356/P	Conversion and redevelopment of a redundant public house and hotel with conference facilities into 3 private residential properties	Moorcock Inn Slaidburn Road Waddington
3/2012/0403/P	Proposed change of use from shop to shop with self-contained flat above	62 Whalley Road Clitheroe
3/2012/0442/P	Proposed 4 No retail shop units for agricultural supplies	Gisburn Action Mart Gisburn
3/2012/0449/P	Proposed erection of two holiday units, patio garden and extend vehicular access	Park Hey House Stoneygate Lane Knowle Green
3/2012/0453/P	Proposed use of the annex as a separate dwelling	The Conkers Dewhurst Road Langho

<b><u>Plan No:</u></b>	<b><u>Proposal:</u></b>	<b><u>Location:</u></b>
3/2012/0489/P	Conversion of barn to dwelling. Replacement of agricultural building with a garage and creation of curtilage	Wittons Farm Bolton-by-Bowland Clitheroe
3/2012/0491/P	To erect carport to cover vehicles and glass veranda to cover back patio	Kenmare Littlemoor Road Clitheroe
3/2012/0502/P	Application for discharge of condition no. 3 (relating to a method statement – spillages of oils, fuels or chemicals) of planning consent 3/2012/0090/P at Land off private access track	Newton Road Dunsop Bridge
3/2012/0505/P	Proposed loft conversion and provision of two dormers to front elevation. Refurbish existing rear extension and provide new flat roof with lantern rooflight. Provide single storey rear extension with sunroom, utility and accessible toilet	16 Whalley Road Langho
3/2012/0519/P	Proposed extension of existing detached dwelling to form kitchen and dining room, utility room and entrance hall. Proposed new window openings in East gable wall and North flank wall	Wheatley Cottage Four Acre Lane Thornley
3/2012/0522/P	Application for the renewal of planning permission 3/2009/0548P for the Construction of a Stable Block	Paddock at High Ridge Primrose Lane, Mellor
3/2012/0524/P	Bank protection/stabilisation works consisting of rock armour wall, rip rap and regarded bank and improved temporary construction access junction	Holden Waste Water Treatment Works Bolton-by-Bowland Road Holden
3/2012/0528/P	Proposed change of use of the first and second floors from residential to office use, the ground floor is currently used as an office	18 Castlegate Clitheroe
3/2012/0529/P	Proposed extension to an existing stable building to be used for storage	Nookhouse Farm Longsight Road Clayton-le-Dale
3/2012/0530/P	Application for discharge of condition no. 3 (relating to details of conservation type roof lights) of planning consent 3/2012/0212/P	Withinreap Barn Moss Side Lane Thornley with Wheatley

<b><u>Plan No:</u></b>	<b><u>Proposal:</u></b>	<b><u>Location:</u></b>
3/2012/0533/P	Proposed demolition of the former Women's Institute Building and the erection of one dwelling on land at	Lynbrook Longsight Road Clayton-Le-Dale
3/2012/0537/P	Proposed single storey rear extension with a lean-to roof with two velux roof lights and double doors. Removal of existing external wall to kitchen to open kitchen area	30 Kirkmoor Road Clitheroe
3/2012/0541/P	Proposed single storey garage	Pear Tree Cottage Gallows Lane Ribchester
3/2012/0543/P	Proposed use of premises for A1 retail use.	37 Inglewhite Road Longridge
3/2012/0547/P	Outline application for the erection of a new build ¾ bedroom detached dwelling house with detached garage within the existing garden rear of an existing property	Police Rural Beat House Manor Avenue/Preston Rd Ribchester
3/2012/0549/P	Proposed rear extension to form home office	New Marls Farm Ribchester Road Dinckley
3/2012/0551/P	Application to discharge condition No.6 (containment and storage of manure) of planning consent 3/2010/0202P at former	De Tabley Arms Barker Brow Clayton-le-Dale
3/2012/0553/P	Erection of a conservatory to the rear of the existing bungalow (brickwork will match existing bungalow which is built in Bradstone)	2 Whinney Lane Langho
3/2012/0557/P	External alterations to the existing building to accommodate internal refurbishment works to office space and creation of ancillary laboratory (Use Class B1 (b) on the ground floor	United Utilities White Bull WTW Preston Road Longridge
3/2012/0559/P	Proposed demolition of the existing conservatory and replacement on same footprint with flat roofed sun lounge	Beechwood Lower Lane Longridge
3/2012/0565/P	Proposed erection of two new build semi-detached houses (1 x 3 bedroom 5 person and 1 x 2 bedroom 4 person) with off-road parking and private gardens	George Street Clitheroe



<b><u>Plan No:</u></b>	<b><u>Proposal:</u></b>	<b><u>Location:</u></b>
3/2012/0566/P	Application to discharge condition no.3 (materials), condition no.6 (precise details of solar and solar PV panels), condition no. 9 (landscaping details), condition no. 10 (disposal of foul and surface waters) and condition no. 11 (foul drainage scheme) of planning permission 3/2011/0861P relating	Brookside Farm Moss Side Lane Thornley
3/2012/0570/P	Proposed two storey extension to the rear	28 Wesley Street Sabden
3/2012/0574/P	Certificate of Lawful Development for proposed works to stream crossing point over Easington Brook to include the demolition of the existing structure, followed by construction of the replacement structure, involving sheet piling, shuttering and pouring concrete. No new or altered access, drainage or hard standing required	Manor House Farm Easington Road Slaidburn
3/2012/0581/P	Proposed single storey rear extension on front elevation to form dining room, extended hallway and ground floor wc	53 Riverside Clitheroe
3/2012/0582/P	Proposed part demolition of rear conservatory. Provision of single storey rear extension	Sycamore House Knowsley Road Wilpshire
3/2012/0591/P	Proposed single storey rear extension following demolition of existing conservatory extension and proposed first floor side extension	Woodacre Cottage Fleet Street Lane Ribchester
3/2012/0592/P	Proposed change of use of barn to a 3 bed dwelling	Bowfields Farm Bowfields Lane Balderstone
3/2012/0596/P	Installation of new pitched roof construction over existing flat roof infill	Greenacre Showley Road Clayton-le-Dale
3/2012/0598/P	Application to discharge condition no.3 (detailed plans showing siting, design and external appearance of mobile homes, landscaping, boundary treatment and parking) and condition no. 4 (foul drainage scheme) of appeal decision APP/T2350/A/11/2157512 relating to planning application 3/2010/0959/P	Stubs Wood Farm Rimington Lane Rimington

<b><u>Plan No:</u></b>	<b><u>Proposal:</u></b>	<b><u>Location:</u></b>
3/2012/0600/P	Retrospective application for removal of the existing roof light and installation of new velux roof light to existing study/bedroom at 2 <sup>nd</sup> floor level	52 York Street Clitheroe
3/2012/0707/P	Application to discharge condition no 3 (updated protected species survey) of planning permission 3/2012/0435/P	16 Hesketh Road Longridge

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APPLICATIONS REFUSED

<b><u>Plan No:</u></b>	<b><u>Proposal:</u></b>	<b><u>Location:</u></b>	<b><u>Reasons for Refusal</u></b>
3/2011/1032/P	Outline application for proposed 'log cabin' style holiday lodges	Whins Lodge Whalley Old Road Langho	Policies G1, ENV3, ENV4, RT1 and NPPF – detriment to the openness of the greenbelt and to the character and visual amenities of the open countryside locality.
3/2012/0159/P	Raise the roof to part of the existing house. Provide a two storey extension for a garage and dressing room/en-suite at	6 Knowsley Road Wilpshire	The proposal by virtue of its design would result in a development that would have a severely detrimental impact upon the residential amenity of the area. This would be contrary to Policies G1 and H10 of the Districtwide Local Plan and the Council's adopted SPG on alterations and extensions.
3/2012/0525/P	Proposed machinery/ tractor shed consisting of a steel frame, concrete panels and Yorkshire boarding	Fellview Barn Baygate Bolton by Bowland	Policy G1, G5 and ENV1 – No agricultural justification detrimental to visual amenity Policy G1 – adverse affect on nearby residential amenity due to noise by nature of the intended use.

<b><u>Plan No:</u></b>	<b><u>Proposal:</u></b>	<b><u>Location:</u></b>	<b><u>Reasons for Refusal</u></b>
3/2012/0552/P	Demolition of existing bungalow and replacement with a two-storey detached dwellings	Shay Cross Old Back Lane Wiswell, Clitheroe	Contrary to Local Plan Policies, the NPPF and the Planning (Listed Buildings and Conservation Areas) Act 1990. Due to the scale, massing and design of the proposed replacement dwelling, approval of this proposal would have an adverse visual impact on the character, setting and appearance of the street scene, adjacent Listed Buildings and the CA that neither preserves or enhances this location, and would have an unacceptable impact on the residential amenity of the occupiers of the nearest dwellings by virtue of its over dominating appearance.
3/2012/0605/P	Proposed demolition of prefabricated garage followed by the erection of a single storey extension incorporating a garage with utility room – toilet areas and entrance porch. Increased with to existing vehicular access	6 Valley View Grindleton	The proposal by virtue of its scale, design and massing would result in a development that would be totally incongruous to the detriment of the character and setting of the street scene. This would be contrary to Policies G1 and H10 of the Districtwide Local Plan and the Council's adopted SPG on Alterations and Extensions.

318 CERTIFICATE OF LAWFULNESS FOR A PROPOSED USE OR DEVELOPMENT

<u>Plan No:</u>	<u>Proposal:</u>	<u>Location:</u>
3/2012/0470/P	Application for a Lawful Development Certificate for the proposed use of a holiday cottage adjacent to Woodhouse Gate Farm, as permanent residential accommodation	Woodhouse Gate Farm Catlow Road Slaidburn
3/2012/0546/P	Application for a Lawful Development Certificate for the proposed conversion of the garage into annex accommodation	Pinfold Farm Preston Road Ribchester

319 TOWN AND COUNTRY PLANNING (GENERAL PERMITTED DEVELOPMENT) ORDER 1995  
PARTS 6 & 7 PRIOR NOTIFICATION OF AGRICULTURAL AND FORESTRY BUILDINGS AND ROADS PRIOR APPROVAL REQUIRED / FURTHER DETAILS REQUIRED

<u>Plan No:</u>	<u>Proposal:</u>	<u>Location:</u>
3/2012/0588/N	Open fronted building with a sloping roof for use as sheep housing	Lane Side Farm Alston Lane Alston, Preston

320 APPLICATIONS WITHDRAWN

<u>Plan No:</u>	<u>Proposal:</u>	<u>Location:</u>
3/2012/0210/P	General purpose agricultural building for livestock housing and general storage	Back Lane Farm Back Lane Chipping
3/2012/0355/P	4kw solar PV installation to the south facing elevation, 16 x 250 kwh black PV modules, approximately 28m <sup>2</sup> roof area	The Bungalow Copster Green
3/2012/0483/P	Demolition of existing garage and stable buildings and replacement with garage building linked to house via glazed porch	Pepper Hill Wiswell
3/2012/0513/P	Retention of new field access	Land off Old Clitheroe Road, Stonyhurst
3/2012/0604/P	Conversion of garage to room, formation of door and improved vehicular access	Austin House Slaidburn Road Waddington

<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 agent and applicants solicitor
3/2010/0929P	Land between 36 & 38 Henthorn Road Clitheroe	14/7/11	8	Signed Legal Agreement received from Applicant
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 Agent
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 applicants solicitor
3/2011/1071	Land at Chapel Hill Longridge	19/7/12	53	Negotiations on going
3/2012/0014	Land adj Greenfield Avenue Low Moor Clitheroe	19/7/12	30	With Planning
3/2012/0379	Primrose Mill Woone Lane Clitheroe	16/8/12	14	Deed of Variation 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
3/2012/0455	Shireburn Caravan Park Edisford Road Waddington	7/8/12		Deed of Variation With Legal

<u>Plan No</u>	<u>Location</u>	<u>Date to Committee</u>	<u>Time from First Going to Committee to Decision</u>	<u>Number of Dwellings</u>	<u>Progress</u>
3/2011/0776	Land off Whiteacre Lane Barrow	12/4/12	19 weeks	7	Decision 22/8/12

<b><u>Application No:</u></b>	<b><u>Date Received:</u></b>	<b><u>Applicant/Proposal/Site:</u></b>	<b><u>Type of Appeal:</u></b>	<b><u>Date of Inquiry/Hearing:</u></b>	<b><u>Progress:</u></b>
3/2011/0300 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	-	AWAITING DECISION
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 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	—	APPEAL DISMISSED 21.8.12
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	—	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 to be held 9.10.12	
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	—	Awaiting site visit

<b><u>Application No:</u></b>	<b><u>Date Received:</u></b>	<b><u>Applicant/Proposal/Site:</u></b>	<b><u>Type of Appeal:</u></b>	<b><u>Date of Inquiry/Hearing:</u></b>	<b><u>Progress:</u></b>
3/2011/0893 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	-	Awaiting site visit
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 Wilpshire	Householder appeal	-	APPEAL DISMISSED 28.8.12
3/2012/0164 D	15.8.12	Mr J Shaw Proposed garage extension with accommodation in the roof to the Southern gable elevation with dormer to the front and rear roof slope. Proposed dormer to front elevation of main property and single storey lean-to extension to the rear 8 Rogersfield Langho	Householder appeal and Application for costs	-	Notification letter sent 21.8.12 Questionnaire sent 22.8.12 AWAITING DECISION
3/2012/0325 D	17.8.12	Mr Lee Dolman Retrospective application for the insertion of a window to the front gable elevation. Re-submission of application 3/2011/0779P Old Chapel Barn Preston Road Alston	Householder appeal	-	Notification letter sent 23.8.12 Questionnaire sent 24.8.12 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>
3/2012/0390 O	28.8.12	Mr Julian Hindle, Haydock Developments Ltd Proposed erection of a dwelling Land between 52 & 54 Knowsley Road Wiltshire	WR	–	Notification letter and questionnaire to be sent by 7.9.12 Statement to be sent by 5.10.12

323 EXTENSION TO THE DELEGATION SCHEME IN RELATION TO DETERMINATION OF PLANNING APPLICATIONS AND MINOR CHANGES TO DEVELOPMENT MANAGEMENT PROTOCOL

The Head of Planning Services submitted a report requesting minor changes to the scheme of delegation in relation to the determination of planning applications and to clarify issues regarding.

He commented that the Government continued to express concerns in relation to the possible delay that the present system was causing and its impact on driving the economy. It was therefore important to explore ways of enabling quicker decisions without significant harm being done to the planning process.

He commented that it was clear that one issue relating to the need to take all major applications to Planning and Development Committee. In some instances, such as agricultural buildings or employment buildings, it was often the case that they were not likely to involve any issues that would need to be considered by Committee and were relatively straightforward. He pointed out that the referral request and the three or more objections would still be subject to those proposals.

He also felt that decisions whether any minor proposals that were recommended for refusal to Planning and Development Committee should be commercial schemes that had employment implications given to the Director of Community Services. Many of those involved minor employment issues and need not be determined by Committee.

He informed Committee that the Planning Advisory Service had previously identified how some planning authorities were achieving better planning outcomes by improving their effectiveness and efficiency in the way that they took planning decisions by delegation.

Finally, he also drew Members' attention to the amount of correspondence arising in part from major planning applications. As a result of this, it had been decided to no longer acknowledge correspondence in order to allow administrative staff to focus on other work, in particular the processing of planning applications. However, he did point out that all correspondence was recorded electronically.

RESOLVED: That Committee

1. endorse the minor alterations to the text of the report which gave further clarification to the extent of the delegation scheme and approve the revised changes to the delegation scheme to include commercial and agricultural applications in excess of 1000m<sup>2</sup> floor space; and
2. endorse the changes in development management protocol and no longer acknowledge correspondence.

#### 324 SITE ALLOCATIONS INITIAL STAGES

The Head of Regeneration and Housing asked Committee to consider the background and initial steps to undertake site allocations work in connection with the Core Strategy.

Members were reminded of the progress made with the preparation of the Core Strategy which had now reached submission stage. The Core Strategy did not in itself other than for the proposed strategic site includes specific land allocations for housing and employment to meet identified needs. The allocations would provide a key element of control for development coming forward to help implement the Core Strategy.

Within the current Local Development Framework programme, the Council had previously identified the intention to prepare a supporting Development Plan Document (DPD) dealing with housing and economic development.

This was a key part of the LDF programme devised to follow closely on from the preparation of the Core Strategy. Clearly because of the stage the Council had reached and its previous approach, progress now needed to be made to bring together the Core Strategy and its subsequent allocations.

The focus of the housing and economic DPD would be towards the three basic elements of allocating land for housing and employment and revising settlement boundaries.

The intention would be to prepare an options paper on the proposed allocations that would be subject to public consultation and would inform the choice of proposed allocations. The work would also need to be subject to a range of supporting assessments, sustainability appraisal and subsequently to an examination process. Although some of the costs involved in this would be contained within existing operational budgets, at this stage there will be additional costs to be met through future budget processes. It was anticipated however that given the need to progress as soon as possible, Members should give consideration to a request that the Council's Budget Working Group identify a provisional budget of some £15,000 to progress work in the current financial year.

The Head of Regeneration and Housing explained that there was scope to utilise existing Core Strategy funding and that this budget would be used to support the

work in the first instance. However, he asked that Members considered agreeing to seeking additional resources if necessary by referral to Policy and Finance Committee as appropriate, if needed in the future.

The report then went on to consider the issue of staff resources and the options open to the Council, namely from looking within existing resources, temporary staff or the possibility of engaging outside consultants to carry out this work.

The production of the site allocations DPD had to follow a series of statutory stages and would inevitably take time to put in place. It was anticipated that this could take up to two years to undertake the full process subject to approach and resourcing and of course the extent to which the delivery of planning permissions through the planning application process reduced the need for new land to be identified.

The Head of Regeneration and Housing highlighted the need to carefully coordinate the call for sites with consultation on the Core Strategy amendments to help reduce the risk of confusion between the two pieces of work. Members indicated support for a programme that would not lead to any overlap.

RESOLVED: That Committee

1. agree to refer a request for the provision of £15,000 to Policy and Finance Committee and that it be considered in conjunction with the Budget Working Group to facilitate the early commencement of work on the DPD, including the appointment of temporary staff cover as necessary;
2. ask the Chief Executive to investigate further the delivery of site allocations work using specialist consultancy support, reporting back to this Committee as soon as possible with his findings; and
3. agree to publish a call for sites over a four week period to inform the development of site allocation options and a preliminary allocations report.

## 325 HOUSING LAND AVAILABILITY

Members received an information report which contained corrected information on the most recent results of the Housing Land Availability Survey.

At the previous Planning and Development Committee held on 16 August 2012, an information item had been included giving the latest housing land supply position. It had been identified that the appendices containing the relevant calculations had an error that over counted supply by some 48 dwellings. These schedules had been corrected and were attached to the report.

RESOLVED: That the report be noted.

## APPEALS

- (a) 3/2011/0849/P – Proposed new detached garage, boundary wall, gates and hard landscaping at Great Mitton Hall, Mitton Road, Mitton – appeal dismissed.
- (b) 3/2012/0160/P – 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 at 74 Knowsley Road, Wilpshire – appeal dismissed.

The meeting closed at 7.41pm.

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