

Minutes of Planning and Development Committee

Meeting Date: Thursday, 17 January 2013 starting at 6.30pm
Present: Councillor T Hill (Chairman)

Councillors:

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

In attendance: Director of Community Services, Director of Resources, Head of Planning Services, Head of Regeneration and Housing and Head of Legal and Democratic Services.

Also in attendance: Councillor S Hore.

566 APOLOGIES

Apologies for absence from the meeting were submitted on behalf of Councillors S Knox and J Rogerson.

567 MINUTES

The minutes of the meeting held on 6 December 2012 were approved as a correct record and signed by the Chairman.

568 DECLARATIONS OF INTEREST

Councillor S Bibby declared an interest in planning application 3/2012/0937/P. Councillor J White declared an interest in planning applications 3/2012/0962/P, 3/2012/0963/P and 3/2012/1011/P. Councillor J Holgate declared an interest in planning application 3/2012/0962/P and 0963/P and agenda item No 6, the non-determination of planning application 3/2012/0637/P.

569 PUBLIC PARTICIPATION

There was no public participation.

570 PLANNING APPLICATIONS

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

1. APPLICATION NO: 3/2012/0937/P (GRID REF: SD 368891 432063)
APPLICATION FOR THE RENEWAL OF PLANNING PERMISSION
3/2009/0664/P FOR THE ERECTION OF A FOUR BEDROOM DETACHED
DWELLING ON THE FORMER TENNIS COURT ADJACENT TO THE COACH
HOUSE, 26 WHALLEY ROAD, WILPSHIRE

GRANTED subject to the following condition(s):

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

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

2. This permission shall be implemented in accordance with the proposal as amended by letter and plan received on 6 October 2009 in relation to the original application 3/2009/0664/P.

REASON: For the avoidance of doubt since the original application was the subject of agreed amendments that enable the retention and protection of existing trees and shrubs in the interests of the amenities of a neighbouring property, and to comply with Policy G1 of the Ribble Valley Districtwide Local Plan and Policy DMG1 of the Core Strategy 2008 – 2028 – A Local Plan for Ribble Valley Regulation 22 Submission Draft.

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

REASON: In order that the Local Planning Authority may ensure that the materials to be used are appropriate to the locality in accordance with Policy G1 of the Ribble Valley Districtwide Local Plan and Policy DMG1 of the Core Strategy 2008-2028 A Local Plan for Ribble Valley Regulation 22 Submission Draft.

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

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

seriously damaged, or becomes seriously diseased, by a species of similar size to those originally planted.

REASON: In the interests of the amenity of the area and to comply with Policy G1 of the Ribble Valley Districtwide Local Plan and Policy DMG1 of the Core Strategy 2008-2028 A Local Plan for Ribble Valley Regulation 22 Submission Draft.

5. Prior to commencement of any development works including delivery of building materials and excavations for foundations or services, trees identified as T12 and T13 shall be protected with a root protection area of 8.5m. (measured from the centre of the main stem) in accordance with the BS5837 [Trees in Relation to Construction] the details of which shall include a tree protection monitoring schedule that shall be agreed in writing, implemented and inspected by the Local Planning Authority before any site works are begun.

The root protection 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 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 the trees within the site that are to be retained are afforded maximum physical protection from the adverse affects of development in order to comply with Policy G1 of the Ribble Valley Districtwide Local Plan and Policy DMG1 of the Core Strategy 2008-2028 A Local Plan for Ribble Valley Regulation 22 Submission Draft.

6. Prior to the commencement of construction works, the precise siting of the dwelling and its approved finished floor slab level shall be marked out/indicated on site to be viewed and agreed in writing by the Local Planning Authority.

REASON: To ensure compliance with the submitted plans and in the interests of visual amenity and the amenities of nearby residents, and to comply with Policy G1 of the Ribble Valley Districtwide Local Plan and Policy DMG1 of the Core Strategy 2008-2028 A Local Plan for Ribble Valley Regulation 22 Submission Draft.

(Councillor S Bibby returned to the meeting).

(Councillors J Holgate and J White both declared an interest in the next item and left the meeting).

2. APPLICATION NO: 3/2012/0962/P & 3/2012/0963/P
(GRID REF: SD 362283 443328)

PLANNING CONSENT AND LISTED BUILDING CONSENT FOR REFURBISHMENT AND EXTENSION TO EXISTING HOTEL TO CREATE 9 EN SUITE BEDROOMS, FUNCTION SUITE, BISTRO RESTAURANT, BAR AREA WITH ANCILLARY HOTEL, KITCHEN AND STAFF FACILITIES; CHANGE OF USE OF EXISTING BARN TO FORM 11 EN SUITE BEDROOMS ANCILLARY TO THE MAIN HOTEL ACCOMMODATION, EXTENSION AND REFURBISHMENT OF EXISTING CAR PARK FACILITIES TO CREATE 46 PARKING SPACES AS WELL AS THE REPAIR AND REFURBISHMENT OF EXISTING COBBLED FORECOURT AT TALBOT HOTEL, TALBOT STREET, CHIPPING

GRANTED subject to the following conditions:

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

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

2. This permission shall relate to the development as shown on plans reference: 1723.E001, E002a,E003a,E004a,E005a,E006a,E007,E008,E009,E010,E011,E012,E013, E014,E015 and 1723.P100A,P101,P102,P103,P104.P105,P107,P108 and P110. In relation to landscape details on areas facing towards the brook and the yard area at the rear of 7 Talbot Street the approval relates to the amended plans submitted on the 13/12/12 plan reference 1723.P106REVA.

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

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

REASON: In order that the Local Planning Authority may ensure that the materials to be used are appropriate to the locality in accordance with Policy G1 of the Ribble Valley Districtwide Local Plan and DMG1 of Regulation 22 Draft Submission Core Strategy.

4. The development hereby permitted shall be in accordance with the landscaping scheme and arboricultural report dated September 2011 submitted with the application.

The 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 Policies G1 and T1 of the Ribble Valley Districtwide Local Plan and Policies DMG1 and DMG3 of Regulation 22 Draft Submission Core Strategy.

5. The development hereby permitted shall be carried out in accordance with the approved flood risk assessment Talbot Hotel, report version 2 September 2012 and include the following mitigation measures detailed within the flood risk assessment.
 - a) limiting the service water run-off generated by the 1 in 100 year critical storm so that it will not exceed the run-off from the undeveloped site and not increase the risk of flooding off-site.
 - b) provision of compensatory flood storage for the site.
 - c) the finished internal floor levels for the building shall be set no lower than 111.60m above Ordnance Datum AOD.

REASON: To prevent flooding by ensuring the satisfactory storage of disposal of surface water from the site and prevent flooding elsewhere by ensuring that compensatory storage of flood water is provided and to reduce the risk of flooding for the proposed development and future occupant and to comply with Policy G1 of the Ribble Valley Districtwide Local Plan and DMG1 and DME 6 of Regulation 22 Draft Submission Core Strategy.

6. The mitigation measures detailed in the flood risk assessment Talbot Hotel, Chipping flood risk assessment final report version 2, September 2012, shall be fully implemented prior to occupation and subsequently in accordance with the timing/phasing arrangements of bodies within the scheme or within any other period as may be subsequently agreed in writing by the Local Planning Authority.

REASON: To prevent flooding by ensuring the satisfactory storage of disposal of surface water from the site and prevent flooding elsewhere by ensuring that compensatory storage of flood water is provided and to reduce the risk of flooding for the proposed development and future occupant and to comply with Policy G1 of the Ribble Valley Districtwide Local Plan and DMG1 and DME 6 of Regulation 22 Draft Submission Core Strategy

7. No development shall take place until a surface water drainage scheme for the site based on sustainable drainage principles and assessment of the hydrological and hydrological context of the development has been submitted to and approved in writing by the Local Planning Authority. The drainage strategy shall demonstrate that surface water run-off generated up to and

including the 1:100 critical storm will not exceed the run-off from the undeveloped site following the corresponding rainfall event. The scheme shall subsequently be implemented in accordance with the approved details before development is completed.

REASON: To prevent flooding by ensuring the satisfactory storage of disposal of surface water from the site and prevent flooding elsewhere by ensuring that compensatory storage of flood water is provided and to reduce the risk of flooding for the proposed development and future occupant and to comply with Policy G1 of the Ribble Valley Districtwide Local Plan and DMG1 and DME 6 of Regulation 22 Draft Submission Core Strategy

8. A minimum 4m vegetated buffer zone (measured from the top of the bank) shall be provided alongside Chipping Brook. It shall be comprised of locally native plant species of UK genetic provenance and be maintained free of structures, half standing fences for the lifetime of the development. No domestic or commercial uses of the land shall take place within this area.

REASON: To maintain the buffer free of development and uses which disturb or destroy wildlife habitat and prevent the introduction of non native species to the buffer zone. To maintain the species to the buffer zone. To maintain the character of the watercourse and provide undisturbed refuse for wildlife using the river corridor and to comply wit Policies G1 and ENV7 of the Districtwide Local Plan and Policies DMG1 and DMG3 of the Core Strategy Regulation 22 Submission Draft.

9. No development shall take place until a Construction Method Statement has been submitted to, and approved in writing by, the Local Planning Authority. The approved Statement shall be adhered to throughout the construction period. The Statement shall provide for:
 - (i) the parking of vehicles of site operatives and visitors
 - (ii) loading and unloading of plant and materials
 - (iii) storage of plant and materials used in constructing the development
 - (iv) the erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate
 - (v) wheel washing facilities
 - (vi) measures to control the emission of dust and dirt during construction
 - (vii) a scheme for recycling/disposing of waste resulting from construction works

REASON: To ensure that the development complies with approved details in the interests of the protection of controlled waters in accordance with Policy G1 of the Ribble Valley Districtwide Local Plan.

10. Prior to commencement of any site works including delivery of building materials and excavations for foundations or services all trees identified in the Arboricultural Survey, shall be protected in accordance with the BS5837 2012 [Trees in Relation to Design, Demolition & Construction] the details of which

shall be agreed in writing and implemented in full under the supervision of a qualified arboriculturalist and in liaison with the Countryside/Tree Officer.

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/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 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 potential adverse affects of development.

In order to comply with planning policies G1, ENV13 of the District Wide Local Plan and Policies DMG1 and DMG3 of Regulation 22 Submission Draft of the Core Strategy.

In order to ensure that trees of visual amenity/botanical/historical value are protected against adverse affects of the development.

11. There shall be no storage of equipment shown on plan reference 1723.P.00D received on 19 December 2012 adjacent to number 7 Talbot House, other than in the area hatched and any equipment or materials shall not exceed a height of 1.5m above existing ground level.

REASON: In order to comply with Policy G1 and protect adjacent residential amenity.

12. There shall be no live music or amplified music after the hours of 0100 hours and any music shall be limited to the function rooms and bar area as detailed on the submitted plans. Prior to commencement of development details of acoustic filters to mechanical extractors shall be submitted and agreed by the Local Planning Authority and thereafter implemented.

REASON: In order to comply with Policy G1 and protect adjacent residential amenity.

13. Before any works to implement this permission are commenced, details of any external alterations to the building, including any flues and extractor units

to dispose of fumes from the cooking process shall be submitted to and approved by the local planning authority.

REASON: In order that the Local Planning Authority can be satisfied that the details are not injurious to the visual amenity and in accordance with Policy G1 of the Ribble Valley Districtwide Local Plan and to safeguard, where appropriate, neighbouring residential amenity.

RECOMMENDATION 2: that Listed Building Consent be granted subject to the following conditions:

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

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

2. This permission shall relate to the development as shown on plans reference: 1723.E001, E002a,E003a,E004a,E005a,E006a,E007,E008,E009,E010,E011,E012,E013, E014,E015 and 1723.P100A,P101,P102,P103,P104.P105,P107,P108 and P110. In relation to landscape details on areas facing towards the brook and the yard area at the rear of 7 Talbot Street the approval relates to the amended plans submitted on the 13/12/12 plan reference 1723.P106REVA.

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

REASON: In order that the Local Planning Authority may ensure that the materials to be used are appropriate to the locality in accordance with Policy G1 of the Ribble Valley Districtwide Local Plan and DMG1 of Regulation 22 Draft Submission Core Strategy.

4. The development hereby permitted shall be in accordance with the landscaping scheme and arboricultural report dated September 2011 submitted with the application.

The 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 Policies G1 and T1 of the Ribble Valley Districtwide Local Plan and Policies DMG1 and DMG3 of Regulation 22 Draft Submission Core Strategy.

5. Notwithstanding any indication on the plans no development approved by this permission shall commence until the scheme for the disposal of foul and surface waters have been submitted to and approved in writing by the Local Planning Authority. For the avoidance of doubt surface water must drain separate from foul and no surface water would be permitted to discharge directly or indirectly in to foul or combined sewage systems. The development shall be completed and maintained and managed in accordance with the approved details.

REASON: In order to secure proper drainage and the risk of flooding and be complaint with Policy G1 of the Districtwide Local Plan.

6. 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: To ensure that the development complies with approved details in the interests of the protection of controlled waters in accordance with Policy G1 of the Ribble Valley Districtwide Local Plan.

7. Prior to commencement of any site works including delivery of building materials and excavations for foundations or services all trees identified in the Arboricultural Survey, shall be protected in accordance with the BS5837 2012 [Trees in Relation to Design, Demolition & Construction] the details of which shall be agreed in writing and implemented in full under the supervision of a qualified arboriculturalist and in liaison with the Countryside/Tree Officer.

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/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 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 potential adverse affects of development.

In order to comply with planning policies G1, ENV13 of the District Wide Local Plan and Policies DMG1 and DMG3 of Regulation 22 Submission Draft of the Core Strategy.

In order to ensure that trees of visual amenity/botanical/historical value are protected against adverse affects of the development.

8. There shall be no storage of equipment shown on plan reference 1723.P.100D received on 19 December 2012 adjacent to number 7 Talbot House other than in the area hatched and this shall be limited to the use of small crates and not stored at a height above 1.5m.

REASON: In order to comply with Policy G1 and protect adjacent residential amenity.

9. There shall be no entertainment or music after the hours of 0100 hours and any live or amplified music shall be limited to the function room and bar area as shown on the submitted plans.

REASON: In order to protect adjacent residential amenity and to comply with Policy G1 of the Districtwide Local Plan and DMG1 of the Draft Core Strategy.

10. Before any works to implement this permission are commenced, details of any external alterations to the building, including any flues and extractor units to dispose of fumes from the cooking process shall be submitted to and approved by the local planning authority.

REASON: In order that the Local Planning Authority can be satisfied that the details are not injurious to the visual amenity and in accordance with Policy G1 of the Ribble Valley Districtwide Local Plan and to safeguard, where appropriate, neighbouring residential amenity.

The Head of Planning Services reported revised comments from the Environment Agency as well as additional objection letter.

(Councillor Hore was given permission to speak on the above item).

(Mr Wilson spoke in favour of the application. Councillor Holgate returned from the meeting).

3. APPLICATION NO: 3/2012/1011/P (GRID REF: SD 362116 443430)
PROPOSED ERECTION OF 7 NO. HOUSES COMPRISING 6 NO. SEMI-DETACHED HOUSES FOR SOCIAL RENT AND ONE DETACHED PRIVATE HOUSE (RE-SUBMISSION OF 3/2011/1003/P). LAND NEXT TO 14 CHURCH RAIKE, CHIPPING, LANCASHIRE, PR3 2QL.

GRANTED subject to the imposition of the following conditions:

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

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

2. The permission shall relate to the development as shown on Plan Drawing number's 09-1441-P01, 09-1441-P02, 09-1441-P03, 09-1441-P05 Rev. A, 09-1441-P06 Rev. A, 09-1441-P07 Rev. A, 09-1441-P09, 09-1441-L01, 09-1441-S04 Rev. A and 26192-5K02-P1.

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 7th December 2012.

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

4. Save for clearance & site remediation, the development shall not begin until a scheme to secure the affordable housing has been submitted to and approved in writing by the Local Planning Authority. The affordable housing shall be provided in accordance with the approved scheme, unless otherwise agreed in writing with the local planning authority, and shall meet the definition of affordable housing in Annex 2 of the NPPF or any future guidance that replaces it. The scheme shall include:

- i. the tenure of the affordable housing provision to be made;
- ii. the arrangements for the transfer of the affordable housing to an affordable housing provider;
- iii. the arrangements to ensure that such provision is affordable for both first and subsequent occupiers of the affordable housing; and
- iv. the occupancy criteria to be used for determining the identity of occupiers of the affordable housing and the means by which such occupancy criteria shall be enforced.

REASON: For the avoidance of doubt as the permission is subject to an agreement in relation to the affordable housing approved. In accordance with Local Plan Policies G1, H2, H20 and H21, Policies DMG1, DMH1 and DMH3 of Regulation 22 Submission Draft Ribble Valley Core Strategy and Key Statement H3, the document 'Addressing Housing Need in Ribble Valley' and guidance within the NPPF.

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

REASON: In order that the Local Planning Authority may ensure that the materials to be used are appropriate to the locality in accordance with Policies G1 and ENV1 of the Ribble Valley Districtwide Local Plan, Policies DMG1 and DME2 of Regulation 22 Submission Draft Ribble Valley Core Strategy and Key Statement EN2, and guidance within the NPPF.

6. No part of the development shall be commenced until a non-native species removal and disposal method statement has been submitted and agreed in writing the local planning authority. The details of which shall include details of the eradication and removal from the site all Himalayan Balsam.

REASON: To ensure that there is no risk of further spread of a non-native plant species and to ensure that there are no residue non-native plant species parts remaining. In accordance with Policies G1 and ENV13 of the Ribble Valley Districtwide Local Plan, Policy DMG1 of Regulation 22 Submission Draft Ribble Valley Core Strategy and Key Statement EN2, and guidance within the NPPF.

7. As advised within the submitted Phase I Survey, no part of the development shall be commenced until a preliminary Phase II intrusive site investigation is carried out to determine the status of contamination on site and to determine the geo-technical properties of the ground for foundation design. A remediation statement detailing the recommendations in remedial measures to be implemented within the site shall be submitted to the Local Planning Authority and the developer prior to the occupation of the site shall implement such remedial works. On completion of the remedial works the developer shall submit written confirmation in the form of a site completion report to the Local Planning Authority that all works were completed in accordance with the agreed remediation statement.

REASON: To prevent pollution of the environment in accordance with Policy G1 of the Ribble Valley Districtwide Local Plan, Policy DMG1 of Regulation 22 Submission Draft Ribble Valley Core Strategy and guidance within the NPPF.

8. The development hereby permitted shall not be commenced until details of the landscaping of the site has been submitted to and agreed in writing with the Local Planning Authority. The scheme shall indicate, as appropriate, the types and numbers of trees and shrubs that maximises native species and wildlife friendly species. The agreed landscaping scheme shall include a Lancashire hedgerow mix consisting of appropriate species mix and tree/shrub types.

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 that is removed, or dies, or is seriously damaged, or becomes seriously diseased, by a species of similar size to those originally planted.

REASON: To compensate for the loss of native traditional hedgerow and to enhance biodiversity and to assist in offsetting the loss of existing habitats. In accordance with Policies G1, ENV7 and ENV13 of the Ribble Valley Districtwide Local Plan, Policies DMG1 and DME3 of Regulation 22 Submission Draft Ribble Valley Core Strategy and Key Statements EN2 and EN4, and guidance within the NPPF.

9. Prior to commencement of any site works including delivery of building materials and excavations for foundations or services, all trees identified in the arboricultural/tree survey [T1 – T4 & G1 – G8 inclusive] shall be protected in accordance with the BS5837 2012 [Trees in Relation to Design, demolition & Construction]. These details shall be agreed in writing and implemented in full under the supervision of a qualified arboriculturalist and in liaison with the Countryside/Tree Officer. 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/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 and considered to be of visual, historic or botanical value is afforded maximum physical protection from the potential adverse affects of development. In order to comply with planning policies G1 and ENV13 of the District Wide Local Plan, Policy DMG1 of Regulation 22 Submission Draft Ribble Valley Core Strategy and Key Statement EN2, and guidance within the NPPF. To ensure that trees of visual amenity value are protected against adverse affects of the development.

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, Policy DMG1 of Regulation 22 Submission Draft Ribble Valley Core Strategy and guidance within the NPPF.

11. If any tree felling or hedgerow removal is carried out during the bird -breeding season [March - August inclusive] 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.

12. 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 individual identified on the submitted plan before the development is first brought into use, unless otherwise agreed in writing by the local planning authority.

REASON: To 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 and to ensure that bird and bat species are protected and their habitat enhanced, in accordance with the Wildlife & Countryside Act 1981 as amended, the Conservation [Natural Habitats & c.] Regulations 1994 and District Wide Local Plan.

13. Access to the car parking areas shall remain ungated in perpetuity.

REASON: To permit vehicles to pull clear of the carriageway of Church Raikie when entering the site in the interests of highway safety. In accordance with

Policies G1 and T1 of the Ribble Valley Districtwide Local Plan, Policies DMG1 and DMG3 of Regulation 22 Submission Draft Ribble Valley Core Strategy, and guidance within the NPPF.

14. The parking and manoeuvring areas shall be laid out in accordance with Drawing 09-1441-P05 Revision A and shall be available for use before the development is brought into use.

REASON: To provide adequate car parking facilities for the development in the interests of highway safety. In accordance with Policies G1 and T7 of the Ribble Valley Districtwide Local Plan, Policies DMG1 and DMG3 of Regulation 22 Submission Draft Ribble Valley Core Strategy, and guidance within the NPPF.

15. Before the two access points are used for vehicular purposes, the proposed access and car parking areas detailed on Drawing 09-1441-P05 Revision A shall be appropriately paved in tarmacadam, concrete, block pavements, or other approved materials.

REASON: To prevent loose surface material from being carried onto the public highway thus causing a potential source of danger to other road users. In accordance with Policies G1 and T1 of the Ribble Valley Districtwide Local Plan, Policies DMG1 and DMG3 of Regulation 22 Submission Draft Ribble Valley Core Strategy, and guidance within the NPPF.

16. The existing hedge on the highway frontage of the site to Church Raiké shall be removed and may be replanted not less than 2 metres back from the edge of the carriageway of Church Raiké.

REASON: To ensure adequate visibility for the drivers of vehicles entering and leaving the site. In accordance with Policies G1 and T1 of the Ribble Valley Districtwide Local Plan, Policies DMG1 and DMG3 of Regulation 22 Submission Draft Ribble Valley Core Strategy, and guidance within the NPPF.

17. A 2 metre wide footway shall be provided along the entire frontage of the site to Church Raiké.

REASON: To provide adequate facilities for pedestrians and to ensure adequate visibility at the site access points. In accordance with Policies G1 and T1 of the Ribble Valley Districtwide Local Plan, Policies DMG1 and DMG3 of Regulation 22 Submission Draft Ribble Valley Core Strategy, and guidance within the NPPF.

18. No part of the development shall commence until a scheme for the relocation or replacement of the three existing lighting columns that are presently situated on the site frontage has been submitted to, and approved by, the Local Planning Authority in consultation with the Highway Authority.

REASON: To ensure that street lighting levels are maintained in the interests of highway safety. In accordance with Policies G1 and T1 of the Ribble Valley

Districtwide Local Plan, Policies DMG1 and DMG3 of Regulation 22 Submission Draft Ribble Valley Core Strategy, and guidance within the NPPF.

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.

Restrictions within the document United Utilities North West Guideline Reference No. 90048 Issue 1.2 October 2007 Distribution Manual 'Standard Conditions for Works Adjacent to Pipelines' shall be adhered to during the development.

Should this planning application be approved, the applicant should contact our Service Enquiries on 08457462200 regarding connection to the water mains/public sewers.

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.

This site must be drained on a separate system, with only foul drainage connected into the foul sewer. Surface water should be discharged 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 UU may require the flow to be attenuated to a maximum discharge rate determined by UU.

There shall be no burning of materials on site.

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

(Mr Pye spoke in favour of this application).

4. APPLICATION NO: 3/2012/0729/P (GRID REF: SD 387147 450852)
PROPOSED CHANGE OF USE FROM PUBLIC HOUSE, BIKE HIRE AND DWELLING TO HOTEL, BIKE HIRE AND DWELLING AT DOG AND PARTRIDGE, TOSSIDE, LANCASHIRE, BD23 4SQ.

REFUSED for the following reason:

1. The proposed development is contrary to Policies G1, G4 (c), ENV1, H15 (iv) and RT1 (i) of the Districtwide Local Plan, the Council's adopted Supplementary Planning Guidance Note Retention of Public Houses in Rural Areas, Policies DMG1, DMG2, DMH3, DMH4 and DMB3 and Key Statements EN2 and EC3 of the Core Strategy 2008/2028 Regulation 22 Submission Draft, and guidance within paragraph 28 of the NPPF. If approved, the development would lead to the loss of a valuable community facility, without sufficient justification, which would be to the detriment of the rural economy and vitality of the area, and would impact on the provision of suitable tourist facilities within this particular area of the Forest of Bowland AONB.

(Councillor J White returned to the meeting).

571 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:

572 APPLICATIONS APPROVED

<u>Plan No:</u>	<u>Proposal:</u>	<u>Location:</u>
3/2012/0157/P	Multi-purpose agricultural building and access track constructed of compacted hardcore to be grassed over at land adjacent	Hothersall Lane Hothersall
3/2012/0425/P	Covered midden for farmyard manure	Burholme Farm Whitewell, Clitheroe
3/2012/0692/P	Application to discharge condition 27 (provision of pedestrian/cycle link) of planning permission 3/2010/0719/P	land off Henthorn Road Clitheroe
3/2012/0715/P	Demolition of the existing building and replacement with a new dwelling and adjoining annex, with a change of use of agricultural land to form extended curtilage	Elswick Farm Mellor Brow Mellor
3/2012/0761/P	Construct a ramp for access for people with mobility problems	Salem Congregational Chapel, Martin Top Rimington
3/2012/0768/P	Application to discharge condition No 3 (materials) of planning permission 3/2012/0280/P	Moss Hall Farm Chipping
3/2012/0821/P	Erection of stable block on land adjacent	Nook House Farm Clayton-le-Dale

<u>Plan No:</u>	<u>Proposal:</u>	<u>Location:</u>
3/2012/0828/P	External redecoration. New signage scheme. Internal alterations including replacement lobby; removal of asbestos containing artex to the existing lounge bar area ceiling and re-skimmed and painted, with new timber beam applied; new T&G wall panelling, to all walls within the proposed dining and snug area; fixed seating to the proposed dining and snug area. New areas of flooring which include timber, stone, rugs and ceramic tiles. General redecoration throughout	Bayley Arms Hotel Avenue Road Hurst Green
3/2012/0874/P	Proposed erection of a dwelling on land adjacent	St Leonards Vicarage 11 Whalley Road Billington
3/2012/0878/P	Proposed lean-to extension to the side of West Bradford Village Hall to facilitate extended Lounge Bar and Kitchen	West Bradford Village Hall Grindleton Road West Bradford
3/2012/0886/P	New goat housing for young stock, phase 2 of a two-phase plan	Pasture House Farm West Marton
3/2012/0887/P	Proposed removal of chimney stack to rear 'outshut' roof	50 King Street Clitheroe
3/2012/0892/P	Retrospective application to take down the original garage and erect new garage	Croft Cottage (rear of Ribblesdale House) Main Street, Gisburn
3/2012/0893/P	Phase 1 of a two-phase new covered muck store	Yew Tree Farm Chipping Road Chaigley
3/2012/0894/P	Phase 2 of a two-phase new covered muck store	Yew Tree Farm Chipping Road Chaigley
3/2012/0896/P	Proposed single storey rear and side extension replacing existing conservatory	1 Hollowhead Close Wilpshire
3/2012/0903/P	Application for the discharge of condition 1 (Time Condition), condition 2 (Gable Windows) and condition 3 (Slab Levels) of planning permission 3/2012/0392/P	Montgomerie Gardens land off Woone Lane Clitheroe
3/2012/0905/P	Proposed erection of a detached garage and installation of permeable hardstanding	41 Whalley Road Langho

<u>Plan No:</u>	<u>Proposal:</u>	<u>Location:</u>
3/2012/0908/P	Proposed rear and side extension. Proposed roof lift (1.2m) to provide room in the roof space (Re-submission)	3 Arley Rise Mellor
3/2012/0911/P	Proposed two-storey extension to rear of existing house and detached single garage to rear garden area (Re-submission)	Houghton Fm Cottage Osbaldeston Lane Osbaldeston
3/2012/0912/P	Application to remove condition no. 2 of planning permission 3/2004/1184/P, to allow the annex to be used as an independent dwelling	Green End Sawley Road Grindleton
3/2012/0915/P	Proposed change of use of restaurant from Class A3 (Restaurants and Cafes) to Class C3 (Dwelling Houses)	Cottage Restaurant Main Street Gisburn
3/2012/0918/P	Proposed single storey side extension as a garden room and one and a half storey oak frame extension at rear to provide covered parking and work from home office. Replacement of all existing uPVC windows and doors with painted timber. Work to form part of scheme to reinstate property following severe flood damage	Cross House Broad Lane Whalley
3/2012/0919/P	Change of use of land to storage of caravans with maintenance and servicing of caravans	The Garden Village Ltd Hawkshaw Farm Longsight Road Clayton-le-Dale
3/2012/0922/P	Application to remove condition 3 (occupancy period) of planning permission 3/2008/0410/P to allow the holiday accommodation to be used as a permanent residential dwelling	The Saddle Room Cross Lane Waddington
3/2012/0928/P	Proposed detached garage	3 Laneside Sabden
3/2012/0929/P	Raise height of part of the existing roof, new dormer window to front elevation and new porch	Broad Lea Ribchester Road Clayton-le-Dale
3/2012/0931/P	Replacement garage	17 Humber Street Longridge
3/2012/0932/P	Replacement detached garage to rear of property	27 Limefield Avenue Whalley

<u>Plan No:</u>	<u>Proposal:</u>	<u>Location:</u>
3/2012/0934/P	10KWp Solar Photovoltaic free-standing installation	Ribblesdale Hall Annexe Sawley Road, Chatburn
3/2012/0939/P	New chimney stack	29 Redwood Drive Longridge
3/2012/0949/P	Single storey rear extension to existing restaurant and new staff access door	The Manse Church Street Longridge
3/2012/0950/P	Replacement sign and installation of uplighters on both faces. Sign will be affixed to the ground on a black monopole and stand 2.4m high	The Manse Church Street Longridge
3/2012/0955/P	Formation of two bed flat over Tony's Chippy including erection of external rear staircase and insertion of 1 no. rooflight to front and 1 no. rooflight to rear	Tony's Chippy 23 Market Place Longridge
3/2012/0960/P	Conversion of barn/shippon to form extension to existing farmhouse	Lower Warble Hey Fm Barker Lane, Mellor
3/2012/0965/P	Two storey extension and internal alterations. Resubmission of application 3/2012/0063/P	74 Salthill Road Clitheroe
3/2012/0968/P	Extension of existing agricultural storage barn	Winckley Piggeries Stonyhurst, Clitheroe
3/2012/0969/P	Proposed demolition of existing stables and the erection of stone clad garden tools and implements store/garage	Hodgson Barn Slaidburn Road Waddington
3/2012/0971/P	Part-retrospective application for pitched roof first floor rear extension	45 Whalley Road Sabden
3/2012/0973/P & 3/2012/0974/P	Strip out tenant fixtures and fittings. General repairs to fabric. Cutting back defective render to front elevation and re-render including shop front stall riser to wood float finish decoration. Replace shop front vestibule tiles to match existing. Remove third party signage. Renew electrical installation. Form new softwood painted plasters to shop front. Make good hardwood plaster heads. Upgrade fire protection to ground floor walls and ceiling	4 Castle Street Clitheroe

<u>Plan No:</u>	<u>Proposal:</u>	<u>Location:</u>
3/2012/0975/P	Proposed loft conversion with front and rear dormer, single storey rear extension	69 Preston Road Longridge
3/2012/0985/P (Retrospective application: LBC)	Removal of two redundant extract flues together with their supporting steelwork and cable stays	HJ Berry & Sons Kirkmill Chipping
3/2012/0997/P	Proposed construction of single storey side extension to provide improved living and bedroom space	Slimrow House Newton
3/2012/0998/P	Proposed conversion of the garage/games room into dwelling	Ashgrove Barn 1 Shawbridge Street Clitheroe
3/2012/0999/P	Proposed conversion of the garage/games room into dwelling	Ashgrove Barn 1 Shawbridge Street Clitheroe
3/2012/1006/P	Replacement sectional concrete garage	6 Fort Avenue Ribchester
3/2012/1009/P	Proposed two storey side extension over existing garage and utility room	1 Hazel Grove Longridge
3/2012/1017/P	Sub-division of the existing two storey flat to form 2 no single self contained flats	The Manse Church Street Longridge
3/2012/1054/P	Application for a non material amendment to planning permission 3/2010/0929/P to (1) resite the house on plot 1, (2) realign the road at the entrance to the site to avoid moving an existing gas box, (3) provide access to the rear of 40 and 42 Henthorn Road, and (4) provide access to the rear of 32 Siddows Avenue	land accessed between 36/38 Henthorn Road Clitheroe
3/2012/1063/P	Application for discharge of condition 6 (bat survey) and condition 7 (bird survey) of planning permission 3/2011/1064/P at land to the rear	59 to 97 Woone Lane Clitheroe

APPLICATIONS REFUSED

<u>Plan No:</u>	<u>Proposal:</u>	<u>Location:</u>	<u>Reasons for Refusal</u>
3/2012/0704/P	Internal and external alterations to form additional accommodation in the roof	Unit 4 The Shippon Elswick Farm Mellor Brow Mellor	Policies G1, H17, DMG1 and DMH4 – An excessive number of rooflights to the detriment of the appearance and character of the building
3/2012/0873/P	A retrospective application for a concrete base and a new application for the installation of a paper recycle skip adjacent to an unadopted road/lane to the rear of Alston Lane RC Primary School	Alston Lane RC Primary School Preston Road Longridge	Policies G1, ENV3, DMG1 and DME2 – Incongruous and over prominent feature to the detriment of visual amenity.
3/2012/0875/P	Application for one internally illuminated plastic fascia sign	Chatburn Post Office 1-3 Bridge Road Chatburn	G1 & ENV16 of DWLP, DMG1 & DME4 of Reg.22 Draft CS & NPPF – unsympathetic and incongruous feature harmful to visual amenity and the character, appearance and significance of Chatburn Conservation Area.
3/2012/0899/P	Dismantle and remove the existing timber workshop. Redevelopment of the site with a two-bedroom bungalow	6 Stoneygate Lane Knowle Green	G1, G5, ENV3, H2, H20 and H21 of DWLP, DMG1, DME2, DME3 and DMH1 of the Regulation 22 Submission Draft Core Strategy, and Paragraph 55 of

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<u>Plan No:</u>	<u>Proposal:</u>	<u>Location:</u>	<u>Reasons for Refusal</u>
			the NPPF isolated home without meeting any of the special circumstance criteria listed. Also divorced from existing built form to the detriment of visual amenity.
3/2012/0901/P	Two storey extension	Tenement Farm Thornley	G1, ENV1, H10, SPG (DWLP)/DMG1. DME2, DME3 and DMH5 (Reg 22 Submission Draft C.S.) and Section 11 of DWLP – incongruous
3/2012/0914/P (PA) & 3/2012/0927/P (LBC)	Erection of reception classroom	St Mary's RC Primary School Longsight Road Osbaldeston	Harmful impact upon the settings and significance of the listed school and church. ENV19, G1(a) and G6.
3/2012/0947/P	Two storey extension to the rear	23 Pendle Street West Sabden	Contrary to policies; G1 and H10 of DWLP and policy DMG1 of the Draft Core Strategy.
3/2012/0959/P	Wooden shed and polytunnel	land off Higher Lane Simonstone Trapp	G1, G5, ENV3, DMG1, DMG2 and DME2 – Building not justified on agricultural grounds, therefore unnecessarily detrimental to the visual amenities of the locality.

<u>Plan No:</u>	<u>Proposal:</u>	<u>Location:</u>	<u>Reasons for Refusal</u>
3/2012/0970/P	Proposed insertion of two new windows in the gable end wall where no windows currently exist	4 Park Mews Gisburn	The proposed works are considered contrary to Policies G1, ENV16, DMG1 and DME4.
3/2012/0972/P	Proposed replacement of agricultural building with 4 no. holiday cottages and new package treatment plant	Shays Farm Tosside Skipton	Contrary to Policies G1, G5, RT1 and ENV1 of the Local Plan, Reg 22 Submission Core Strategy Policies DMG1, DMG2, DME2, DMH3 and DMB3 and Key Statements EN2 and EC3; and guidance within the NPPF. Unsustainable development, tantamount to the creation of four new dwellings within open countryside without sufficient justification, and the intensification of the development; and it's scale, siting, material and design, would be to the visual detriment of the character and appearance of the AONB.
3/2012/0995/P	Advertisement consent application for three illuminated hanging banner signs advertising Carter Leisure Club and the Cricket Bowling	Clitheroe Cricket Club/ Carter Leisure Chatburn Road Clitheroe	Policy G1 – (Development Control) of the Local Plan. Policy DMG1 – (General Considerations) of the Core Strategy

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<u>Plan No:</u>	<u>Proposal:</u>	<u>Location:</u>	<u>Reasons for Refusal</u>
Cont'd	and Tennis Club		Regulation 22 Submission Draft.

574 CERTIFICATE OF LAWFULNESS FOR A PROPOSED USE OR DEVELOPMENT

<u>Plan No:</u>	<u>Proposal:</u>	<u>Location:</u>
3/2012/0115/P	Application for a Lawful Development Certificate for an existing use in breach of an agricultural occupancy condition (condition no 3 of planning permission 3/1982/0046/P)	Dewhurst Farm Longsight Road Langho
3/2012/0902/P	Application for a Lawful Development Certificate for a proposed new roof dormer to the rear of the property with a roof light to the front elevation	8 Salthill Road Clitheroe
3/2012/0904/P	Application for a Lawful Development Certificate for a proposed loft conversion with 2no. conservation type roof lights to the rear elevation	67 Church Street Ribchester
3/2012/0935/P	Application for Lawful Development Certificate in respect of the proposed erection of timber stables	New Chapel House Farm Commons Lane
3/2012/0948/P	Application for Lawful Development Certificate in respect of a proposed extension	5 Main Street Bolton by Bowland
3/2012/0956/P	Application for Lawful Development Certificate in respect of a proposed extension	67 Park Avenue Clitheroe

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

<u>Plan No:</u>	<u>Proposal:</u>	<u>Location:</u>
3/2012/0994/P	Application for a Lawful Development Certificate for proposed internal alterations and provision of 2no. dormers to the existing roof. Proposed change to door and window positions and addition of small porch frontage	Valle Vista Barker Lane Mellor

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APPLICATIONS WITHDRAWN

<u>Plan No:</u>	<u>Proposal:</u>	<u>Location:</u>
3/2011/0835/P	Remedial works to gable wall coping stones	English Martyr's Presbytery The Sands, Whalley
3/2012/0593/P	Demolition of external garage and store and construction of two residents at properties	54 Whalley Road Sabden
3/2012/0906/P	Single storey side extension	4 Commons Lane Balderstone
3/2012/1016/P	Proposed sub division of existing two storey flat to form 2 nd single storey self contained flats (LBC)	The Manse Church Street Longridge

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SECTION 106 APPLICATIONS

<u>Plan No</u>	<u>Location</u>	<u>Date to Committee</u>	<u>Number of Dwellings</u>	<u>Progress</u>
3/2010/0078	Old Manchester Offices Whalley New Road Billington	20/5/10	18	With agent and applicants solicitor
3/2012/0065	Land off Dale View Billington	24/5/12	12	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
3/2012/0420	Land North & West of Littlemoor Clitheroe	8/11/12	49	With Planning
3/2012/0617	Land off Clitheroe Road Barrow	8/11/12	7	With applicants solicitor
3/2012/0623	Land at 23-25 Old Row Barrow	8/11/12	23	With applicants solicitor
3/2012/0179	Land at Accrington Road Whalley	6/12/12	77	With Planning
3/2012/0738	Dale View Billington	6/12/12	10	With Planning
3/2012/0785	Clitheroe Hospital Chatburn Road, Clitheroe	6/12/12	57	With Planning

<u>Plan No</u>	<u>Location</u>	<u>Date to Committee</u>	<u>Number of Dwellings</u>	<u>Progress</u>
3/2011/0649	Calder Vale Park Simonstone	15/3/12		Subject to departure procedures Lancashire County Council to draft Section 106 Deed of Variation With applicants solicitors
3/2012/0455	Shireburn Caravan Park Edisford Road Waddington	7/8/12		

578 APPEALS UPDATE

<u>Application No:</u>	<u>Date Received:</u>	<u>Applicant/Proposal/Site:</u>	<u>Type of Appeal:</u>	<u>Date of Inquiry/Hearing:</u>	<u>Progress:</u>
3/2011/0300 O	17.1.12	Mr & Mrs Myerscough Outline application for the erection of a country house hotel and spa Land adjacent to Dudland Croft Gisburn Road Sawley	-	New hearing date to be agreed	
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, date 12.03.13	
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	-		APPEAL ALLOWED

<u>Application No:</u>	<u>Date Received:</u>	<u>Applicant/Proposal/Site:</u>	<u>Type of Appeal:</u>	<u>Date of Inquiry/Hearing:</u>	<u>Progress:</u>
3/2012/0390 O	28.8.12	Mr Julian Hindle, Haydock Developments Ltd Proposed erection of a dwelling Land between 52 & 54 Knowsley Road Wilpshire	WR	—	AWAITING DECISION
3/2011/0892 O	6.9.12	The Huntroyde Estate Proposed residential development Land off Milton Avenue Clitheroe	—		AWAITING DECISION
3/2012/0259 D	25.9.12	Mr A Ball Proposed new vehicle/pedestrian access to site Seven Acre Cottage Forty Acre Lane Longridge	WR	—	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	—	APPEAL ALLOWED
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	—	Awaiting site visit
3/2012/0499 D	2.11.12	Miss Jilly Farthing Single storey side extension to dwelling The Granary at Bulcocks Farm Pendleton	Householder appeal	—	Notification letter sent 6.11.12 Questionnaire sent 9.11.12
3/2012/0096 D	14.11.12	Mr & Mrs D Hancox Proposed dwelling with garages, garden and landscaping Kemple Barn Whalley Road Clitheroe	WR	—	Notification letter and questionnaire sent 23.11.12 Statement to be sent by 25.12.12

<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>
3/2011/1032 D	19.11.12	Mr Peter Street Proposed 'Log Cabin' style holiday lodges Whins Lodge Whalley Old Road Langho	WR	-	Notification letter sent by 27.11.12 Questionnaire sent 28.11.12 Statement to be sent by 28.12.12
3/2011/0991 C	06/12/12	Sunderland Peacock & Associates, land rear of Hazelmere, Pimlico Road, Clitheroe	WR	-	Notification letter and questionnaire sent 11.12.12 Statement due 6.2.12
3/2012/0477 D	06/12/12	Heywood Butchers The Abattoir, Clerk Hill Road, Whalley	WR	-	Notification letter sent 10.12.12 Questionnaire sent 13.12.12 Statement due 17.1.12
3/2012/0831 D	13/12/12	Mr J Harding and Ms C Britcliffe 29 Moor Lane, Clitheroe	WR	-	Notification letter and questionnaire sent 17.12.12 Statement due 14.2.12
3/2012/0637 Undetermined		Mr Andrew Taylor, David Wilson Homes, land to the south of Mitton Road, Whalley	Inquiry		Awaiting confirmation of receipt from PI
3/2012/0842 D		Paddy Power plc, Whiteside Bakery, 10 Market Place, Clitheroe			Awaiting confirmation of receipt from PI

(Councillor J Holgate declared an interest in the next item and left the meeting)

579 NON DETERMINATION APPEAL IN RELATION TO AN APPLICATION FOR THE ERECTION OF 116 3, 3, 4 AND 5 BEDROOMED DWELLINGS AND 21, 1 BEDROOM BUNGALOWS TOGETHER WITH ASSOCIATED LANDSCAPING, OPEN SPACE, DRAINAGE INFRASTRUCTURE, CAR PARKING AND ACCESS ROADS ON LAND AT MITTON ROAD, WHALLEY

The Head of Planning Services referred to late items relating to this application. This application had been made valid on 20 July 2012 and its 13 weeks statutory determination period ended on 19 October 2012. No formal decision had yet been made in relation to the application and the Head of Planning Services gave

detailed explanations for why this determination had not yet been made. The applicant had subsequently submitted an appeal in relation to this particular matter and had sought to appeal against the non determination. That appeal had been received on 5 December 2012 and on receipt no further work could be undertaken in relation to dealing with the planning application. The Planning Inspectorate had contacted the Council on 14 December 2012 seeking the Council's view on the most suitable procedure to following in relation to the appeal.

The appellant had requested that the appeal be considered at a public Inquiry and the main point at issue was whether that inquiry should be over 4 days or over a longer period of 7 days. The Head of Planning Services expressed the opinion that the public inquiry procedure was the most appropriate for the application but questioned the number of sitting days for the applicants/appellant.

Once the Inspectorate had decided upon the procedure and provided a start date, all those persons who were notified or consulted about the applications or any other interested persons who had made representations regarding the application would be notified of the appeal.

The Head of Planning Services reminded Members in cases for non determination, it was important to gauge the views of this Committee in order that Committee Members are satisfied with the officer report and are in agreement with the contents and conclusions.

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

1. The proposed development by virtue of its scale and location outside the defined settlement boundary of Whalley is considered to represent an urban extension into the open countryside which would change the character of this area of countryside to the detriment of the visual amenities of the area. It is thus contrary to Policies G1 and ENV3 of the Ribble Valley Districtwide Local Plan, Policies DMG1, EN2 and DME2 of the Regulation 22 Submission Draft Core Strategy and the provisions of the National Planning Policy Framework in respect of visual amenity considerations.
2. The proposal will be unduly harmful to the character, appearance and significance of Whalley Conservation Area, its setting and views into and out of the Conservation Area. This is contrary to Policy ENV16 of the Ribble Valley Districtwide Local Plan, Policy DME4 of the Ribble Valley Regulation 22 Submission Draft Core Strategy and Paragraph 17 (conserve heritage assets in a manner appropriate to their significance) and Paragraph 131 (development sustaining and enhancing the significance of heritage assets and positively contributing to local character and distinctiveness) of the National Planning Policy Framework.

3. The proposal will be unduly harmful to the setting and significance of listed buildings, including Whalley Viaduct (Grade II), Whalley Abbey (Grade I) and Whalley Abbey North-West Gateway (Grade I). This is contrary to Policy ENV19 of the Ribble Valley Districtwide Local Plan, Policy DME4 of the Ribble Valley Regulation 22 Submission Draft Core Strategy and Paragraph 17 (conserve heritage assets in a manner appropriate to their significance) and Paragraph 131 (development sustaining and enhancing the significance of heritage assets and positively contributing to local character and distinctiveness) of the National Planning Policy Framework.

(Mr Walker spoke against the application)

RESOLVED: That Committee would have been Minded to Refuse the application for the above reasons.

(Councillor J Holgate returned to the meeting).

580 REVISED CAPITAL PROGRAMME 2012/2013

The Director of Resources sought Committee's approval to the revised capital programme for the current financial year for this Committee. She reported that there was only one scheme for this Committee, which was to provide a replacement plotter scanner. The revised programme totalled £11,900.

RESOLVED: That Committee approve the revised capital programme for 2012/2013 as set out above.

581 PROPOSED CAPITAL PROGRAMME 2013/2016

Members were asked to approve the proposed future three year capital programme (2013/2014 to 2015/2016) for this Committee.

The Director of Resources' report reviewed the draft programme of schemes to be carried out in the following three years based on the bids that had been received from Heads of Service. Heads of Service had been asked to review the current programme and submit any new scheme bids for consideration. This Committee had two schemes in its capital programme for 2013 to 2016 which were:

MVM software - £16,000.

Community Infrastructure Levy (CIL) consultancy work - £100,000.

The Head of Planning Services asked Committee to approve the MVM software scheme also bring it forward into the current financial year 2012/2013 so that the product could be purchased as soon as possible to help the planning section in processing applications.

RESOLVED: That it be recommended to Policy and Finance Committee the future three year capital programme for this Committee's services with the amendment that the

MVM software item costing £16,000 be brought forward from 2014/2015 to 2012/2013.

582 REVISED REVENUE BUDGET 2012/2013

The Director of Resources asked Committee to agree a revised revenue budget for 2012/2013 for consideration at Special Policy and Finance Committee. She reminded Members that following the grant settlement in December 2011, the revised budget forecast estimated the amount of savings needed for 2012/2013 was £635,000 which was fully achieved from the service review savings identified.

The budget was prepared for the current financial year after allowing for the service review savings package. The 2012/2013 budget included provision for price increases of 2.5% but no allowance was made for pay increases.

The revised budget was £30,300 higher than the original estimate. This had decreased to £59,910 lower than the original estimate after allowing for transfers to and from earmarked reserves.

The Director of Resources pointed out the difference between the revised and restated original estimates which was an estimated decrease in net spending of £59,910 after allowing for transfers. The main reasons were given as follows:

- increase in planning consultants costs of £37,000
- increase in planning application fee income of £120,000
- reduced income from building regulation fees of £42,000 offset by a contribution of £32,000 from earmarked reserves
- increase in support costs of £47,000 largely due to an increase in support from legal services and their involvement with planning appeals.

RESOLVED: That Committee approve the revised budget for 2012/2013 and submit this to the Special Policy and Finance Committee subject to any further consideration by the Budget Working Group.

583 ORIGINAL REVENUE ESTIMATES 2013/2014

Committee were asked to agree the draft revenue budget for 2013/2014 which would then be considered by Special Policy and Finance Committee in February.

The Director of Resources reported on the government's provisional grant settlement which had headline figures of a reduction in spending of 1.3% with a further reduction in 3.2% in the following year. However, she commented that if we compare the 2012/2013 grant settlement with the announcement of 2013/2014 and 2014/2015 on a like for like basis, the tax reduction in our grants was £288,000 for next year and a further £377,000 in 2014/2015. The Budget Working Group would be meeting over the coming weeks to examine the overall budget position with an ultimate recommendation being made to Special Policy and Finance on 12 February. The Director of Resources then explained some significant differences in the budget mainly in relation to staffing levels in forward

planning and building control and reported that the costs were set to increase by £47,000.

RESOLVED: That Committee agree the revenue budget for 2013/2014 and submit this to Special Policy and Finance Committee subject to any further consideration by the Budget Working Group.

584 HOUSING LAND AVAILABILITY

The Head of Regeneration and Housing advised Committee of the need to amend elements of the method by which the five year housing land supply was calculated in view of guidance in the National Planning Policy Framework and the recent appeal decision in relation to site 2 at Barrow Business Village.

He reminded Committee of the Council's agreed approach to calculating the housing land supply against the five year requirement. However, it had included a 10% allowance for slippage which was a recognition that not all sites would come forward or deliver the number of dwellings stated.

As Members would recall, the Council had only recently moved to a position where housing land supply under the agreed methodology had attained a five year supply. A recent appeal in relation to site 2 at Barrow Business Village was the first that tested the Council's methodology. The following points had been highlighted in the appeal decision which the Inspector considered, whether all sites could be considered deliverable and even if the 10% allowance for slippage could take the place of specific analysis of the deliverability of sites in relation to those two sites, the number of dwellings equated to more than 10%.

Subsequent housing land reports would need to include an individual assessment of deliverability of specific sites which have planning permission rather than including the general 10% allowance for slippage.

Surveys would continue to be undertaken on a quarterly basis to monitor the situation and further appeal decisions may also inform the process.

RESOLVED: That the report be noted.

585 MINUTES OF CORE STRATEGY WORKING GROUP

Members received the minutes of the Core Strategy Working Group held on 13 December 2012 which set out the terms of reference for the group, agreed reporting procedures, the current LDF framework and discuss the Inspector's concerns about our Core Strategy and the current position and also looked at timescale, staffing and resources. Members welcomed the update.

RESOLVED: That the report be noted.

586 PLANNING APPEAL AT WHALLEY ROAD, BILLINGTON

Committee were advised of an application for costs following the allowed planning appeal at Whalley Road, Billington.

The Head of Planning Services commented that the actual submitted costs was excessive having regard to the fact that certain elements of the work would have been required in relation to the planning application irrespective of the appeal. On this basis, he advised Members that he had requested further consideration as to the amount of costs but it was apparent that the Council would have to pay a significant proportion of the costs being claimed which were £20,000.

RESOLVED: That the report be noted.

587 PLANNING APPEAL

3/2012/0499/P – The Granary at Bulcocks Farm, Pendleton, Clitheroe – appeal dismissed.

The meeting closed at 7.46pm.

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