

Minutes of Planning and Development Committee

Meeting Date: Thursday, 8 November 2012 starting at 6.30pm
Present: Councillor R E Sherras (Chairman)

Councillors:

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

In attendance: Director of Community Services, Head of Planning Services, Head of Legal and Democratic Services and the Licensing and Planning Enforcement Officer.

Also in attendance: Councillors J Hill and M Ranson.

416 APOLOGIES

An apology for absence from the meeting was submitted on behalf of Councillor M Thomas.

417 MINUTES

The minutes of the meeting held on 11 October 2012 were approved as a correct record and signed by the Chairman.

418 DECLARATIONS OF INTEREST

Councillor S Carefoot declared an interest in planning application 3/2012/0819/P.

Councillor J Holgate declared an interest in planning applications 3/2012/0617/P and 0623/P.

Councillor R Thompson also declared an interest in planning application 3/2012/0617/P.

419 PUBLIC PARTICIPATION

There was no public participation.

1. APPLICATION NO: 3/2012/0629/P (GRID REF: SD 373073 441975)
 PROPOSED RESERVED MATTERS APPLICATION FOR 38 MARKET DWELLINGS AND 16 AFFORDABLE DWELLINGS ON LAND OFF CHAPEL CLOSE, FOLLOWING OUTLINE APPROVAL 3/2011/0247/P AT LAND OFF CHAPEL CLOSE, LOW MOOR, CLITHEROE

GRANTED subject to the following condition(s):

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

01-01REV0 – location plan amended 29 August 2012.
 02/01REVM – proposed site layout amended 17 September 2012.
 02-02REVK – proposed site layout approved plots overlay.
 06-01REVE – proposed fencing layout amended 29 August 2012.
 FD-01REV0 – fencing details sheet.
 40-07REVP1 – external works layout.
 c-820-01REVB – soft landscape proposals amended 24 October 2012.
 DW0167/S/07REVA – GA and details of retaining walls to rear of plots 1 to 6.
 12-015/2000 – proposed street scenes.
 05-01REVE – proposed materials layout amended 29 August 2012.
 BTC317-TPP – tree protection plan.
 12-015/1003 – house type H811 floor plans.
 12-015/1004 – house type H811 elevations.
 12-015/1023REVA – house type A floor plans.
 12-015/1024 – house type A elevations.
 12-015/1025REVB – house type E floor plans.
 12-015/1026REVB – house type E elevations.
 12-015/1027 – house type F floor plans.
 12-015/1028 – house type F elevations.
 12-015/1030REVB – house type G floor plans.
 12-015/1029REVB – house type G (plot 52) floor plans.
 12-015/1011 – proposed house type H floor plans.
 12-015/1012 – proposed house type H elevations.
 12-015/1013 – proposed house type J floor plans.
 12-015/1014 – proposed house type J elevations.
 12-015/1015 – proposed house type K floor plans.
 12-015/1016 – proposed house type K elevations.
 12-015/1017 – proposed house type L floor plan.
 12-015/1018 – proposed house type L elevations.
 12-015/1019 – proposed apartment block ground floor plan.
 12-015/1020 – proposed apartment block first floor plan.
 12-015/1021 – proposed apartment block elevations.
 PD49/3/PL1 – amended 17 September 2012 Downham floor plans.
 PD49/3/PL2 – amended plans 17 September 2012 Downham elevations.
 PD48/3/PL1 – amended plans 17 September 2012 Bradenham floor plans.
 PD48/3/PL2 – amended plans 17 September 2012 Bradenham elevations.
 PD410/3/PL1 – amended plans 17 September 2012 Eynsham floor plans.

PD410/3/PL2 – amended plans 17 September 2012 Eynsham elevations.
300-GD-01 – detached single garage.

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

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

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

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

4. 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
 - (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 noise and 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.

5. 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.

NOTES

1. The applicant's attention is drawn to conditions attached by planning consent 3/2011/0247/P and the informatives that apply equally to this consent.
2. This permission shall be read alongside the legal agreement made pursuant to Section 106 of the Town and Country Planning Act as amended.

(Mr Calvert spoke in favour of the above application. Mr Greenwood spoke against the above application).

2. APPLICATION NO: 3/2012/0745/P (GRID REF: SD 367322 433665)
RESERVED MATTERS APPLICATION (FOLLOWING OUTLINE APPROVAL 3/2011/0482/P) FOR THE APPEARANCE, LANDSCAPING, LAYOUT AND SCALE FOR 18 NO. DWELLINGS AND ASSOCIATED WORKS AT BROWN LEAVES HOTEL SITE, LONGSIGHT ROAD, COPSTER GREEN, LANCASHIRE

GRANTED subject to the following conditions:

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

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

2. The permission shall relate to the development as shown on Plan Reference No's PS-0709-TS 01, c-855-01 Revision A, PL.02 a, PL.03, Mou 1.7, FEN 1.7, RYD 1.7, ELW 1.7, ARU 1.7, HAD 1.7, NOR 1.7, GAR 1.7 ASH2 1.7, Win 1.7, GR 1.7, 25/SD/3, 25/SD/4, 25/SD5 and Lifetime Homes Compliance Details Dwg. No. 2.0.

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 20 August 2012 and 11 October 2012.

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

4. This permission shall be read in accordance with the Section 106 Agreement dated 27th of March 2012 (attached to 3/2011/0482/P).

REASON: For the avoidance of doubt as the permission is subject to an agreement in relation to the low cost/affordable housing approved.

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

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

6. There shall not at any time in connection with the development be erected or planted or allowed to remain upon the land hereinafter defined any building, wall, fence, hedge, tree, shrub or other device. The visibility splay to be the subject of this condition shall be that land in front of a line drawn from a point 2.4 metres measured along the centreline of the proposed access road from the nearer edge of the carriageway of the A59 Longsight Road to points measured 90 metres in each direction along the nearer edge of the carriageway of the A59 Longsight Road, and shall be constructed and maintained at footway level in accordance with a scheme to be agreed by the Local Planning Authority in conjunction with the Highway Authority.

REASON: To ensure adequate visibility at the site access.

7. Unless otherwise agreed in writing, prior to the commencement of development on site the existing Clayton-le-Dale boundary sign adjacent to the proposed access road shall be removed and relocated to a suitable alternative position at the developer's expense, the details of which shall be submitted to and approved in writing by the Local Planning Authority in conjunction with the Highway Authority.

REASON: To ensure adequate visibility at the site access.

8. The proposed access road from the site to the A59 Longsight Road shall be constructed to a width of 5.5 metres and this width shall be maintained for a minimum distance of 10 metres measured back from the nearside edge of the carriageway of the A59 Longsight Road.

REASON: To enable vehicles to enter and leave the site in a safe manner without causing a hazard to other road users.

9. The new estate road/access between the site and the A59 Longsight Road shall be constructed in accordance with the Lancashire County Council

Specification for Construction of Estate Roads to at least base course level before any development takes place within the site.

REASON: To ensure that satisfactory access is provided to the site.

10. 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 that the site is drained on separate systems for foul and surface water to ensure a satisfactory means of drainage in accordance with Policy G1 of the Ribble Valley Districtwide Local Plan.

11. Prior to the commencement of any development, details for surface water drainage, 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. 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 National and Local Planning Policies.

12. Prior to commencement of any site works including delivery of building materials and excavations for foundations or services all trees identified in the Arboricultural Impact and Protection Appraisal/Tree Survey [June 2012] [T3/T4/T5/T6/T7/T8/T9/T9a/G1/G2/G5] shall be protected in accordance with the BS5837: 2005 [Trees in Relation to Construction] the details of which shall be agreed in writing, implemented in full, a tree protection monitoring schedule shall be agreed and tree protection measures inspected by the local planning authority before any site works are begun.

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

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

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

REASON: In order to ensure that any trees affected by development and considered to be of visual, historic or botanical value is afforded maximum physical protection from the adverse affects of development. In order to comply with planning policies G1 and ENV13 of the District Wide Local Plan, and to ensure that trees of visual amenity value are protected against adverse affects of the development.

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

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

14. Notwithstanding the landscaping details proposed on drawing c-855-01 Revision A, additional trees shall be planted along the eastern boundary of the site as part of the scheme (in-between the development and those properties on Albany Drive). Specific details of the trees to be used and their location on site shall be submitted to and approved in writing by the LPA prior to the commencement of the development, and the trees shall be planted in the first planting season prior to the completion of the properties in whose gardens the trees will be planted.

REASON: A number of trees are being removed from this boundary that provide a level of screening and amenity value for the occupiers of the adjacent properties. Additional planting ensures a similar level of protection for the amenity of these occupiers, in accordance with Policy G1 of the Local Plan.

15. The dwelling(s) hereby approved shall achieve a minimum of Level 3 of the Code for Sustainable Homes, as outlined within the Carbon & Energy Analysis Report submitted with the application. 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 sustainable development in accordance with guidance contained within the NPPF and Policy G1 of the Ribble Valley Districtwide Local Plan.

16. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2008 (or any Order amending, revoking or re-enacting that Order) any future extensions and/or alterations to the dwelling is 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 Policy G1 of the Ribble Valley Districtwide Local Plan.

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

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

18. The windows on the side elevations of all dwellings shall be obscure glazed to the satisfaction of the Local Planning Authority and remain that way in perpetuity.

REASON: In order to protect nearby residential amenity as required by Policy G1 of the Local Plan.

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

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

The artificial bird/bat boxes shall be incorporated into those dwellings/buildings during the actual construction of those individual houses identified before the development is first brought into use.

REASON: To protect the bird/bat population from damaging activities and reduce or remove the impact of development. To ensure that there are no adverse effects on the favourable conservation status of a bird/bat population before and during the proposed development. To ensure that bird and bat species are protected and their habitat enhanced, in accordance with the Wildlife & Countryside Act 1981 as amended, the Conservation [Natural Habitats & c.] Regulations 1994 and District Wide Local Plan.

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

- Specific details relating to the demolition and removal of the existing building and materials from the site,

- the parking of vehicles of site operatives and visitors;
- loading and unloading of plant and materials;
- storage of plant and materials used in constructing the development;
- wheel washing facilities;
- measures to control the emission of dust and dirt during construction;
- a scheme for recycling/disposing of waste resulting from construction works; and
- commencement and finishing hours of the construction activity.

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

INFORMATIVES

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

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

2. Ribble Valley BC 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 provision. Details of current charges are available from the RVBC Contact Centre on 01200 425111.
3. This consent requires the improvement or alteration of an access to the public highway. Under the Highways Act 1980 Section 184 the County Council as Highway Authority must specify the works to be carried out. Only the Highway Authority or a contractor approved by the Highway Authority can carry out these works and therefore before any access works can start you must contact Lancashire County Council for further information.
4. This site must be drained on a separate system, with only foul drainage connected into the foul sewer. Surface water should discharge to the soakaway/watercourse/surface water sewer and may require the consent of the Local Authority.

If surface water is allowed to be discharged to the public surface water sewerage system we may require the flow to be attenuated to a maximum discharge rate determined by United Utilities.

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

Should this planning application be approved, the applicant should contact our Service Enquiries on 0845 7462200 regarding connection to the water mains/public sewers.

(Councillor J Hill spoke in favour of the following application).

3. APPLICATION NO: 3/2012/0578/P (GRID REF: SD 375258 434458)
DEVELOPMENT OF OUTDOOR ADVENTURE CENTRE TO INCLUDE 1) TREETOP AERIAL ADVENTURE COURSE; 2) SEGWAY COURSE; 3) BAREFOOT TRAILS; 4) CHILDREN'S ADVENTURE PLAY/TRAIL; AND 5) EDUCATION/INTERPRETATION TRAILS. ERECTION OF BUILDING TO PROVIDE TICKETING, CUSTOMER SERVICE FACILITIES, TOILETS, RESTAURANT AND CAFÉ, COVERED SEATING AREAS AND ANCILLARY RETAIL SALES. CONSTRUCTION OF NEW ACCESS TO THE A671 WITH PARKING FOR 50 CARS (8 DISABLED SPACES), 5 COACHES, TOGETHER WITH CYCLE AND MOTORCYCLE PARKING AND ASSOCIATED ROADS AND LANDSCAPING. DEVIL'S ELBOW, LAND OFF WHALLEY ROAD (A671), READ

MINDED to APPROVE and DEFERRED and DELEGATED for appropriate conditions and to go back to Planning and Development Committee for determination.

(Mr Tootle spoke in favour of the above application. Mr Frankland spoke against the above application).

(Councillor Carefoot declared an interest in the following application and left the meeting).

4. APPLICATION NO: 3/2012/0819/P (GRID REF: SD 371943 446635)
PROPOSED DEMOLITION OF THE MOORCOCK INN AND THE ERECTION OF THREE DETACHED DWELLINGS, THREE DETACHED GARAGES WITH ANNEX ACCOMMODATION OVER AND THE CREATION OF GARDEN AND LANDSCAPED AREAS AT THE MOORCOCK INN, SLAIDBURN ROAD, WADDINGTON

The Head of Planning Services referred to additional items and change to the reasons for refusal.

REFUSED for the following reasons:

1. The proposal involves the construction of three large detached dwellings (a net gain of two dwellings as there is a manager's dwelling within the existing building) on a site that is within the Forest of Bowland Area of Outstanding Natural Beauty and a considerable distance outside any settlement boundary. By virtue of their size, the dwellings are clearly not intended 'to meet a proven

local need'. The proposed development is therefore contrary to saved Policy H2 of the Ribble Valley Districtwide Local Plan and Policy DMH3 of the Core Strategy 2008 – 2028 'A Local Plan for Ribble Valley' Regulation 22 Submission Draft.

2. The proposed development involves the demolition of a non-designated heritage asset and is therefore contrary to the intentions of conserving the historic environment as contained in Section 12 of the National Planning Policy Framework.
3. The proposed group of three dwellings by virtue of their size and height and the extent of their curtilages would represent a development not typical of the locality, and would appear as an incongruous development that would detract from the appearance and character of the Forest of Bowland Area of Outstanding Natural Beauty. As such, the proposal does not conserve and enhance the natural environment as required by Section 11 of the National Planning Policy Framework and is contrary to saved Policies G1 and ENV1 of the Ribble Valley Districtwide Local Plan and Policies DMG1, DMG2 and DME2 of the Core Strategy 2008 – 2028 'A Local Plan for Ribble Valley' Regulation 22 Submission Draft.

(Councillor Ranson spoke in relation to this application).

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

(Councillor Carefoot returned to the meeting).

5. 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 to the Director of Community Services for approval following the satisfactory completion of a Legal Agreement within a period of 6 months (from the date of this decision) as outlined in paragraphs numbered 1-4 under the Section 106 Agreement sub heading within this report and subject to the following conditions:

1. Application for approval of reserved matters must be made not later than the expiration of 3 years beginning with the date of this permission and the development must be begun not later than whichever is the latter of the following dates:
 - (a) the expiration of 3 years from the date of this permission; or
 - (b) the expiration of 2 years from final approval of the reserved matters, or in the case of approval of different dates, the final approval of the last such matter to be approved.

REASON: In order that the Local Planning Authority shall be satisfied as to the details and because the application was made for outline permission and comply with Policy G1 of the Ribble Valley Districtwide Local Plan.

2. No development shall begin until detailed plans indicating the design and external appearance of the buildings, landscape and boundary treatment, parking and manoeuvring arrangements of vehicles, including a contoured site plan showing existing features, the proposed slab floor level and road level (called the reserved matters) has been submitted to and approved in writing by the Local Planning Authority. The development shall be implemented in accordance with the approved details.

REASON: To comply with Policy G1 of the Ribble Valley Districtwide Local Plan and in order that the Local Planning Authority should be satisfied as to the details and because the application was made for outline permission.

3. The submission of reserved matters in respect of layout, scale, appearance, landscaping and implementation of development shall be carried out in substantial accordance with the Design and Access Statement, email dated 7 September 2012 providing additional information on parameters of scale and Masterplan Drwg No SP(90)_022 rev C.

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

4. No part of the development hereby approved shall commence until a scheme for the construction of the site access in accordance with drwg 9W7186 SK016 Rev B and the off-site works of highway improvement has been submitted to and approved in writing by the Local Planning Authority in consultation with the highway authority.

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

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

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

6. All steps required by the Flood Risk Assessment (FRA) and the Outline Drainage Strategy dated October 2012, should be carried out prior to the occupation of the dwellings hereby approved) subject to any further modification to additions reasonably required in writing by the Local Planning Authority).

REASON: To prevent the increased risk of flooding to protect water quality, wildlife habitats and the amenity of the local area in accordance with Policy G1 of the Ribble Valley Districtwide Local Plan.

7. Any application for the submission of reserved matters shall include a plan to a scale and level of accuracy appropriate to the proposal that shows the position of every tree on site with a stem diameter over the bark measured at 1.5 metres above ground level of at least 75 millimetres. In addition any tree on neighbouring or nearby ground to the site that is likely to have an effect upon or be affected by the proposal (e.g. by shade, overhang from the boundary, intrusion of the Root Protection Area) must be shown.

The details of each tree (in a separate schedule of tree works for all the trees in the above) specifying the details of any proposed alterations to the existing ground levels or the position of any proposed excavations within 5 metres of the Root Protection /Construction Exclusion Zone of any tree, including those on neighbouring ground, and a statement setting out the principles of arboricultural sustainability in terms of landscape, spatial integration and post development pressure and shall be submitted to and agreed in writing with the Local Planning Authority prior to commencement of any works on site.

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

8. The building envelope of plots with elevations facing towards Whalley Road/Little Moor View shall be constructed so as to provide sound attenuation against external noise with windows shut in accordance with the mitigation measures outlined in section 4.3 of the submitted Noise Impact Assessment dated 16 July 2012.

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

9. No development shall begin until a scheme identifying how a minimum of 10% of the energy requirements generated by the development will be achieved by renewable energy production methods, has been submitted to and approved in writing by the Local Planning Authority. The scheme shall then be provided in accordance with the approved details prior to occupation of the development and thereafter retained.

REASON: In order to encourage renewable energy and to comply with Policy EM18 of the North West of England Regional Spatial Strategy to 2021.

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

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

The artificial bird/bat boxes shall be incorporated into those dwellings/buildings during the actual construction of those individually identified on the submitted plan before the development 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 Districtwide Local Plan

11. Prior to commencement of any works, a detailed mitigation plan for species identified in the ecological survey and assessment dated June 2011 [April 2012] including measures for protecting breeding sites or resting places shall be submitted to and approved in writing by the local planning authority.

The measures as detailed in the approved mitigation plan shall also include details of measures to enhance the ecological and biodiversity of the site through appropriate landscape planting and long - term management. All details shall be implemented in accordance with an agreed specified timetable and thereafter shall be permanently maintained in accordance with the approved details.

REASON: In order to reduce the impact of the development on biodiversity and safeguard the natural habitats of those species of conservation concern in accordance with Policies G1, ENV7 and ENV10 of the Ribble Valley Districtwide Local Plan.

12. Prior to commencement of any site works including delivery of building materials and excavations for foundations or services all trees identified under the requirements of condition 7 shall be protected in accordance with the BS5837 2012 [Trees in Relation to Construction] the details of which shall be agreed in writing, implemented in full, a tree protection monitoring schedule shall be agreed and tree protection measures inspected by the Local Planning Authority before any site works are begun.

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

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

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

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

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

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

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

14. 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.

15. Notwithstanding any indication on the approved plans, no development shall be commenced unless and until a drainage strategy for the disposal of surface and foul water has been submitted to and approved in writing by the Local Planning Authority. The development shall thereafter only be carried out in accordance with the approved scheme which shall be completed prior to the permitted dwelling being first occupied

REASON: To secure proper drainage and to reduce the risk of flooding in accordance with Policy G1 of the Ribble Valley Districtwide Local Plan.

16. For the avoidance of doubt, surface water must drain separate from the foul and no surface water will be permitted to discharge directly or indirectly into the public foul, combined or surface water sewerage systems.

REASON: To secure proper drainage and to reduce the risk of flooding in accordance with Policy G1 of the Ribble Valley Districtwide Local Plan.

17. Notwithstanding any indication on the approved plans, no development approved by this permission shall be commenced until a scheme for the provision and implementation of a surface water regulation system incorporating SUDS which restricts surface water discharge into existing watercourses to 5 l/s or Greenfield runoff whichever is the greater, has been submitted to and approved in writing by the Local Planning Authority. The scheme shall be completed in accordance with the approved plans.

REASON: To secure proper drainage and to reduce the risk of flooding in accordance with Policy G1 of the Ribble Valley Districtwide Local Plan.

18. Notwithstanding any indication on the approved plans, no development approved by this permission shall commence until a scheme for the disposal of foul and surface waters has been submitted to and approved in writing by the Local Planning Authority. No part of the development shall be occupied or brought into use until such a scheme has been constructed and completed in accordance with the approved details

REASON: To secure proper drainage and to reduce the risk of flooding in accordance with Policy G1 of the Ribble Valley Districtwide Local Plan.

19. No building shall be erected within 6.5 metres of the public sewer that runs through the site.

REASON: To protect existing service infrastructure in accordance with Policy G1 of the Ribble Valley Districtwide Local Plan.

20. The Outline Drainage Strategy dated October 2012 final report and amended site plan dated 5 October 2012 should be modified as necessary to ensure that it is sufficiently resilient to get a 1 in 100 year critical storm event. The surface water run-off from the site does not exceed the amount of run-off generated prior to development taking place and must not increase the risk of flooding elsewhere. Once amended the strategy should be carried out in accordance with an approval given in writing by the Local Planning Authority.

REASON: To prevent the increased risk of flooding, to protect water quality, wildlife habitats and the amenity of the local area in accordance with Policy G1 of the Ribble Valley Districtwide Local Plan.

NOTE(S):

1. The grant of planning permission will require the applicant to enter into an appropriate Legal Agreement, with the County Council as Highway Authority. The Highway Authority hereby reserved the right to provide the highway works within the highway associated with this proposal. Provision of the highway works includes design, procurement of the work by contract and supervision of the works. The applicant should be advised to contact the

Executive Director at PO Box 9, Guild House, Cross Street, Preston PR1 8RD in the first instance to ascertain the details of such an agreement and the information to be provided.

2. 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.
3. The granting of planning permission does not entitle a developer to obstruct a right of way and any proposed stopping up or diversion of a right of way should be the subject of an Order under the appropriate Act.
4. This outline planning permission shall be read in conjunction with the Legal Agreement accompanying this application.

(Mr Gee spoke against the above application).

(Councillors J Holgate and R Thompson declared an interest in the following application and left the meeting).

6. APPLICATION NO: 3/2012/0617/P (GRID REF: SD 373581 437708)
OUTLINE APPLICATION FOR A PROPOSED RESIDENTIAL DEVELOPMENT
OF SEVEN DWELLINGS ON LAND OFF CLITHEROE ROAD, BARROW,
CLITHEROE

The Head of Planning Services referred to a late item and modification to a condition.

DEFERRED and DELEGATED to the Director of Community Services for approval subject to satisfactory completion of a Section 106 Agreement within a period of six months to deal with the matters of affordable housing and the imposition of the following conditions:

1. Application for approval of reserved matters must be made not later than the expiration of three years beginning with the date of this permission and the development must be begun not later than whichever is the later of the following dates:
 - (a) The expiration of three years from the date of this permission; or

(b) The expiration of two years from the final approval of the reserved matters or, in the case of approval on different dates, the final approval of the last such matter to be approved.

2. The permission shall relate to the development as shown on Plan Drawing number TRI-0880_02.

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 read in accordance with the Section 106 Agreement dated...

REASON: For the avoidance of doubt as the permission is subject to an agreement in relation to the low cost/affordable housing approved.

4. Detailed plans indicating:

- i. the access onto the site including sight lines,
- ii. the layout of the site,
- iii. the external appearance and scale of the dwellings,
- iv. the landscaping and boundary treatments,
- v. parking and manoeuvring arrangements of vehicles, including a contoured site plan showing existing features, and
- vi. the proposed slab floor level and road level,

(called the reserved matters), shall be submitted to and approved by the Local Planning Authority before development commences.

REASON: To comply with Policies G1 and ENV3 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.

5. With reference to any future reserved matters application, the approved dwellings shall be within the scale parameters highlighted within the Design and Access Statement submitted with the application.

REASON: In the interests of visual amenity and the potential impact upon the amenity of the occupiers of the adjacent neighbouring properties, in accordance with Policies G1 and ENV3 of the Ribble Valley Districtwide Local Plan.

6. The development hereby approved shall not exceed 7 dwelling units in accordance with the submitted application forms.

REASON: To ensure that there is no ambiguity in the decision notice over the amount of development hereby approved.

7. Prior to the commencement of any development, details of the foul drainage scheme shall be submitted to and approved in writing by the LPA. No housing shall be occupied until the approved foul drainage scheme has been completed in accordance with the approved details.

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

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 that the site is drained on separate systems for foul and surface water 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 any development, details for surface water drainage, 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. 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 National and Local Planning Policies.

10. If any tree felling or hedgerow removal is carried out during the bird -breeding season it shall be preceded by a pre-clearance nesting bird survey by an experienced ecologist/ornithologist. If nesting birds are found an exclusion zone shall be maintained around any occupied nest and these areas shall not be cleared until declared free of nesting birds by an ecologist/ornithologist.

REASON: To ensure that bird species are protected and their habitat enhanced in accordance with the Wildlife & Countryside Act 1981 as amended, the conservation [Natural Habitats & c.] Regulations 1994 and the District Wide Local Plan. To protect species protected in law/of conservation concern against harmful activities of development, as trees and hedgerows are important for bird species as identified on the RSPB register of birds of conservation concern/East Lancashire Ornithological database.

11. The actions, conclusions, recommendations including the submitted noise report dated 7 November 2012 shall be strictly adhere to and further details considered at a detailed application to be agreed in writing with the Local Planning Authority.

REASON: To protect the amenity of the occupiers of the new dwellings in accordance with Policy G1 of the Local Plan and guidance contained within the NPPF.

12. If works are required in the proximity of the watercourse, the contractor must provide a method statement to ensure that any silt or other pollutants including hydrocarbons are not released into the water feature, with extra vigilance considered during periods of wet weather or high flows. Any dewatering works must pass through adequate silt removal apparatus prior to returning to the watercourse.

REASON: All works within the vicinity of any watercourse should be in accordance with the EA Pollution Prevention Guidance.

13. With reference to any future reserved matters application, measures to enhance the biodiversity of the site, as referenced at paragraph 4.8, shall be submitted as part of the reserved matters for the site.

REASON: In accordance with paragraphs 109 and 118 of the NPPF, and to ensure that species are protected and their habitat enhanced in accordance with the Wildlife & Countryside Act 1981 as amended, and the Conservation [Natural Habitats & c.] Regulations 1994.

INFORMATIVES

Ribble Valley BC 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.

Surface water run-off can be managed through the use of sustainable drainage systems (SUDS), and the EA advocate their use. SUDS are a range of techniques including soakaways, infiltration trenches, permeable pavements, grassed swales, ponds and wetlands that attenuate the rate and quantity of surface water run-off from a site, and contribute to a reduced risk of flooding.

SUDS offer other benefits in terms of promoting groundwater recharge, water quality improvement and amenity enhancements. Approved Document Part H of the Building Regulations 2000 sets out a hierarchy for surface water disposal that encourages a SUDS approach. Further information on SUDS can be found in the following documents:

- C522: Sustainable Urban Drainage Systems - Design Manual for England and Wales (CIRIA)
- Interim Code of Practice for Sustainable Drainage Systems (SUDS Working Group)

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

If approved, the applicant should contact UU Service Enquiries on 0845 7462200 regarding connection to the water mains/public sewers.

There shall be no burning of materials on site.

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

(Councillor J Holgate and R Thompson returned to the meeting).

(Councillor J Holgate declared an interest in the following application and left the meeting)

7. APPLICATION NO: 3/2012/0623/P (GRID REF: SD 373872 438434)
OUTLINE APPLICATION WITH ALL MATTERS RESERVED FOR RESIDENTIAL DEVELOPMENT OF 23 DWELLINGS WITH ACCESS, PARKING AND ASSOCIATED LANDSCAPING FOLLOWING DEMOLITION OF NO'S 22 & 23-25 OLD ROW ON LAND AT 22 & 23-25 OLD ROW, BARROW

The Head of Planning Services referred to late items and changes in conditions.

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 conditions:

1. Application for approval of reserved matters must be made not later than the expiration of 3 years beginning with the date of this permission and the development must be begun not later than whichever is the latter of the following dates:
 - (a) the expiration of 3 years from the date of this permission; or
 - (b) the expiration of 2 years from final approval of the reserved matters, or in the case of approval of different dates, the final approval of the last such matter to be approved.

REASON: In order that the Local Planning Authority shall be satisfied as to the details and because the application was made for outline permission and comply with Policy G1 of the Ribble Valley Districtwide Local Plan.

2. No development shall begin until 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') has been submitted to and approved in writing by the Local Planning Authority. The development shall be implemented in accordance with the approved details.

REASON: To comply with Policy G1 of the Ribble Valley Districtwide Local Plan and in order that the Local Planning Authority should be satisfied as to the details and because the application was made for outline permission.

3. The submission of reserved matters in respect of access, layout, scale, appearance and landscaping shall be carried out in substantial accordance with the Design Statement (Section 10) and Access Statement (Section 11) of the Planning Statement submitted by Caldecotte Consultants in support of the application; and in substantial accordance with the submitted illustrative drawing numbers 5251/05REVE and 5251/06REVA.

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

4. The development hereby permitted shall not exceed 23 dwellings (use class C3) in accordance with the submitted application form and illustrative layout plan.

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. Prior to the commencement of the development, a strategy outlining the general system of drainage for foul and surface water flows arising from the site shall be submitted to and approved in writing by the Local Planning Authority. This strategy shall include a programme of works showing build rates, a load and flow impact assessment, preferred discharge points, the proposed rates of flow for each discharge point and details of any necessary infrastructure. Thereafter the detailed scheme for foul and surface water drainage shall be submitted to and approved in writing by the Local Planning Authority and no dwelling hereby permitted in outline shall be occupied until after the drainage system has been provided in accordance with the approved details.

REASON: In order to ensure the satisfactory drainage of the development in accordance with Policy G1 of the Ribble Valley Districtwide Local Plan.

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

REASON: To ensure a satisfactory means of drainage for the development and to comply with Policy G1 of the Ribble Valley Districtwide Local Plan.

7. The development hereby permitted in outline shall only be carried out in accordance with the approved Flood Risk Assessment (FRA) by AAH Planning Consultants dated June 2012 and in accordance with the following mitigation measures detailed within the FRA:

1. Limiting the surface water runoff generated by the 1 in 100 year critical storm so that it will not exceed the runoff from the undeveloped site and not increase the risk of flooding off site.

The mitigation measures shall be fully implemented prior to occupation and subsequently in accordance with the time/phasing arrangements embodied within the scheme, or within any other period as may subsequently be agreed in writing by the Local Planning Authority.

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

8. No development shall take place until the applicant, or their agent or successors in title has secured the implementation of a programme of archaeological work 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.

9. Prior to the commencement of any demolition works on the former public house (no 25) or the attached cottage (no 23) precise details of the means of making good the exposed gable wall of no 21 Old Row, including details of the external finish of that wall, shall be submitted to and approved in writing by the Local Planning Authority. These works shall be carried out to the satisfaction of the Local Planning Authority in accordance with the timescale that has first also been submitted to and approved in writing by the Local Planning Authority.

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

10. Prior to the commencement of development, an intrusive ground investigation shall be carried out as recommended and described in Section 7 (Further Works) of the Phase I (desk study) Investigation Report by Opus that was submitted with the outline application; and a report of the findings of the investigation shall be submitted for the written approval of the Local Planning Authority. Any mitigation measures that are found to be necessary shall be carried out to the satisfaction of the Local Planning Authority prior to the commencement of development.

REASON: In the interests of providing an appropriate environment for the end users of the development and to comply with Policy G1 of the Ribble Valley Districtwide Local Plan.

11. No development shall begin until a scheme identifying how a minimum of 10% of the energy requirements generated by the development will be

achieved by renewable energy production methods, has been submitted to and approved in writing by the Local Planning Authority. The scheme shall then be implemented in accordance with the approved details prior to occupation of the development and thereafter retained.

REASON: In order to encourage renewal or energy and to comply with Policy EM18 of the North West England Regional Spatial Strategy 2021.

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

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

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

13. Prior to the commencement of any site works, including delivery of building materials and excavations for foundations or services all trees identified for retention in the approved landscaping scheme (condition 12 refers) shall be protected in accordance with the advice contained in BS5837 2012 -Trees in Relation to Design, Demolition & Construction. A tree protection-monitoring schedule shall be submitted and agreed in writing by the Local Planning Authority and all root protection/construction exclusion zone measures shall be inspected by the Local Planning Authority before any site works are begun.

The root protection zone 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.

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.

14. Prior to commencement of any site works including delivery of building materials and excavations for foundations or services the trees identified for retention in the approved landscaping scheme 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.

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.

15. No development shall take place until details of artificial bird nesting boxes and artificial bat roosting sites have been submitted to and approving in writing by the Local Planning Authority. The details to include a plan that identifies the plot numbers in which boxes and sites are to be provided and specifies the precise elevational roof sloping to which the provisions shall be incorporated. 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.

17. 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.

18. No development shall begin until details of a lighting scheme has been submitted to and approved in writing by the Local Planning Authority. The lighting scheme 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.

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.

19. 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.

20. Prior to the commencement of the development hereby permitted in outline, a scheme of noise mitigation measures shall be submitted to and agreed in writing by the Local Planning Authority. The scheme shall be fully implemented in accordance with the approved details.

REASON: To ensure a satisfactory level of amenity for the future occupiers of the proposed dwelling in order to comply with Policy G1 of the Ribble Valley Districtwide Local Plan.

21. 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 granting of planning permission does not entitle a developer to obstruct a right of way and any proposed stopping-up or diversion of a right of way should be the subject of an Order under the appropriate Act.
2. 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.

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.

3. The applicant is advised that to comply with condition number 16 it is normally the case that the north/northeast elevation for birds and elevations of a minimum of 5 hours morning sun for bats is an appropriate location for bird and bat boxes.

(Councillor J Holgate returned to the meeting).

8. APPLICATION NO: 3/2011/0784/P (GRID REF: SD 373573 437504)
OUTLINE APPLICATION FOR SIX DWELLINGS, FOUR 4/5 BEDROOM HOUSES AND TWO 1 BEDROOM BUNGALOWS FOR OVER 55'S. LAND AT OLD WHALLEY NURSERIES, LAMB ROW, CLITHEROE ROAD, WHALLEY, LANCASHIRE

WITHDRAWN as approved under delegation.

- 421 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:

- 422 APPLICATIONS APPROVED

| <u>Plan No:</u> | <u>Proposal:</u> | <u>Location:</u> |
|---|--|--------------------------------|
| 3/2012/0016/P (PA) & 3/2012/0017/P (LBC) | Internal repairs following an extensive plumbing leak and external repairs and maintenance | 6-8 Castle Street Clitheroe |

| <u>Plan No:</u> | <u>Proposal:</u> | <u>Location:</u> |
|------------------------|---|--|
| 3/2012/0339/P | Demolition of existing stone clad single storey flat roof extension to gable side of building and rebuild on same footprint with a pitched roof and first floor dormers | Mouse House Clitheroe Road Knowle Green Longridge |
| 3/2012/0340/P | Combined sewer separation works, new sewage treatment plant, new grease trap and general modifications to existing drainage | Edisford Bridge Hotel Edisford Bridge Clitheroe |
| 3/2012/0422/P | Application to discharge condition no.5 (materials), condition no.8 (gateposts/visibility splays), condition no.9 (access road materials), condition no.12 (contamination report), condition no.13 (disposal of foul and surface water) and condition no.14 (landscaping) of planning permission 3/2008/0036P | Cragg House Out Lane Chipping |
| 3/2012/0488/P | Development of two detached dwellings on land belonging to and adjacent | Radley Ribblesdale Avenue Clitheroe |
| 3/2012/0493/P | Application for discharge of condition no. 4 (fencing and ground protection relating to trees) of planning consent 3/2012/0203/P | Red Rock House Sabden Road Padiham |
| 3/2012/0538/P | Erection of stable block, tack room, feed store and ménage for private use only | Harling House Malt Kiln Brow Chipping |
| 3/2012/0540/P (LBC) | Combined sewer separation works, new sewage treatment plant, new grease trap and general modifications to existing drainage | Edisford Bridge Hotel Edisford Bridge Clitheroe |
| 3/2012/0577/P | Change of use from offices to two shop units with two flats at first floor and alterations to forecourt including; alteration of existing entrance steps and repositioning of gateposts, addition of matching stone steps and pair of gateposts with the installation of metal railings at the north-west corner of the forecourt | 44-46 Berry Lane Longridge |
| 3/2012/0595/P | One detached dwelling | Roefield Reach Edisford Road Clitheroe |

| <u>Plan No:</u> | <u>Proposal:</u> | <u>Location:</u> |
|------------------------|---|--|
| 3/2012/0615/P | Amendment to steps to first floor over garage block. Retrospective application. Substitution of house type | Hillside Brockhall Village Langho |
| 3/2012/0620/P | Proposed two-storey extension to provide a dining room at ground floor and bedroom and bathroom at first floor | 84 Ribchester Road Clayton-le-Dale |
| 3/2012/0622/P | Application to discharge condition No 4 (walls/roof materials), condition No 8 (building recording) and condition No 10 (boundary treatment) of planning permission 3/2011/0008/P | Carr House Farm Longsight Road Clayton-le-Dale |
| 3/2012/0655/P | Change of use from garage/depot to Class A1 retail with ancillary warehouse | Townson Bros (Fuel Services) Ltd Pendle Trading Estate Clitheroe Road Chatburn |
| 3/2012/0656/P | Proposed display of fascia advertisement signs to north facing gable | Townson Bros (Fuel Services) Ltd Pendle Trading Estate Clitheroe Road Chatburn |
| 3/2012/0683/P | First floor space – previously gym and office usage, proposed change to offices and art gallery/studio (painting) open to the general public for art sales and marketing business | Lee Carter House Lowergate Clitheroe |
| 3/2012/0693/P | Application to vary condition no.4 of planning permission 3/2012/0201/P, to allow the business to be open from 0600 to 2100 on Monday to Thursday | 3 Albion Court Waterloo Road Clitheroe |
| 3/2012/0695/P | Application for the renewal of planning permission 3/2009/0756/P for a first floor bedroom extension at the rear of the property | 2 Eccles Terrace Grindleton |
| 3/2012/0700/P | Proposed 20kW Micro Wind Turbine on a 20m monopole for business use, sited on agricultural land | Paradise Farm Horton-in-Craven |

| <u>Plan No:</u> | <u>Proposal:</u> | <u>Location:</u> |
|------------------------|---|--|
| 3/2012/0706/P | Application for a non-material amendment to planning permission 3/2011/0980/P to allow new first floor windows x 3, reposition of the external steps and access to the store, adjustment in the location of the ground floor patio doorset and window | Eastham House Farm Clitheroe Road Mitton |
| 3/2012/0721/P | Application for the variation of condition no 3 of planning permission 3/2012/0535/P to allow Class A3 Café/Restaurant use to operate between the hours of 9am to 7.30pm 7 days a week (current permitted hours of Benedict's – approval reference 3/2009/0956/P) | Maureen Cookson Ltd George Street Whalley |
| 3/2012/0724/P | Revised layout to existing approval (3/2009/0542/P). Ridge height reduced by 375mm, eaves height increased by 1150mm, solar panel added to achieve part L1A building regulations | 47 Knowsley Road West Clayton-le-Dale |
| 3/2012/0725/P | Proposed single storey rear extension, garden store and decking | 3 Wheatley Drive Longridge |
| 3/2012/0726/P | Single storey garden room infill rear extension | Banks House Back Lane, Chipping |
| 3/2012/0727/P | Double garage and workshop and summerhouse and new interlinking glazed canopy | 10 Chapel Hill Longridge |
| 3/2012/0734/P | Conversion of commercial office and manufacturing space to residential use, domestic extensions, and erection of triple garage with new commercial office space above | Ashwood Brockhall Village Old Langho |
| 3/2012/0736/P | Proposed conversion of integral garage into a habitable room and formation of entrance door. Improved vehicular access. Re-submission of refused application 3/2012/0438P and withdrawn application 3/2012/0604P | Austin House Slaidburn Road Waddington |
| 3/2012/0742/P | Proposed alteration to the existing window opening including new replacement window | Edisford Hall Farmhouse Edisford Bridge Clitheroe |

| <u>Plan No:</u> | <u>Proposal:</u> | <u>Location:</u> |
|------------------------|--|---|
| 3/2012/0752/P | Substitution of house types on plots 4 and 7 | Stalwart Lodge Primrose Road Clitheroe |
| 3/2012/0753/P | Demolition of existing outbuilding, construction of detached dwelling (incorporating work from home space) and associated external works including installation of LPG storage | Chorley House Back Commons Lane Clitheroe |
| 3/2012/0754/P | Retrospective planning for partial demolition of existing structures and erection of covered canopy and terrace, and the insertion of doors and windows to the rear (west) elevation on vacant land adjacent | Enterprise Works Warwick Street Longridge |
| 3/2012/0755/P | Application to discharge condition no. 5 (programme of archaeological work) of planning consent 3/2012/0310/P | Pasture House Farm West Marton |
| 3/2012/0756/P | Application to discharge condition no. 5 (window and door details) and condition no. 12 (details of benches, railings and fencing) of planning consent 3/2011/0971/P | Cobden Mill Whalley Road Sabden |
| 3/2012/0758/P | Side and rear single storey extensions | 2 Chapel Close Old Langho |
| 3/2012/0759/P | Redevelopment of the existing summerhouse into a family annex within the garden curtilage | Sunnyside Longsight Road Clayton-le-Dale |
| 3/2012/0760/P | Creation of additional car parking | Holmstead Whalley Road Wilpshire |
| 3/2012/0769/P | Application to demolish the existing car port and rear porch /conservatory. Provide a new car port and new single storey sunroom to rear | 11 Kirkdale Road Langho |
| 3/2012/0770/P | Formation of off-road parking and drop kerb at land off Fairfield Avenue next to the gable of | 1 Lilac Grove Clitheroe |
| 3/2012/0771/P | Proposed demolition of the existing rear extension. Provide new single storey rear and part side extension | Amberley Beechthorpe Avenue Waddington |

| <u>Plan No:</u> | <u>Proposal:</u> | <u>Location:</u> |
|------------------------|---|--|
| 3/2012/0772/P | Application to discharge condition no 3 (Tree Protection Measures), condition no 4 (Site Reinstatement), condition no 5 (Monitoring Measures in Respect of Erosion) and condition no 6 (Crayfish Survey) of planning permission 3/2012/0524/P | Holden Waste Water Treatment Works Bolton-by-Bowland Road Holden |
| 3/2012/0774/P | Part retrospective application for proposed change of use of agricultural land to form a compound to house solar panels for domestic use | Lower Monubent Farm Barn Hellfield Road Bolton-by-Bowland |
| 3/2012/0782/P | Application for discharge of condition no. 2 (materials – walls and roofing) of planning consent 3/2011/1048/P | The Skaithe Slaidburn |
| 3/2012/0783/P | Proposed change of use of agricultural land to domestic to accommodate proposed domestic garage. Change of use of domestic land to agricultural land to include the demolition of two existing outbuildings | Wallbanks Farm Chipping Road Chaigley |
| 3/2012/0784/P | Proposed amendment to single storey rear extension. Amendment to planning application 3/2009/0390/P | 53 St Mary's Drive Langho |
| 3/2012/0787/P | Proposed extension of the existing agricultural building 12.2m long x 9.15m wide with the eaves and ridge height to match existing | Radcliffe View Goose Lane Chipping |
| 3/2012/0791/P | Proposed dormer window to the front of the house | 8 Shetland Close Wilpshire |
| 3/2012/0793/P | Proposed vehicular crossing | The Bungalow Queen Street, Clitheroe |
| 3/2012/0795/P | Proposed orangery to the rear | 23 Asturian Gate Ribchester |
| 3/2012/0799/P | Application to part discharge condition no. 6 (materials) of planning permission 3/2011/0946/P | Stonebridge Mill Kestor Lane Longridge |
| 3/2012/0809/P | 1 no. Internally Illuminated Wall Mounted Display Unit | Co-op Service Station Holm Road, Barrow |

| <u>Plan No:</u> | <u>Proposal:</u> | <u>Location:</u> |
|------------------------|---|---|
| 3/2012/0815/P | Application for a non-material amendment to planning permission 3/2011/0417/P to change the South West ground floor window into a door to allow improved means of escape for the approved annex building providing 5 no. Bed and Breakfast rooms with ancillary space | Clerk Laithe Barn Newton-in-Bowland Slaidburn |
| 3/2012/0816/P | Demolition of prefabricated garage followed by the erection of a single storey extension incorporating a garage with utility/toilet area and increased width to existing vehicular access. Resubmission of 3/2012/0605/P | 6 Valley View Grindleton |
| 3/2012/0825/P | Change of use of garden to car parking area (Retrospective Application) | 50 Derby Road Longridge |
| 3/2012/0857/P | Application for the discharge of condition No.2 (Materials) of planning permission 3/2012/0621P | 123 Highfield Road Clitheroe |
| 3/2012/0877/P | Application for a non-material amendment to planning permission 3/2012/0060/P, to change the proposed wind turbine from the Zeres 12Kw 22.25 metres to the tip, to a C&F 20Kw 21.55 metres to the tip | Crawshaw Farm Newton-in-Bowland Clitheroe |
| 3/2012/0900/P | Application to discharge condition No.4 (Materials) of planning permission 3/2012/0649P | 4 Fleming Square Longridge |

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APPLICATIONS REFUSED

| <u>Plan No:</u> | <u>Proposal:</u> | <u>Location:</u> | <u>Reasons for Refusal</u> |
|------------------------|---|---|--|
| 3/2012/0402/P | Erection of a 50kW wind turbine (32.4m to tip height) to supply electricity to the farming operations | Mason House Farm Clitheroe Road Bashall Eaves | Contrary to Policies G1, G5, ENV2, ENV3, ENV19, ENV24, ENV25, ENV26 of the Local Plan, Forest of Bowland AONB Renewable Energy Position Statement, guidance contained within the NPPF, |

Cont/

| <u>Plan No:</u> | <u>Proposal:</u> | <u>Location:</u> | <u>Reasons for Refusal</u> |
|--|--|---------------------------------|---|
| Cont... | | | The Conservation of Habitats and Species Regulations 2010 and the Planning (Listed Buildings and Conservation Areas) Act 1990. |
| 3/2012/0602/P (LBC) & 3/2012/0608/P (PA) | Conversion of barn and outbuildings into two no dwellings, incorporating new garden room, entrance extension and package treatment plant | Bailey Hall Barn Hurst Green | The proposal would be unduly harmful to the agricultural character (including setting) and significance of the listed building and the setting of other listed buildings within the manorial complex because of the loss of the barn's open interior with its impressive proportions, long sight lines and interesting juxtaposition of contemporary cruck-frame and box-frame traditions, the break-up of its large and unbroken roofslopes by prominent, conspicuous and visually intrusive rooflights, and the introduction of prominent, conspicuous, visually intrusive and overtly domestic fenestration and garden room and glazed link extensions. This would be contrary to Policies ENV20 |
| Cont/ | | | |

| <u>Plan No:</u> | <u>Proposal:</u> | <u>Location:</u> | <u>Reasons for Refusal</u> |
|------------------------|---|--|---|
| Cont... | | | and ENV19 of the Ribble Valley Districtwide Local Plan. Insufficient information has been submitted to establish the impact of residential conversion upon the fabric, character and significance of the listed building's timber framing. This is contrary to Policy ENV20 of the Ribble Valley Districtwide Local Plan which states that the most important features of any listed building will be preserved. |
| 3/2012/0696/P | Change of use from Class B1 to Class C3 – 4 domestic dwellings including creation of some external openings and associated garden areas | Root Hill Yard Estate Dunsop Bridge | Contrary to G1, Env12, Policies H12, H17 and NPPF-visual impact and loss of employment opportunities and precedent. |
| 3/2012/0718/P | Proposed stable block with feed store at land adjacent | Abbott Barn Back House Lane Chipping | Policy ENV1 – incongruous and prominent addition detrimental to visual amenities of AONB |
| 3/2012/0723/P | Demolish the existing stable block and erect 2 no. two-storey, four bedroom detached houses and garage block on site of former stable | Trapp Lane Simonstone | Unsustainable development, and by definition, inappropriate development. Adverse visual impact on the character, setting |
| Cont/ | | | |

| <u>Plan No:</u> | <u>Proposal:</u> | <u>Location:</u> | <u>Reasons for Refusal</u> |
|---------------------|--|---------------------------------|---|
| Cont... | | | and appearance of the locality to the visual detriment of the area. Impact on the residential amenity of the occupiers of the nearest dwellings. Contrary to Local Plan Policies G1, G5, ENV3 and H2 and guidance contained within the NPPF. |
| 3/2012/0743/P | Proposed loft conversion with dormer to side elevation | 3 Grindleton Road West Bradford | G1, ENV1 of DWLP and SPG "Extensions and Alterations to Dwellings" – discordant and incongruous feature to the detriment of the street scene and the visual amenities of the AONB. Also harmful to residential amenity by virtue of overlooking. |
| 3/2012/0757/P (LBC) | Installation of 2 conservation style 'Lumen' rooflights and vents, and installation of replacement windows to dwelling | 4 Church Raikie Chipping | The proposal has an unduly harmful impact upon the character (including setting) and significance of the listed building, the setting of St Bartholomew's Church (Grade II* listed) and the character, appearance and significance of Chipping Conservation Area because the proposed roof lights |
| Cont/ | | | |

| <u>Plan No:</u> | <u>Proposal:</u> | <u>Location:</u> | <u>Reasons for Refusal</u> |
|------------------------|---|---|---|
| Cont... | | | and vents are conspicuous, incongruous and visually intrusive in the prominent and otherwise unbroken roof slope and disruptive to the visual coherence of the church yard boundary. |
| 3/2012/0780/P | Erection of a detached garage and carport | Lower Monubent Farm Barn Hellifield Road Bolton by Bowland | G1, ENV1 and H17 of the DWLP and sections 11 and 12 of the NPPF - detrimental impact on the original character and setting of barn the visual amenities of the AONB. |
| 3/2012/0792/P | Replacement of wood front door and two side panels with a UPVC front door and side panels. New PVC material colour to be an antique Oak wood grain effect, ie the same as the other windows and doors at the property | Hodder Bank Hodder Court Knowles Brow Stonyhurst | The retention of traditional and complimentary materials at Hodder Place's prominent west elevation is important to the conservation of the historic building's aesthetic significance. The proposed replacement door is unduly harmful to the character (including setting) and significance of the listed building because it is prominent, incongruous and visually intrusive as a result of the consistency and sterility of finish, smooth machined texture and mitred |
| Cont/ | | | |

| <u>Plan No:</u> | <u>Proposal:</u> | <u>Location:</u> | <u>Reasons for Refusal</u> |
|------------------------|--|-------------------------|---|
| Cont... | | | jointing of the proposed synthetic material. |
| 3/2012/0794/P | Proposed two-storey side extension and demolition of existing garage in rear garden, to provide garage with bedroom over | 6 Holly Grove Longridge | Policies G1, H10, SPG on Extensions and Alterations to Dwellings – detrimental impact upon streetscene and residential amenity. |

424 AGRICULTURAL NOTIFICATIONS WHERE PLANNING CONSENT **WILL BE NECESSARY**

| <u>Plan No:</u> | <u>Proposal:</u> | <u>Location:</u> |
|------------------------|---|--|
| 3/2012/0837/P | Lean to extension to cover the Livestock gathering area, approx 22.5m x 9.5m x 4.5m (to ridge height) | Lambing Clough Farm Clough Lane Hurst Green |
| 3/2012/0907/P | Roof over the existing stock yard | Higher Brundhurst Fm Preston New Road Mellor |

425 CERTIFICATE OF LAWFULNESS FOR A PROPOSED USE OR DEVELOPMENT

| <u>Plan No:</u> | <u>Proposal:</u> | <u>Location:</u> |
|------------------------|--|--|
| 3/2012/0674/P | Application for a Lawful Development Certificate for existing use of a domestic garage | 13 Grindleton Road West Bradford |
| 3/2012/0762/P | Lawful Development Certificate for existing use of part of car park for parking of touring caravans by members | Gliding Club Lower Cockhill Farm Fiddlers Lane, Chipping |

426 APPLICATIONS WITHDRAWN

| <u>Plan No:</u> | <u>Proposal:</u> | <u>Location:</u> |
|------------------------|--|--|
| 3/2012/00648/P | Proposed erection of garden walls, gates and store and renewal of existing conifers and storage shed | Showley Fold Farm Dixon Road Longridge |
| 3/2012/0765/P | 15kw turbine on a 15m mast, 5m blades total finished height of 21m | Old House Farm Birks Brow Thornley |

| | | |
|------------------------|--|--|
| <u>Plan No:</u> | <u>Proposal:</u> | <u>Location:</u> |
| 3/2012/0829/P | (observations to another authority) 50k wind turbine on an 18m monopole (total height 27m) and ancillary works (Resubmission) | Rattenclough Farm Wesley Street Sabden |

427 SECTION 106 APPLICATIONS

| <u>Plan No</u> | <u>Location</u> | <u>Date to Committee</u> | <u>Number of Dwellings</u> | <u>Progress</u> |
|-----------------------|---|-------------------------------------|---------------------------------------|---|
| 3/2010/0078P | Old Manchester Offices Whalley New Road Billington | 20/5/10 | 18 | With 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 Lancashire County Council |
| 3/2011/1071 | Land at Chapel Hill Longridge | 19/7/12 | 53 | With applicants solicitor |
| 3/2012/0014 | Land adj Greenfield Avenue Low Moor, Clitheroe | 19/7/12 | 30 | With applicants solicitor |
| 3/2012/0379 | Primrose Mill Woone Lane, Clitheroe | 16/8/12 | 14 | Deed of Variation With applicants agent |
| 3/2012/0497 | Strawberry Fields Main Street, Gisburn | 11/10/12 | 21 | With Legal |
| 3/2012/0687 | Land East of Clitheroe Road, Whalley | 11/10/12 | 55 | With Lancashire County Council |
| Non Housing | | | | |
| 3/2011/0649P | Calder Vale Park Simonstone | 15/3/12 | | Subject to departure procedures Lancashire County Council to draft Section 106 |
| 3/2012/0455 | Shireburn Caravan Park, Edisford Road Waddington | 7/8/12 | | Deed of Variation With applicants solicitors |

| <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 |
| 3/2011/0025 O | 25.6.12 | J-J Homes LLP Outline planning application for residential development (ten dwellings) Land off Chatburn Old Road Chatburn | - | Procedure has now been changed – appeal will be dealt with via a Public Inquiry | Notification letter to be sent by 2.11.12 Statement to be sent by 30.11.12 |
| 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 | - | | 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 | - | APPEAL ALLOWED 2.10.12 |

| <u>Application No:</u> | <u>Date Received:</u> | <u>Applicant/Proposal/Site:</u> | <u>Type of Appeal:</u> | <u>Date of Inquiry/Hearing:</u> | <u>Progress:</u> |
|-------------------------------|------------------------------|--|--|--|---|
| 3/2011/0893 D | 10.7.12 | Mr F P Cherry Outline application for one dwelling situated in the old car park at Hodder Place Old Car Park Hodder Place Stonyhurst | WR | – | AWAITING DECISION |
| 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 | – | APPEAL ALLOWED 9.10.12 APPLICATION FOR COSTS FAILED |
| 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 th January 2013, scheduled to last for three days | |
| 3/2011/0892 O | 6.9.12 | The Huntroyde Estate Proposed residential development Land off Milton Avenue Clitheroe | – | Hearing – to be held 21 November 2012 | |

| <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> |
|----------------------------------|-----------------------|---|------------------------|---------------------------------|--|
| 3/2012/0386 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 | — | APPEAL DISMISSED 11.10.12 |
| 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 | — | Awaiting site visit |
| 3/2012/0584 D | 28.9.12 | Mr Peter Kenrick Proposed rear extensions and alterations to existing dwelling 2 Blackburn Road Ribchester | Householder appeal | — | AWAITING DECISION |
| 3/2012/0401 Non-determination | 12.10.12 | Phillips Property Limited Outline application for the proposed re-development of the site for residential purposes 51-53 Knowsley Road Wilpshire | WR | — | Notification letter sent 23.10.12 Questionnaire sent 26.10.12 Statement to be sent by 23.11.12 |

429 NON DETERMINATION APPEALS IN RELATION TO LISTED BUILDING CONSENT AND PLANNING REBUILDING OF EXTENSION – VARIATION IN FOOTPRINT, RIDGE LINE AND ROOF PITCHES, REINSTATE TRADITIONAL DOORS, WINDOWS AND RAINWATER GOODS. INTRODUCE ROOFLIGHTS TO UPPER AND LOWER PITCHES, ALTERATIONS TO INTERNAL LAYOUT INCLUDING BRINGING VACANT ROOF SPACE BACK INTO USE AS HABITABLE ROOMS AT 28 CHURCH STREET, RIBCHESTER

Committee considered a report in relation to the recently received non determination appeal and requested support for the reasons for refusal to be presented to the Planning Inspectorate.

The Head of Planning Services gave a summary of reasons why this course of action was being requested and gave reasons why the application had not been determined.

Mr A Kinder spoke in relation to this application on behalf of the applicant.

Committee were reminded that this application had been submitted and made valid on 28 May 2012 with the 8 week target period ending on 23 July 2012. No formal decision had yet been made in relation to the application with the delay due to ongoing discussions with the agent in respect of information requirements and possible amendments to the scheme.

The appeal for non determination had been received on 8 October 2012 and upon receipt no further work had been carried out in relation to dealing with the listed building and planning applications. The applicant had subsequently requested that the appeals should be considered under the written representation procedure, which the Council agreed with.

On the basis of the merits of the case, it was considered that a formal recommendation would have been made to the Planning and Development Committee and it would have been one of refusal for the following reasons.

Planning application 3/2012/0478/P

1. The proposal had an unduly harmful impact upon the character (including fabric and setting) and significance of the listed building and character, appearance and significance of Ribchester Conservation Area because the proposed extension is incongruous and dominating as a result of its asymmetric form and visually intrusive detailing (roof lights, French doors). The proposed roof lights to the original build are conspicuous, incongruous and visually intrusive in the prominent roof slope, the disruption to important plan form and/or fabric from the blocking and obscuring of the rear first floor window, removal of the staircase, modifications to reuse the attic including new staircase and knock through of ground floor walling and lack of compelling evidence to suggest the appropriateness of 8/8 pane sash window installation. This is contrary to Policies ENV20, ENV19 and ENV16 of the Ribble Valley Districtwide Local Plan.
2. The proposal has an unduly detrimental impact upon the residential amenities of Old Croft and 27 Church Street because of undue overlooking from the two storey extension bedroom window and the gable wall second storey window. This is contrary to Policy G1 of the Ribble Valley Districtwide Local Plan.
3. Insufficient information had been submitted to establish the impact of developments upon the fabric, character and significance of the listed building, important buried archaeology, species protection and flood risk. This is contrary to Policies ENV20, ENV14, ENV7 and G1 of the Ribble Valley Districtwide Local Plan.

Listed building consent application 3/2012/0479/P.

1. The proposal has an unduly harmful impact upon the character (including fabric and setting) and significance of the listed building and the character, appearance and significance of Ribchester Conservation Area because the proposed extension is incongruous and dominating as a result of its asymmetric form and visually intrusive detailing (roof lights, French doors).

The proposed roof lights to the original build are conspicuous, incongruous and visually intrusive in the prominent roof slope, the disruption to important plan form and/or fabric from the blocking and obscuring of the rear first floor window, removal of the staircase, modifications to reuse the attic including new staircase and knock through of ground floor walling and lack of compelling evidence to suggest the appropriateness of 8/8 pane sash window installation. This is contrary to Policies ENV20, ENV19 and ENV16 of the Ribble Valley Districtwide Local Plan.

2. Insufficient information had been submitted to establish the impact of development upon the fabric, character and significance of the listed building. This is contrary to Policy ENV20 of the Ribble Valley Districtwide Local Plan.

RESOLVED: That Committee

1. advise that they would have been minded to refuse the applications for the above reasons;
2. advise the Inspectorate that the Council have no objections to the written representation procedure in connection with these appeals.

430 REVIEW OF FEES AND CHARGES

Committee were asked to approve proposals to increase the Committee's fees and charges with effect from 1 April 2013.

Committee were informed that in September 2012 a report had been taken to the Budget Working Group reviewing all the Council's fees and charges. At that meeting, the Budget Working Group had agreed to the proposals to increase the Council's fees and charges by 2.5% and Budget Working Group had given guidance to service Committees that all charges should be reviewed and increased but with the suggestion that car parking charges under Community Services Committee should remain at the level charged in the current financial year.

RESOLVED: That Committee approve the charges listed at Annex 1 and implement them with effect from 1 April 2013.

431 CAPITAL MONITORING 2012/2013

The Director of Resources submitted a report which provided Members with information relating to the progress of the approved capital programme for the period April to September 2012 with regards to schemes which fell under the responsibility of this Committee.

RESOLVED: That the report be noted.

432 REVENUE MONITORING 2012/2013

Committee considered a report which set out the position for the first six months of this year's revenue budget as far as this Committee was concerned.

RESOLVED: That the report be noted.

433 EXCLUSION OF PRESS AND PUBLIC

RESOLVED: That by virtue of the next item of business being exempt information under Categories 2, 6 and 7 of Schedule 12A of the Local Government Act 1972, the press and public be now excluded from the meeting.

434 PLANNING ENFORCEMENT

The Head of Legal and Democratic Services presented a comprehensive report on enforcement action undertaken during 2012.

She explained that the Council employed a full time Enforcement Officer with responsibility for licensing (liquor and entertainment) and planning enforcement. The officer was responsible for investigating complaints and planning advice was still given by the relevant department.

Members' attention was drawn to the fact that the information provided in the report was that almost all of the time allocation had been directed to addressing the concerns of individuals rather than planned enforcement to meet the Council's priorities.

Members then discussed the report in general and the approach being taken on being reactive to complaints made by the general public rather than following up on planning conditions, and asked the Enforcement Officer questions, both general and site specific. Members also gave their views about areas of concern.

RESOLVED: That Committee

1. note the information provided; and
2. agree that the current allocation of officer time is consistent with the Council's priorities with the addition of some work being undertaken in planned monitoring of conditions eg in relation to holiday lets.

The meeting closed at 8.54pm.

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