

## MINUTE NUMBERS

### Minutes of Planning and Development Committee

Meeting Date: Thursday, 11 October 2012 starting at 6,30pm  
Present: Councillor R E Sherras (Chairman)

Councillors:

S Bibby	G Mirfin (7.25pm)
I Brown	J Rogerson
S Carefoot	M Thomas
T Hill	R Thompson
B Hilton	J White
J Holgate	A Yearing
S Knox	

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

384 APOLOGIES

Apologies for absence from the meeting were submitted on behalf of Councillor D Taylor.

385 MINUTES

The minutes of the meeting held on 13 September 2012 were approved as a correct record and signed by the Chairman.

386 DECLARATIONS OF INTEREST

Councillor S Carefoot declared an interest in application 3/2012/0708/P in respect of 11 New Row Cottages, Knowle Green.

387 PUBLIC PARTICIPATION

There was no public participation.

388 PLANNING APPLICATIONS

Councillor Carefoot declared an interest in the next item of business and left the meeting.

1. APPLICATION NO: 3/2012/0708/P (GRID REF: SD 364944 438182)  
PROPOSED CHANGE OF USE OF GARAGE/HOME OFFICE TO RESIDENTIAL DWELLING AT 11 NEW ROW COTTAGES, CLITHEROE ROAD, KNOWLE GREEN, LANCASHIRE.

GRANTED subject to the following condition(s):

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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 no's 2597-01, 2597-02, 2295-02 Rev.B, 2295-03 Rev. A, 2295-04 Rev. A and 2295-5.

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

3. This permission shall be implemented in accordance with the proposal as amended by letter and plan received on the 23 August 2012.

REASON: For the avoidance of doubt since the proposal was the subject of agreed amendments.

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

REASON: To ensure that no adverse effects on the favourable conservation status of a bat population, and in order to protect the bat population from damaging activities and reduce or remove the impact of development.

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

REASON: In the interests of the amenity of the area in accordance with Policies G1 and H2 of the Ribble Valley Districtwide Local Plan.

7. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2008 (or any Order revoking, amending or re-enacting that Order) the buildings 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".

## INFORMATIVES

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1. 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.

Councillor Carefoot returned to the meeting.

2. APPLICATION NO: 3/2012/0335/P & 3/2012/0336/P  
(GRID REF: SD 370624 435190)  
PROPOSED APPLICATION FOR DISCHARGE OF A UNILATERAL UNDERTAKING RELATING TO CONDITION NO 12 OF PLANNING PERMISSION 3/2007/0029/P AND APPLICATION FOR REMOVAL OF CONDITION NO 12 OF PLANNING PERMISSION 3/2007/0029/P AT NORTHCOTE STUD, NORTHCOTE ROAD, LANGHO

The Head of Planning Services reported 3 additional letters of support.

RECOMMENDATION 1: That application 3/2012/0335/P be DEFERRED AND DELEGATED to the Director of Community Services for approval subject to a Deed of Release

RECOMMENDATION 2: That application 3/2012/0336/P be APPROVED subject to the following conditions.

1. The use of Northcote Stud (the application site) for the purposes of holding competitive events shall be limited to no more than 120 days in total in any calendar year.

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

2. Within 1 month of the date of this decision, details of the proposed tannoy/PA system to be installed, including details of the location of any speakers, shall be submitted to and approved in writing by the Local Planning Authority. It shall only be this approved system that is used for the purposes of public address/announcement/playing of music or any other sound, unless otherwise agreed in writing by the Local Planning Authority.

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

3. The system approved in condition 2 above shall only be used between the hours of 9am and 7pm unless otherwise agreed in writing by the Local Planning Authority.

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

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4. Any noise emitted from the tannoy/PA system, as approved under condition 2, shall be restricted to the measured and reported background noise levels at each octave (as identified in the submitted Noise Impact Assessment accompanying this application dated April 2012) at the boundary of the property between Northcote Stud (the application site) and Northcote Manor

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

5. The occupation of the dwelling shall be limited to persons solely or mainly employed in the equestrian centre on site.

REASON: Since the Local Planning Authority would not normally grant permission for a dwelling in such a location without specific justification and to comply with Policy G1 of the Ribble Valley Districtwide Local Plan.

6. No more than 25 of the stables shall be used for commercial livery purposes.

REASON: In the interests of highway safety and to comply with Policy G1 of the Districtwide Local Plan.

7. Notwithstanding the provisions of the Town and Country Planning (General Development Order) 1998, there shall not at any time in connection with the development hereby permitted be erected or planted or allowed to remain upon the land hereinafter any building, wall, fence, hedge, tree, shrub or other device which will obstruct the view above a plane 1m above the ground level of the adjoining highway. The piece of land affected by this condition shall be that part of the site in front of a line drawn from the point 2.4m along the centre line of the access and the continuation of the near edge of the carriageway some 160m in a northerly direction and 120m in a southerly direction along Northcote Road from the intersection of the centre line of the access point.

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

8. There shall be no lighting unless otherwise agreed in writing by the Local Planning Authority on the paddock area.

REASON: In order to minimise light pollution and comply with Policies G1 and G8 of the Districtwide Local Plan.

9. Northcote Stud (the application site) shall be landscaped in accordance with drawing No 06/963/003 (submitted with planning application 3/2007/0029/P) and thereafter maintained for a period of not less than 5 years from the date of this permission, such maintenance to 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 a similar size to that originally planted.

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

(Mr Kellie spoke in favour of the above application. Mr Tunstall spoke against the above application).

3. APPLICATION NO: 3/2012/0420/P (GRID REF: SD 374206 440894)  
PROPOSED OUTLINE APPLICATION FOR A RESIDENTIAL DEVELOPMENT ON LAND NORTH AND WEST OF LITTLEMOOR, CLITHEROE

DEFERRED AND DELEGATED for further information in relation to highway matters.

(Mr Dowles spoke against the above application).

4. APPLICATION NO: 3/2012/0497/P (GRID REF: SD 383284 448966)  
OUTLINE APPLICATION FOR THE ERECTION OF 7 NO AFFORDABLE HOUSING DWELLINGS AND 14 NO OPEN MARKET DWELLINGS AT STRAWBERRY FIELDS, MAIN STREET, GISBURN

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

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 detailed plans indicating the appearance, landscaping and scale, including a contoured site plan showing existing features, the proposed slab floor levels and road level (hereinafter 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.

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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. In relation to the matters of access and layout, the development shall be carried out in accordance with the amended plan received by the Local Planning Authority on 16 August 2012 (Drawing No HIN/17Dwg03A).

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

4. If, during development, contamination not previously identified was found to be present at the site then no further development (unless otherwise agreed in writing by the Local Planning Authority) shall be carried out until the developer has submitted a remediation strategy to the Local Planning Authority detailing how this unsuspected contamination shall be dealt with and shall obtain written approval from the Local Planning Authority. The remediation strategy shall be implemented in its entirety in accordance with the approved details.

REASON: To protect the water environment from contamination and to comply with Policy G1 of the Ribble Valley Districtwide Local Plan.

5. The site must be drained on a separate system with only foul drainage connected into the combined sewer. Due to downstream flooding issues, surface water should discharge to the soakaway or directly to watercourse and may require the consent of the Local Authority. If surface water is allowed to be discharged to the public sewer system the flow will need to be attenuated to a maximum discharge freight that has first been agreed by United Utilities.

REASON: In order to ensure satisfactory drainage of the site and to comply with Policy G1 of the Ribble Valley Districtwide Local Plan.

6. Prior to the commencement of development a scheme for the disposal of foul and surface water shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall then be constructed and completed in accordance with the approved details.

REASON: In order to ensure the satisfactory drainage of the site and to comply with Policy G1 of the Ribble Valley Districtwide Local Plan.

7. Prior to commencement of any site works including delivery of building materials and excavations for foundations or services the trees identified in the arboricultural impact and protection appraisal:

[W1/T1/T5/T6/T7/T8/T9/T11/T12/T13/T14/T18/T19/T21/T22/T23/T24/T27/G3/H1-southern boundary/H2] shall be protected in accordance with the BS5837 2012 [Trees in Relation to Construction] the details of which shall be submitted to and agreed in writing with the local planning authority.

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All protection measures shall be implemented in full under the supervision of a qualified arboriculturalist and in liaison with the Countryside/Tree Officer. A tree protection- monitoring schedule shall also be submitted and agreed and tree protection measures inspected by the local planning authority before any site works are begun.

The root protection/exclusion zone 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/exclusion 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 is 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 considered being of visual, amenity value are afforded maximum physical protection from the potential adverse affects of development in order to comply with policies G1 and ENV13 of the Districtwide Local Plan.

8. The development hereby permitted shall not be commenced until details of the landscaping of the site, including details of the types and numbers of trees and shrubs, their distribution on site, those areas to be seeded, turfed, paved or hard landscaped, have been submitted and approved in writing.

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.

9. Site contractors & site project managers shall be made aware of the legal protection afforded all species of bats in the UK. The building contractors shall take additional care when removing fascia boards, verge tiles and ridge tiles. The removal of roofing materials between May & August should be avoided, and lower roof tiles, battens & under felt shall be removed carefully by hand.

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

REASON: To ensure that no adverse effects on the favourable conservation status of a bat population; to protect the bat population from damaging activities and reduce or remove the impact of development; and to comply with Policy ENV7 of the Ribble Valley Districtwide Local Plan.

10. No development shall take place until details 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 include a plan that identifies the plot numbers on which the boxes/sites are to be provided and specifies the precise elevation or roof slope into which the provisions shall be incorporated. This shall be north/north east elevation for birds & elevations with a minimum of 5 hours morning sun for bats.

The artificial bird/bat boxes shall be incorporated into the building during the actual construction of the relevant dwellings and before the development is first brought into use, unless otherwise agreed in writing by the Local Planning Authority.

REASON: To ensure that no adverse effects on the favourable conservation status of the bird/ bat population; to protect the bird/bat population from damaging activities and reduce or remove the impact of development; and to comply with Policy ENV7 of the Ribble Valley Districtwide Local Plan.

11. No part of the development hereby permitted in outline shall commence until a scheme for the construction of the site access and 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: In order to ensure that the final details of the highway scheme/works are acceptable before development commences on site, in the interests of highway safety and to comply with Policy G1 of the Ribble Valley Districtwide Local Plan.

12. The development hereby permitted in outline shall not be commenced 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 implemented in accordance with the approved details prior to occupation of development and thereafter retained.

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



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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

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 reserve the right to provide the highway works within the highway associated with this proposal. Provision for the highway works includes design, procurement of the work by contract and supervision of the works. The applicant is 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.

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

(Councillor Mirfin arrived at the meeting)

5. APPLICATION NO: 3/2012/0687/P (GRID REF: SD 373629 436607)  
PROPOSED MIXED USE DEVELOPMENT COMPRISING RESIDENTIAL (C3);  
NURSING HOME (C2); CAR PARKING; OPEN SPACE AND ANCILLARY  
LANDSCAPING (RESUBMISSION OF REFUSED APPLICATION  
3/2012/0327/P) AT LAND TO THE EAST OF CLITHEROE ROAD  
(LAWSONSTEADS) WHALLEY

The Head of Planning Services reported that a Section 106 Agreement had now been agreed.

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 1-3 under the Section 106 Agreement sub heading within this report and subject to the following conditions:

1. Application for approval of reserved matters must be made not later than the expiration of 3 years beginning with the date of this permission and the development must be begun not later than whichever is the latter of the following dates:

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- (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. The reserved matters application(s) shall include details of phasing of development across the whole development site. The phasing scheme shall include the following matters:
  - a) a plan demarcating the development phases;
  - b) details of the number of development plots for both market and affordable housing units; and
  - c) a programme of delivery of development phases.

All reserved matters applications and consequent development shall be made in accordance with the approved phasing scheme or any subsequent submitted and approved amendments to the scheme.

REASON: For the avoidance of doubt and to ensure that the Local Planning Authority are satisfied with the details and to comply with Policy G1 of the Ribble Valley Districtwide Local Plan.

3. No development shall begin on any phase of development until detailed plans indicating the access, appearance, landscaping, layout and scale, including a contoured site plan showing existing features, the proposed slab floor levels and road level (hereinafter called the 'reserved matters') for each phase of development has been submitted to and approved in writing by the Local Planning Authority. The development of each phase 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.

4. The development hereby approved shall not exceed 55 dwelling units (Use Class C3) in accordance with the submitted Parameter Plan reference PL1158.M.104 and dated 28 March 2012. In accordance with the submitted application forms, the nursing home (Use Class C2) shall not exceed 50 beds.

REASON: For the avoidance of doubt to ensure there is no ambiguity in the decision notice over what amount of development has been approved.

5. The submission of reserved matters in respect of access, layout, scale, appearance, landscaping and implementation of development shall be carried

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out in substantial accordance with the Design and Access Statement, Parameters Plan PL1158M.104 and Illustrative Masterplan PL1158.M.103.

REASON: For the avoidance of doubt to define the scope of this permission.

6. Prior to the commencement of development, a strategy outlining the general system of drainage for foul and surface water flows arising from the entire site shall be submitted to the local planning authority and approved in writing. This strategy shall include details of any necessary infrastructure. Thereafter the detailed schemes for foul and surface water drainage for any phase of the development shall be submitted for approval in accordance with the strategy for the entire site approved under this condition.

REASON: In accordance with Policy G1 of the Ribble Valley Districtwide Local Plan in order that an overall strategy for the entire site is agreed prior to the commencement of development of any phase so that the subsequent detailed drainage schemes for each phase are capable of forming part of a general system for the entire site in accordance with an overall strategy.

7. Prior to the commencement of any phase of development, details of the foul drainage scheme for that phase including any necessary infrastructure shall be submitted to and approved in writing by the local planning authority. No housing shall be occupied for that phase until the approved foul drainage scheme for that phase has been completed in accordance with the approved details. Unless otherwise agreed in writing, the approved foul drainage scheme shall only connect to the foul sewer network at the two connection points identified in the flood risk assessment submitted by Weetwood Environmental Engineering reference 1695/FRA\_v1.1 dated 30 March 2012 and the amount of development connecting to each of the two chosen connection points shall be in accordance with the email from Rebecca Ellis of Weetwood Environmental Engineering to Andrew Leyssens of United Utilities dated 9 May 2012 sent at 17.16.

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

8. Prior to the commencement of any phase 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 for that phase. 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.

9. Prior to the commencement of each phase of development, a scheme for the improvement, protection and maintenance of existing flood defences for that phase as outlined in Section 4.1.2 of the Flood Risk Assessment (FRA) by Weetwood (dated 30 March 2012; Final Report v1.1) shall be submitted to and approved in writing by the Local Planning Authority. The scheme for

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each phase of development shall be completed in accordance with the approved plans.

REASON: To reduce the risk of flooding by maintaining existing flood defences in accordance with Policy G1 of the Ribble Valley Districtwide Local Plan.

10. Prior to the commencement of any phase of the development, details for surface water drainage and means of disposal for that phase, based on sustainable drainage principles and evidence of an assessment of site conditions (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 discharge into the public sewerage system, directly or indirectly, in accordance with the submitted application form and the flood risk assessment submitted by Weetwood Environmental Engineering reference 1695/FRA\_v1.1 dated 30 March 2012. The development shall be completed, maintained and managed in accordance with the approved details.

REASON: To ensure that surface water is dealt with by the most sustainable means in accordance with Policy G1 of the Ribble Valley Districtwide Local Plan and to reflect the submitted application form and section 5.4.3 of the submitted flood risk assessment.

11. No phase of development shall begin 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 relevant to each phase shall then be implemented 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.

12. Prior to commencement of each phase of development details of the landscaping of that phase of development shall have been submitted to, and approved in writing by, the Local Planning Authority. The scheme for each phase 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 for each phase of development shall be implemented in the first planting season prior to commencement of that phase 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,

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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.

13. Prior to the commencement of each phase of development a landscape management plan including long term design objectives, timing of the works, management responsibilities and maintenance schedules for all landscaped areas within that phase including play areas shall be submitted to and approved in writing by the Local Planning Authority. The management plan for each phase shall also provide precise details of all play equipment and its maintenance and indicate a timescale when the play space(s) shall be provided and made available for use. The landscape management plan shall be carried out in accordance with the details so approved for each phase of development.

REASON: In the interests of residential and visual amenity and to ensure that appropriate provision is made for public open space in accordance with Policies G1 and RT8 of the Ribble Valley Districtwide Local Plan.

14. Prior to any phase of development undertaken post March 2013 affecting natural bankside habitat such as outfalls or culverting, a further survey of the watercourse should be carried out to establish the presence of water voles within the phase. The findings of the survey (together with proposals for mitigation/compensation, if required) shall be submitted to and approved in writing by the Local Planning Authority. Any necessary and approved measures for the protection of water voles shall thereafter be implemented in full as part of the development of the relevant phase.

REASON: To ensure protection of water voles and their habitat in accordance with Policy G1 of the Ribble Valley Districtwide Local Plan.

15. Any application for the approval of reserved matters which includes development adjoining the watercourses on site shall include a scheme for the provision and management of a buffer zone alongside the watercourses, to be submitted to and agreed in writing by the Local Planning Authority. Thereafter each phase of development shall be carried out in accordance with the approved scheme in so far as it relates to that phase of development and any subsequent amendments shall be agreed in writing with the Local Planning Authority.

REASON: To protect ecological, recreation and amenity interests by providing a buffer between the development and the watercourse in accordance with Policy G1 of the Ribble Valley Districtwide Local Plan.

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

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Authority. The details shall be submitted on a dwelling/building dependent bird/bat species development site plan and include details of plot numbers and the numbers of artificial bird nesting boxes and artificial bat roosting site per individual building/dwelling and type within that phase. 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 and elevations with a minimum of 5 hours morning sun for bats. The artificial bird/bat boxes shall be incorporated into those individual dwellings/buildings during the actual construction of those individual dwellings/buildings identified on the submitted plan before each such dwelling/building is first brought into use, unless otherwise agreed in writing by the Local Planning Authority.

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

17. All construction work that might directly impact upon breeding birds shall be implemented outside of the main breeding season of February to September.

The actions, methods & timing details included in the mitigation notes attached to the habitat survey [078.02\_rep\_001] shall be adhered to and in the event that any protected species are found or disturbed during any part of the development, work shall cease until further advice has been sought from a licensed ecologist. Mitigation refers to practices adopted to reduce or remove the risk of disturbance, injury or death of a protected species.

REASON: In order to reduce the impact of the development on biodiversity and bat/bird species in accordance with Policies G1, ENV7 and ENV10 of the Ribble Valley Districtwide Local Plan.

18. Prior to the commencement of any site works within each phase of development including delivery of building materials and excavations for foundations or services all trees identified in the arboricultural/tree survey [JCA Ref: 9759/C/RG – Individual Trees T3/4/5/7, Groups of Trees G5/8/9 & Hedgerows H1/2/6 inclusive] shall be protected in accordance with the Tree Constraints Plan [BS5837 2012 -Trees in Relation to Design, Demolition & Construction. A tree protection-monitoring schedule for each phase shall be submitted and agreed in writing by the Local Planning Authority and all root protection/construction exclusion zone measures inspected by the Local Planning Authority before any site works are begun within each phase.

The root protection zone within each phase shall remain in place until all building work within that phase 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.

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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, ENV13 of the Ribble Valley Districtwide Local Plan and to protect trees included in the Whalley 1957 Tree Preservation Order.

19. All existing habitat features, hedgerows/streams shall be retained and protected during the lifetime of the development from the adverse effects of development works by maintaining construction exclusion zones the details of which shall have first been submitted to and approved in writing by the Local Planning Authority prior to commencement of each phase of development.

REASON: In order to reduce the impact of the development on biodiversity in accordance with Policies G1 and ENV10 of the Ribble Valley Districtwide Local Plan.

20. No development shall begin on any phase of development until details of a lighting scheme for that phase has been submitted to and approved in writing by the Local Planning Authority. The lighting scheme for each phase shall include details to demonstrate how artificial illumination of important wildlife habitats (trees with bat roost potential and hedgerows used by foraging areas bats) is minimised. The approved lighting scheme shall be implemented in accordance with the approved details for each phased.

REASON: In order to reduce the impact of the development on biodiversity and bat/bird species in accordance with Policies G1, ENV7 and ENV10 of the Ribble Valley Districtwide Local Plan.

21. No phase of development shall take place until the applicant, or their agent or successors in title has secured the implementation of a programme of archaeological work for that phase in accordance with a written scheme of investigation which has been submitted to and approved in writing by the Local Planning Authority.

REASON: To ensure and safeguard the recording and inspection of matters of archaeological importance associated with the site in accordance with Policies G1 and ENV14 of the Ribble Valley Districtwide Local Plan.

22. No phase of development shall begin 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

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- (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.

23. Construction activities shall only be carried out between the hours of 07.00 to 17.00 Monday to Friday, 08.00 to 13.00 Saturday and no activities on Sundays or Bank Holidays unless otherwise agreed in writing with the Local Planning Authority.

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

24. No burning of waste shall be permitted on site.

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

25. 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.

26. 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.

27. Prior to occupation of the first dwelling, a residential travel plan to improve accessibility of the site by sustainable modes shall be submitted to and approved in writing by the Local Planning Authority in consultation with the Lancashire County Council highways travel plan team. The full travel plan should include the following methods

- Appointment of a main travel plan co-ordinator
- Travel survey
- Details of cycling, pedestrian and public transport links to the site
- Details of secure covered cycle parking
- SMART targets for non car modes of travel
- Action plan and measures to be introduced



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- Details of arrangements for monitoring and review of the travel plan

The approved travel plan shall be implemented, monitored and reviewed (including undertaking any necessary remedial or mitigation measures identified in any such review) in accordance with the approved travel plan through a period of time of not less than 5 years following completion of the development.

REASON: To minimise the use of private cars in the interests of sustainable development in accordance with Policy G1 of the Ribble Valley Districtwide Local Plan.

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

### 389 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:

### 390 APPLICATIONS APPROVED

<b><u>Plan No:</u></b>	<b><u>Proposal:</u></b>	<b><u>Location:</u></b>
3/2012/0092/P	Proposed extension to two agricultural buildings – Building 1 for hay and straw, building 2 for a workshop	Out Lane Head Farm Out Lane, Chipping
3/2012/0231/P	Creation of accessible and sustainable composting toilet facility externally to the rear (north) of the Church. Adaption of lower section of existing window to form level access to accessible toilet from inside the Church. Associated creation of level approach to the perimeter of the Church by improvements made to existing north and west facing paths	St John's Church Shire Lane Hurst Green
3/2012/0274/P	Proposed agricultural building for the storage of manure	Cuthbert Hill Garstang Road Chipping
3/2012/0318/P	Demolition of two storey wing and two storey outbuilding, demolition of single storey rear porch, conservatory, outbuilding and greenhouse and construction of single storey extension and alterations to windows of house,	Holden Clough Holden Bolton by Bowland
Cont/		

## MINUTE NUMBERS

<b><u>Plan No:</u></b>	<b><u>Proposal:</u></b>	<b><u>Location:</u></b>
Cont...	reroofing and construction of three new car underground garage facility at Holden Clough, Holden, Bolton by Bowland	
3/2012/0429/P	Application to discharge condition no. 4 (paint samples), condition no. 6 (external window frames, glazing and doors) and condition no. 8 (method statements) of planning permission 3/2012/0032/P relating to	5 Church Street Clitheroe
3/2012/0443/P	Application to discharge condition no. 4 (paint samples), condition no. 6 (external window frames, glazing and doors) and condition no. 8 (method statements) of planning permission 3/2012/0019/P (LBC) relating to	5 Church Street Clitheroe
3/2012/0481/P	Proposed erection of a single storey timber and double glazed conservatory	Ribblesdale Hall Chatburn
3/2012/0508/P	Replacement dwelling and attached barn including link to detached barn all to create a single dwelling including detached garage and annex, replacement agricultural building and demolition of agricultural buildings	Halton Hill Garstang Road Chipping
3/2012/0509/P	New driveway and access from Clitheroe Road	19 Clitheroe Road Whalley
3/2012/0583/P	Amendment to Section 106 Agreement dated February 2012 (planning permission 3/2011/0307/P)	Barrow Brook Phase II Barrow
3/2012/0585/P	Amendment to Section 106 Agreement dated 4 April 2012 (planning permission 3/2011/0541/P)	Dilworth Lane Longridge
3/2012/0601/P	Proposed two storey side extension and first floor extension over existing single storey area, alterations to vehicular access	Myerscough House Longsight Road Clayton-le-Dale
3/2012/0603/P	Proposed change of use of existing shop and living accommodation to provide 1 no. 3-bedroom house and 1 no. Hairdressing Salon with 1 no. 1 bedroom flat above. First floor extension to east elevation	6 Church Lane Mellor

## MINUTE NUMBERS

<b><u>Plan No:</u></b>	<b><u>Proposal:</u></b>	<b><u>Location:</u></b>
3/2012/0611/P	Retrospective application for two pole mounted 4m x 3m signboards and two pole mounted 2.5m x 3.75m signboards. Non illuminated at land bounded	Dilworth Lane and Lower Lane Longridge
3/2012/0612/P	Proposed erection of a holiday cottage at land opposite	3 Elker Mews Billington
3/2012/0616/P	Proposed first floor extension to side over existing ground floor extension. The first floor extension to be half the width of the ground floor extension. Loft conversion with dormer window to the rear	24 Moorland Crescent Clitheroe
3/2012/0621/P	Proposed extension to side elevation, new gates, new garden store, new driveway and porch	123 Highfield Road Clitheroe
3/2012/0641/P	New lobby and headmasters office with relocation of boys WC, staffroom and classroom	Grindleton CE School Sawley Road Grindleton
3/2012/0642/P	Earth banked slurry lagoon	Winckley Hall Farm off Whalley Road Stonyhurst
3/2012/0647/P	Change of use from Warehouse to mix of kitchen showroom, offices and warehouse, extension to mezzanine floor and external alterations including installation of windows along the road frontage and relocation of customer access with new ramp	Unit 5 Friendship Mill Whalley Road Read
3/2012/0649/P	Proposed conservatory to the rear of a mid-terraced dwelling	4 Fleming Square Longridge
3/2012/0650/P	Installation of 1 No non illuminated noticeboard	Newton Village Hall Newton-in-Bowland Clitheroe
3/2012/0651/P	Proposed new building to cover existing midden/manure store	Grange Farm Parsonage Road Wilpshire
3/2012/0654/P	Proposed demolition of garage, single storey lean-to to the rear elevation (north east) and single storey utility room to the side elevation (north west). Proposed construction of a single storey extension to the rear elevation (north east), bedroom extension at first floor level to the rear (north east) and two storey (first floor in	Pendle House 17 George Lane Read
Cont/		

## MINUTE NUMBERS

<u>Plan No:</u>	<u>Proposal:</u>	<u>Location:</u>
Cont...	roof void) extension to the side elevation (north west) incorporating four hipped pitched roof dormer windows. Associated external works including widening of the vehicular access to George Lane and the extension of the drive to incorporate a turning area. Resubmission of approved scheme 3/2009/1066 with design amendments	
3/2012/0657/P	Proposed change of use of existing shop premises (Class A1) to a day nursery (Class D1)	24 – 28 Garnett Road Clitheroe
3/2012/0658/P	Proposed lounge, kitchen and bedroom extension including (including rooms in roof space) and a detached two car garage	22 St Peter's Close Clayton-le-Dale
3/2012/0659/P	Re-submission of planning application 3/2011/1068/P for the formation of a new car park in Balderstone – re-location of vehicle entrance/exit	Land opposite Balderstone C of E Primary School Commons Lane Balderstone
3/2012/0661/P	Proposed side and rear extension	21 Mayfield Whinney Lane, Langho
3/2012/0662/P	Application for discharge of condition no. 3 (relating to obscure glazing) of planning consent 3/2012/0100/P	2 Hazel Grove Longridge
3/2012/0664/P	Proposed two-storey side extension	2 Halton Place Longridge
3/2012/0665/P	Relining existing chimney	Edisford Hall Farmhouse Edisford Bridge, Clitheroe
3/2012/0667/P	Proposed single storey extension to the property (Re-submission)	Meadow Bank Sawley Road Grindleton
3/2012/0668/P	Demolition of existing workshop, store and garage	54 Whalley Road Sabden
3/2012/0670/P (LBC)	Proposed reconstruction of existing stone boundary wall (partially collapsed) to Kirk Beck	Coach and Horses Hotel Main Street Bolton by Bowland
3/2012/0671/P	Application to vary condition no.3 (times of opening) of planning permission 3/2011/0761P, so that they are the same as the Premises	2 Swan Courtyard Clitheroe
Cont/		

## MINUTE NUMBERS

<b><u>Plan No:</u></b>	<b><u>Proposal:</u></b>	<b><u>Location:</u></b>
Cont...	Licence - Mon-Fri 11am-10.30pm, Sat 11am-11.30pm and Sun 10am-10.30pm	
3/2012/0673/P	Proposed demolition of the existing double garage and single storey sunroom. Construction of a new two-storey side extension to main house comprising ground floor kitchen/dining area with bedroom at first floor	Hardene House Hesketh Lane Chipping
3/2012/0675/P	Application to discharge condition no. 4 (sound insulation) of planning permission 3/2011/0466/P	142 Woone Lane Clitheroe
3/2012/0676/P	Replacement entrance porch	2 Little Ease Bowfield Lane Balderstone
3/2012/0678/P	Proposed erection of 16 solar panels mounted on the roof on a farm building to generate electricity for the farmhouse and for feeding into the national grid	Fellside Farm Catlow Road Slaidburn
3/2012/0679/P	Proposed replacement boundary fencing and internal security fencing and gates	St Cecilia's RC High School Chapel Hill Longridge
3/2012/0680/P	Render from window sill height above, change of window configuration at ground floor and insertion of two windows within the front facing gable at first floor	2 Bushburn Drive Langho
3/2012/0681/P	Proposed reconstruction of existing stone boundary wall (partially collapsed) to Kirk Beck	Coach and Horses Hotel Main Street Bolton by Bowland
3/2012/0686/P	Proposed covered silage clamp	Hillcrest Farm Startifants Lane Chipping
3/2012/0694/P	Replace two wood single glazed windows with wood double glazed windows	14 Church Street Ribchester
3/2012/0697/P	Discharge of condition 4 relating to removal of existing render on listed building consent ref 3/2012/0366 which involved removal of render, replacement rainwater goods and window changes	Red Syke Farm Twiston
3/2012/0698/P	Outline application for the erection of four bungalows	Grimbaldeston Farm Preston Road Longridge

## MINUTE NUMBERS

<b><u>Plan No:</u></b>	<b><u>Proposal:</u></b>	<b><u>Location:</u></b>
3/2012/0710/P	Proposed replacement of flat roof structure with dual pitched roof construction with natural slate finish	Cross A Leys Cottage Moorside Lane Wiswell
3/2012/0711/P	Change of use from offices to self-contained flats	1 & 2 Swan Mews off Castle Street Clitheroe
3/2012/0714/P	Demolition of existing conservatory, Replacement sun lounge, replacement windows and doors and re-roofing works plus internal remodelling	87 Higher Road Longridge
3/2012/0719/P	Application for a non-material amendment to planning permission 3/2011/0662/P to allow handing of upper floor offices/meeting room to western elevation and small enlargement to provide ground floor	Fort Vale Engineering Calder Vale Park Simonstone Lane Simonstone
3/2012/0730/P	Application for a non material amendment to planning permission 3/2011/0837/P for (1) erection of entrance feature wall (2) substitution of main brickwork facing material (plots 1 to 6, 8 to 19, 21, 23 to 36 and 38 to 46) and (3) substitution of door types	Land off Pendle Drive Calderstones Park Whalley
3/2012/0731/P	Prior notification for demolition of part of the north light building of	Stonebridge Mill Preston Road Longridge
3/2012/0740/P	Proposed change of use of existing bungalow to offices (Class A2)	Roefield Reach Edisford Road Clitheroe
3/2012/0744/P	Application to discharge condition no. 1 (timescale) and condition no. 2 (materials) of planning permission 3/2009/0874/P relating	Cuthbert Hill Garstang Road Chipping
3/2012/0750/P	Application for non-material amendment to planning consent 3/2009/0022P – additional windows to front elevations at	Craven Fold Moorside Lane Wiswell
3/2012/0812/P	Application for the discharge of condition no. 3 (materials – glass, stonework and finishing materials) of planning permission 3/2012/0051/P	41 Dilworth Lane Longridge

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## APPLICATIONS REFUSED

<u>Plan No:</u>	<u>Proposal:</u>	<u>Location:</u>	<u>Reasons for Refusal</u>
3/2012/0089/P	Proposed conversion of a barn to residential unit	Lanshaw Barn Woodhouse Lane Slaidburn	<p>Policies G1, ENV1 and H17 of the Districtwide Local Plan and the NPPF, by virtue of the size and position of the rooflights, the cumulative impact of further window openings, and the treatment of existing openings, is unsympathetic to the building's historic character and appearance. Approval would thus be detrimental to the building's historic fabric, its setting, and the visual amenities of the Area of Outstanding Natural Beauty.</p> <p>Policies H16 and ENV1 - Extent of rebuild would be tantamount to a new dwelling in the AONB without special justification and as such would be to the detriment of the visual amenities of the locality. Given the buildings isolated location it would also result in the creation of a dwelling in an unsustainable location and as such be contrary to</p>

Cont/

## MINUTE NUMBERS

<u>Plan No:</u>	<u>Proposal:</u>	<u>Location:</u>	<u>Reasons for Refusal</u>
Cont...			<p>Paragraph 55 of the NPPF.</p> <p>Policies G1, ENV1 and H17 - harmful effect from the likely impact of domestic paraphernalia such as sheds, washing lines, children's play equipment and fence lines on this part of the open countryside representing an urban encroachment to the detriment of the surrounding countryside and the setting of the field barn.</p> <p>If allowed the development would set a dangerous precedent for the acceptance of similar unsympathetic proposals destroying the character and appearance of other barn conversions which would be both contrary to policy and to the detriment of the visual amenities of the AONB.</p>
3/2012/0477/P	Erection of 2no residential dwellings following demolition of the	The Abattoir Clerk Hill Road Whalley	Policies G5, H2, ENV1 and National Planning Policy Framework – the
Cont/			



## MINUTE NUMBERS

<u>Plan No:</u>	<u>Proposal:</u>	<u>Location:</u>	<u>Reasons for Refusal</u>
Cont...	existing abattoir (outline application for access only)		site represents an inappropriate and unsustainable location for residential development to the detriment of the character of the locality.
3/2012/0619/P	Demolition of existing garage and erection of new larger garage	Ribblesdale House Main Street Gisburn	Contrary to Policies G1, ENV16, and ENV19 of the DWLP and Section 12 of the NPPF - The proposed detached garage by virtue of its scale, size, design and materials would result in a prominent and incongruous feature within the public realm to the detriment of the character, appearance and visual qualities of the conservation area and the significance and setting of adjacent Listed Buildings.
3/2012/0691/P	Proposed pitched roof first floor rear extension	45 Whalley Road Sabden	Policies G1, H10 and ENV16 of the Ribble Valley Districtwide Local Plan, the SPG "Extensions and Alterations to Dwellings" and the NPPF - unsympathetic and incongruous additions, out of keeping with the style, character and
Cont/			

## MINUTE NUMBERS

<u>Plan No:</u>	<u>Proposal:</u>	<u>Location:</u>	<u>Reasons for Refusal</u>
Cont...			style, character and appearance of the original dwelling, which would be harmful to the character, appearance, and significance of Sabden Conservation Area.
3/2012/0712/P	Proposed construction of a new flat-roofed single storey extension to form rear porch	1 Mount Pleasant Chatburn	Policies G1, H10 and ENV16 – visual detriment.
3/2012/0717/P	Proposed pitched roof first floor rear extension	43 Whalley Road Sabden	Policies G1, H10 and ENV16 of the Ribble Valley Districtwide Local Plan, the SPG "Extensions and Alterations to Dwellings" and the NPPF - unsympathetic and incongruous additions, out of keeping with the style, character and appearance of the original dwelling, which would be harmful to the character, appearance, and significance of Sabden Conservation Area.

### 392 CERTIFICATE OF LAWFULNESS FOR A PROPOSED USE OR DEVELOPMENT

<u>Plan No:</u>	<u>Proposal:</u>	<u>Location:</u>
3/2012/0646/P	Application for a Lawful Development Certificate for the proposed building of a 3.32m x	2 Hippings Way Clitheroe
Cont/		

## MINUTE NUMBERS

Cont... 8.32m single storey extension to the rear of the property, with vaulted ceiling 3.47m high. Materials will be similar to existing construction. The extension will be used as a family room/kitchen

### 393 TOWN AND COUNTRY PLANNING (GENERAL PERMITTED DEVELOPMENT) (AMENDMENT) (ENGLAND) ORDER 2001 PART 24 - TELECOMMUNICATION CODE SYSTEM OPERATORS - PRIOR NOTIFICATION – GRANTED

<b><u>Plan No:</u></b>	<b><u>Proposal:</u></b>	<b><u>Location:</u></b>
3/2012/0632/P	Installation of 1 x BT DSLAM cabinet measuring 750(w) x 407(d) x 1308 (h) at land opposite	1 Irwell Street Longridge
3/2012/0633/P	Installation of 1 x BT DSLAM cabinet measuring 750(w) x 407(d) x 1308 (h) and dark green in colour at land opposite	47-49 Berry Lane Longridge
3/2012/0634/P	Installation of 1 x BT DSLAM cabinet measuring 750(w) x 407(d) x 1308 (h) and dark green in colour at land opposite	108 Derby Road Longridge
3/2012/0635/P	Installation of 1 Green Cross Cabinet measuring 1410mm (w) x 370mm (d) x 1210mm (h) at land opposite	6 Dilworth Lane Longridge
3/2012/0636/P	Installation of 1 replacement green cabinet measuring 1410mm (w) x 370mm (d) x 1210mm (h) at land adjacent	junction of Berry Lane and Towneley Road Longridge
3/2012/0685/P	Installation of 1x BT DSLAM Cabinet measuring 750 (w) x 407 (d) x 1308 (h) in dark green colour	Dale Head/New haven Dilworth Lane Longridge

### 394 APPLICATIONS WITHDRAWN

<b><u>Plan No:</u></b>	<b><u>Proposal:</u></b>	<b><u>Location:</u></b>
3/2012/0362/P	Six illuminated sign boards to east elevation	Stonebridge Off-Licence 1 Whittingham Road Longridge
3/2012/0561/P	Engineering expectations to form earth, banked slurry lagoon and laying of concrete railway sleepers to form cow track across land	Hodder Bank Farm Dunsop Road Whitewell
3/2012/0599/P	Erection of agricultural building	Little Middop Farm Burnley Road Gisburn

## MINUTE NUMBERS

<u>Plan No:</u>	<u>Proposal:</u>	<u>Location:</u>
3/2012/0643/P	Demolition of two outbuildings and the erection of domestic garage to include 14 solar panels to the south elevation for domestic use only.	Wallbanks Farm Chipping Road Chaigley
3/2012/0741/P	Proposed garage conversion into a kitchen. Modifications to existing property. New garage	2 Spinney Croft Longridge

### 395 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	Old Manchester Offices Whalley New Road Billington	20/5/10	18	With agent and applicants solicitor
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 applicants solicitor
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 and Lancashire County Council
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 Agent
3/2012/0379	Primrose Mill Woone Lane Clitheroe	16/8/12	14	Deed of Variation With applicants agent
<b><u>Non Housing</u></b>				
3/2011/0649	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 applicants solicitors

<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>
3/2010/0929	Land between 36 & 38 Henthorn Road Clitheroe	14/7/11	62 weeks	8	Decision 18/9/12

## MINUTE NUMBERS

396 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>
3/2011/0300 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	-	APPEAL DISMISSED 28.8.12
3/2011/0567 D	16.3.12	Mr D Ashton Proposed erection of a holiday cottage (Re-submission) Pinfold Cottage Tosside	WR	-	APPEAL DISMISSED 21.9.12
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	-	APPEAL DISMISSED 12.9.12
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	-	APPEAL DISMISSED 6.9.12

## MINUTE NUMBERS

<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>
3/2011/1001 D	30.5.12	Ms Pamela Oliver New detached dwelling within the curtilage of 1 Portfield Bar Whalley	WR	—	APPEAL DISMISSED 19.9.12
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	AWAITING DECISION
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 DECISION
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 DECISION

## MINUTE NUMBERS

<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>
3/2012/0164 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	–	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	–	APPEAL ALLOWED 18.9.12
3/2012/0390 O	28.8.12	Mr Julian Hindle, Haydock Developments Ltd Proposed erection of a dwelling Land between 52 & 54 Knowsley Road Wilpshire	WR	–	Awaiting site visit
3/2012/0327 O	31.8.12	Commercial Estates Group (CEG) Mixed use development comprising residential (C3); nursing home (C2); car parking; open space and ancillary landscaping Land to the East of Clitheroe Road (Lawsonsteads), Whalley	–	Inquiry – to be held 15 <sup>th</sup> January 2013, scheduled to last for three days	Notification letter sent 5.9.12 Questionnaire sent 14.9.12 Statement to be sent by 12.10.12

## MINUTE NUMBERS

<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>
3/2011/0892 O	6.9.12	The Huntroyde Estate Proposed residential development Land off Milton Avenue Clitheroe	–	Hearing – date to be arranged	Notification letter sent 13.9.12 Questionnaire sent 20.9.12 Statement to be sent by 18.10.12
3/2012/0386 C	6.9.12	Mr Ashley Burgon First floor side extension and dormers to front elevation (Re-submission of 3/2011/1079P) 3 Redwood Drive Longridge	Householder appeal	–	Notification letter sent 10.9.12 Questionnaire sent 13.9.12 AWAITING DECISION
3/2012/0259 D	25.9.12	Mr A Ball Proposed new vehicle/pedestrian access to site Seven Acre Cottage Forty Acre Lane Longridge	WR	–	Notification letter and questionnaire to be sent by 9.10.12 Statement to be sent by 6.11.12

### 397 CONSULTATION DOCUMENT/RENEGOTIATION OF SECTION 106 AGREEMENTS

The Director of Community Services submitted a report asking Committee's ratification in relation to the consultation document on renegotiation of Section 106 Agreements and to agree to a mechanism which would defer and delegate the responses of future consultation documents to the Head of Planning Services in conjunction with the Chairman and Vice Chairman of Planning and Development Committee or an appropriate working group at a later date. The report reminded Members of various recent consultation documents, many of which were aimed at relaxing planning restrictions and focused at kickstarting development schemes. The consultation document had required responses by 8 October 2012 and related to the ability for the developers to seek formal modifications of a Section 106 Agreement. The Head of Planning Services had already forwarded comments in response to the consultation because of the timescale involved. He suggested that in future where it was not possible to take reports to Committee, that authorisation be given to the Director of Community Services or Head of Planning Services in consultation with the chairman and Vice Chairman of the Planning and Development Committee. The report outlined the response that the Head of Planning Services had submitted in consultation with the Chairman of Committee.

RESOLVED: That Committee



## MINUTE NUMBERS

1. ratify the response submitted by the Head of Planning Services; and
2. authorise the Director of Community Services and/or Head of Planning Services to formally respond to consultation documents as appropriate in conjunction with the Chairman and Vice Chairman of the Planning and Development Committee or any designated working group.

### 398 NON DETERMINATION APPEAL IN RELATION TO OUTLINE APPLICATION FOR 21 DWELLINGS ON LAND AT 51-53 KNOWSLEY ROAD, WILPSHIRE

Mr Briffett, on behalf of Wilpshire Parish Council was given permission to speak on this item.

The Director of Community Services submitted a report advising Committee in relation to the recently received non determination appeal and requesting guidance of the issues relating to the Council's reasons for refusal. The application had been submitted and made valid on 1 May 2012 with the 13 week target period ending on 31 July 2012. As no formal decision had yet been made in relation to this application with the delay due to ongoing discussions with the agent in respect of possible amendments to the scheme, the applicant had sought to appeal against non determination. Therefore, the purpose of this report was to gain Council and Planning and Development Committee's support and approval for the following reasons for refusal that would be presented to the Planning Inspectorate as part of the Council's Statement of Case.

Committee discussed the application 3/2012/0401/P in the same way as they would consider any planning application including the reasons for refusal.

RESOLVED: That Committee

1. advise the Inspectorate that Planning and Development Committee would have been minded to refuse the application for the reasons outlined; and
2. advise the Inspectorate that the Council have no objections to the written representations procedure in connection with this appeal.

### 399 APPEALS

- (a) 3/2011/0624/P – Refusal to grant listed building consent for secondary glazing at Vicarage House, Vicarage Fold, Wiswell – appeal dismissed.
- (b) 3/2012/0160/P – Proposed two storey side extension and single storey rear extension. Existing shippon to be demolished at 74 Knowsley Road, Wilpshire – appeal dismissed.
- (c) 3/2011/0095/P – Proposed 2no affordable dwellings in the garden area of the existing house at Cherry Hall, Grindleton – appeal dismissed.
- (d) 3/2011/0703/P – Proposed erection of two storey detached dwelling with attached garage at 43 Hawthorne Place, Clitheroe – appeal dismissed.

## MINUTE NUMBERS

- (e) 3/2012/0325/P – Insertion of a window to front gable elevation at Old Chapel Barn, Preston Road, Alston – appeal allowed with conditions.
- (f) 3/2011/1001/P – New detached dwelling at 1 Portfield Bar, Whalley – appeal dismissed.
- (g) 3/2011/0567/P – Resubmission of erection of a holiday cottage at Pinfold Cottage, Tosside – appeal dismissed.

RESOLVED: That by virtue of the next item of business being exempt information under Categories 3 and 5 of the Local Government Act 1972, the press and public be now excluded from the meeting.

### 400 APPEALS

The Head of Planning Services informed Committee of the costs with regard to the planning appeal for Lawsonsteads, Whalley which was scheduled for January 2013. He also gave Committee information about the expert witnesses to be used at this appeal.

The meeting closed at 8.15pm.

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