

## Minutes of Planning and Development Committee

Meeting Date: Thursday, 11 April 2013 starting at 6.30pm  
Present: Councillor T Hill (Chairman)

Councillors:

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

In attendance: Head of Planning Services and Head of Legal and Democratic Services.

Also in attendance: Councillors R Bennett, J Hill, K Hind, A Knox and M Robinson.

### 781 APOLOGIES

There were no apologies for absence from the meeting.

### 782 MINUTES

The minutes of the meeting held on 14 March 2013 were approved as a correct record and signed by the Chairman.

### 783 DECLARATIONS OF INTEREST

Councillors S Carefoot and J White declared an interest in respect of planning application 3/2013/0088/P – proposed new dwelling on land adjacent to 26 Dilworth Lane, Longridge.

### 784 PUBLIC PARTICIPATION

There was no public participation.

### 785 PLANNING APPLICATIONS

1. APPLICATION NO: 3/2013/0079/P (GRID REF: SD 377471 437245)  
APPLICATION TO CHANGE CONDITION NO. 3 OF PLANNING APPLICATION 3/2010/0113/P TO INCORPORATE REVISED DRAWINGS SHOWING TREE REFERENCE T21 REMOVED AND CONDITION NO. 10 (3/2010/0113/P) TO BE CHANGED TO INCORPORATE REVISED PROPOSALS FOR SYCAMORE TREE REFERENCE T21 TO BE REMOVED. LAND ADJACENT TO WHALLEY ROAD, SABDEN

GRANTED to allow the variation of Condition no's 3 and 10 of 3/2010/0113/P to read:

3. The permission shall relate to the development as shown on Plan Drawing No's 8056(0)03 Rev. F, 8056(0)04 Rev. F, 8056(0)06 Rev. D1, 8056(0)20 Rev. G1, 8056(0)23, 8056(0)24, 8056(0)25 Rev. C1 and 412A -12A.

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

10. Prior to the commencement of any site works, an Arboricultural Method Statement and Tree Protection Plan and Monitoring Procedure, including a time scale for site visits and remedial tree works, shall be supplied to and agreed in writing with the local planning authority. 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 and the landscape proposals plan 412A-12A shall be protected in accordance with the BS5837 [Trees in Relation to Construction] the details of which shall be agreed in writing and 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 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 without 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. Following the removal of the Sycamore tree identified T21 in the Tree survey for Arboricultural Constraints Plan dated 3 October 2009 (updated 26 November 2012), a suitable replacement/planting scheme shall be submitted to and approved in writing by the LPA. The tree(s) shall be planted in the first planting season prior to the completion of the development.

REASON: In order to ensure that any trees affected by development and considered to be of visual amenity, historic or botanical value are afforded maximum physical protection

(Councillors S Carefoot and J White declared an interest in the next item of business and left the meeting).

2. APPLICATION NO: 3/2013/0088/P (GRID REF: SD 360911 437381)  
PROPOSED NEW DWELLING ON LAND ADJACENT 26 DILWORTH LANE,  
LONGRIDGE, LANCASHIRE, PR3 3ST

(The Head of Planning Services commented on late observations which had been received from United Utilities stating they had no objections and also inserting a condition in relation to soakaways and drainage).

GRANTED subject to the following condition(s):

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

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

2. The permission shall relate to the development as shown on Plan Drawing No's 2599-001, 2599-002 and 2599-003.

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

3. Notwithstanding the submitted details on the plans, 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 Policy G1 of the Ribble Valley Districtwide Local Plan, Policy DMG1 of the Regulation 22 Submission Draft Ribble Valley Core Strategy and guidance within the NPPF.

4. The proposed garage shall not be used for any purpose (including any purpose ordinarily incidental to the enjoyment of the dwelling house as such) which would preclude its use for the parking of a private motor vehicle.

REASON: In the interests of visual amenity and to facilitate adequate vehicle parking and/or turning facilities to serve the dwelling in accordance with Policy G1 of the Ribble Valley Districtwide Local Plan and the adopted Supplementary Planning Guidance "Extensions and Alterations to Dwellings", and Policy DME1 of Regulation 22 Submission Draft Core Strategy and guidance to the NPPF.

5. Before the access is used for vehicular purposes, that part of the access extending from the highway boundary for a minimum distance of 5m into the site shall be appropriately paved in tarmacadam, concrete, block paviers, or other approved materials.

REASON: To comply with Policy G1 of the Ribble Valley Districtwide Local Plan and Policy DME1 of Regulation 22 Submission Draft Core Strategy and guidance in the NPPF. To prevent loose surface material from being carried

on to the public highway thus causing a potential source of danger to other road users.

6. Before the access is used for vehicular purposes, any gateposts erected at the access shall be positioned 5m behind the nearside edge of the carriageway and visibility splay fences or walls shall be erected from the gateposts to the existing highway boundary, such splays to be not less than 45° to the centre line of the access. The gates shall open away from the highway. Should the access remain ungated 45° splays shall be provided between the highway boundary and points on either side of the drive measured 5m back from the nearside edge of the carriageway.

REASON: To comply with Policy G1 of the Ribble Valley Districtwide Local Plan and Policy DME1 of Regulation 22 Submission Draft Core Strategy and guidance in the NPPF. To permit vehicles to pull clear of the carriageway when entering the site and to assist visibility.

7. Notwithstanding the trees highlighted to be removed, all other trees and hedgerows on the site shall remain so in perpetuity. Should the current and/or future development of the site necessitate their removal, the Local Planning Authority, prior to their removal, shall otherwise agree suitable replacements and landscape screening on the boundaries in writing.

REASON: In order to retain a suitable screen between the adjacent neighbouring properties, and in the interests of protecting residential amenity. In accordance with Policy G1 of the Ribble Valley Districtwide Local Plan, Policy DMG1 of the Regulation 22 Submission Draft Ribble Valley Core Strategy and guidance within the NPPF.

8. 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. For the avoidance of doubt, surface water must drain separately from the foul and no surface water will be permitted to discharge directly or indirectly into existing foul or combined sewerage systems. The development shall be completed, maintained and managed in accordance with the approved details.

REASON: To secure proper drainage and to reduce the risk of flooding. In accordance with Local Plan Policy G1, Policy DMG1 of the Regulation 22 Submission Draft Ribble Valley Core Strategy 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 and hedgerows to be retained shall be protected in accordance with the BS5837 2012 [Trees in Relation to Demolition, Design & 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 Council's Countryside/Tree Officer.

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 guidance within the NPPF. To ensure that trees of visual amenity value are protected against adverse affects of the development.

10. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order amending, revoking or re-enacting that Order) any future extensions and/or alterations to the dwelling including any development within the curtilage as defined in Schedule 2 Part 1 Classes A to H shall not be carried out without the formal written consent of the Local Planning Authority.

REASON: In the interests of the amenity of the area in accordance with Policy G1 of the Ribble Valley Districtwide Local Plan and Policy DME1 of Regulation 22 Submission Draft Core Strategy and guidance in the NPPF.

11. 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 building(s) shall not be altered by the insertion of any window or doorway without the formal written permission of the Local Planning Authority.

REASON: In order to safeguard nearby residential amenity in accordance with Policies G1 and H10 of the Ribble Valley Districtwide Local Plan, the adopted Supplementary Planning Guidance – “Extensions and Alterations to Dwellings” and Policy DME1 of Regulation 22 Submission Draft Core Strategy and guidance in the NPPF.

12. The dwelling hereby approved shall be constructed with its east facing elevation windows obscurely glazed, details of which shall be submitted to, and agreed in writing, by the Local Planning Authority before development commences; and also fitted with restrictors limiting the degree of opening of

each opening light to not more than 45°. Thereafter it shall be maintained in that condition in perpetuity to the satisfaction of the Local Planning Authority.

REASON: In order to protect nearby residential amenity in accordance with Policy G1 of the Ribble Valley Districtwide Local Plan and Policy DME1 of Regulation 22 Submission Draft Core Strategy and guidance in the NPPF.

#### INFORMATIVES

1. No building material or rubbish must find its way into the watercourse.
2. The foul drainage from the proposed development shall be discharged to a septic tank and soak away system which meets the requirements of British Standard BS6297:1983, there shall be no connection to any watercourse or land drainage system and no part of the soak away system is situated within 10m of any ditch or watercourse or within 50m of any well, borehole or spring.
3. The applicant should ensure that the land proposed for the soak away has adequate permeability in accordance with BS6297:1983.
4. This consent does not give approval to a connection being made to the County Council's highway drainage system.
5. Ribble Valley Borough Council imposes a charge to the developer to cover the administration, and delivery costs in providing wheeled bins to each household within a new build property or conversion. Details of current charges are available from the RVBC Contact Centre on 01200 425111.

(Mr Bamber spoke in favour of the above application. Mr Richards spoke against the above application. Councillor Hind was given permission to address the Committee).

(Councillors S Carefoot and J White returned to the meeting)

3. APPLICATION NO: 3/2013/0091/P (GRID REF: SD 377286 449547)  
PROPOSED EXTENDED CAR PARK AREA AT HOLDEN CLOUGH NURSERY,  
HOLDEN, BOLTON-BY-BOWLAND

GRANTED subject to the following condition(s):

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

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

2. This permission shall relate to the proposal as shown on drawing No 7007REVA.

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

3. Whilst indicative landscaping/screening is shown on the submitted plan, the development hereby permitted shall not be commenced until more precise 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 scheme shall include more precise details (ie number of plants, spacing and size on planting) of the screen planting along the western site boundary shown in illustrative form on drawing number 7007REVA.

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 visual amenity and the amenities of nearby residents and to comply with Policies G1 and ENV1 of the Ribble Valley Districtwide Local Plan and Policies DMG1 and DME2 of the Core Strategy 2008 – 2028 A Local Plan for Ribble Valley Regulation 22 Submission Draft.

4. Prior to the commencement of any development works including delivery of surfacing materials and any ground clearance/preparation works, all trees identified for retention in the landscaping scheme required by Condition No.3 of this permission shall be protected with a root protection area in accordance with the BS5837 [Trees in Relation to Construction]. Details of a tree protection monitoring schedule shall also be submitted to and agreed in writing by the Local Planning Authority before any site works are begun. The monitoring schedule shall then be implemented in accordance with the agreed details.

The root protection area shall remain in place until all works on the construction of the approved car park extension has been completed and all excess materials have been removed from site including soil/spoil and rubble. During the works no excavations or changes in ground levels shall take place and no 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 without prior written permission of the Local Planning Authority, which will only be granted when the Authority is satisfied that it is necessary, will be in accordance with

BS3998 for tree work and will be 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

#### NOTE

1. The applicant is advised that this planning permission does not authorise the display of any of the signs, the positions of which are indicated on submitted drawing number 7008. The applicant is therefore further advised that precise details of these signs (ie their size, content and means of illumination – if any) should be submitted to the Local Planning Authority prior to their display on site, so that the Local Planning Authority can advise whether all or any of the signs need to be the subject of a separate application for Advertisement Consent.

4. APPLICATION NO: 3/2012/1092/P (GRID REF: SD 373187 440761)  
OUTLINE APPLICATION FOR RESIDENTIAL DEVELOPMENT OF UP TO 140UNITS WITH PRIMARY ACCESS OFF HENTHORN ROAD WITH ALL OTHER MATTERS RESERVED. LAND OFF HENTHORN ROAD, CLITHEROE, LANCASHIRE.

(The Head of Planning Services reported that the Highways Authority had withdrawn their objection in relation to highway matters and in relation to air quality, the Environmental Health Officer had some reservations in relation to data submitted).

REFUSED for the following reason(s):

1. To grant outline permission at the present time, for a development of this scale on greenfield land outside the settlement boundary, would be prejudicial to the emerging policies in the Core Strategy as it would predetermine decisions about the scale and location of new development that should properly be made through the plan making process; when the effects of the proposed development on all relevant considerations (including highway safety) could be assessed in association with similar considerations regarding other potential greenfield development sites.

(Mr Smith spoke in favour of the above application. Councillor M Robinson spoke on behalf of Clitheroe Town Council against the proposal. Councillor A Knox was also given permission to speak on this item).



5. APPLICATION NO: 3/2012/1101/P (GRID REF: SD 377133435013)  
PROPOSED DEMOLITION OF THE EXISTING DWELLING AND REDEVELOPMENT OF THE SITE FOR RESIDENTIAL USE INCLUDING 16 HOMES AT THE WHINS, WHINS LANE, READ

(The Head of Planning Services commented in relation to education issues and a request for an alteration to a planning condition relating to sustainability code of the proposed building).

That the application be 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 in the terms outlined in the Section 106 Agreement sub-heading within this report and subject to the following conditions:

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

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

2. This permission shall relate to the proposal as shown on drawing No's 6388/P04D, P05E, P06B, P07A, P08B and P09B.

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

3. The new estate 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 before construction work commences and to comply with Policy G1 of the Ribble Valley Districtwide Local Plan and Policy DMG1 of the Core Strategy 2008 to 2028 Regulation 22 Submission Draft.

4. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 there shall not at any time in connection with the development hereby permitted be erected or planted or allowed to remain upon the land hereinafter 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 2.4m measured along the centre line of the proposed estate road from the continuation of the nearer edge of the carriageway of Whins Lane to points measured 43m in each direction along the nearer edge of the carriageway of Whins Lane, from the centre line of the access, and shall be constructed and maintained at footway/verge 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 street junction or site access and to comply with Policy G1 of the Ribble Valley Districtwide Local Plan and Policy DMG1 of the Core Strategy 2008 to 2028 Regulation 22 Submission Draft.

5. Before the construction work commences facilities shall be provided within the site by which means the wheels of vehicles may be cleaned before leaving the site.

REASON: To avoid the possibility of the public highway being affected by the deposit of mud and/or loose materials thus creating a potential hazard to road users and to comply with Policy G1 of the Ribble Valley Districtwide Local Plan and Policy DMG1 of the Core Strategy 2008 to 2028 Regulation 22 Submission Draft.

6. No part of the development shall be commenced until all the highway works to facilitate construction traffic access have been constructed in accordance with a scheme which shall be submitted to and approved by the Local Planning Authority in consultation with the Highway Authority.

REASON: To enable all construction traffic to enter and leave the premises in a safe manner without causing a hazard to other road users and to comply with Policy G1 of the Ribble Valley Districtwide Local Plan and Policy DMG1 of the Core Strategy 2008 to 2028 Regulation 22 Submission Draft.

7. No part of the development hereby approved shall be occupied or opened for trading until all the off-site highway works have been constructed in accordance with a scheme which shall be submitted to and approved by the Local Planning Authority in consultation with the Highway Authority.

REASON: In order that the traffic generated by the development does not exacerbate unsatisfactory highway conditions in advance of the completion of the highway scheme/works and to comply with Policy G1 of the Ribble Valley Districtwide Local Plan and Policy DMG1 of the Core Strategy 2008 to 2028 Regulation 22 Submission Draft.

8. Notwithstanding the submitted plans, all garage doors shall be located at least 5.5m back from the highway boundary at all times and the garages and driveways shall thereafter be kept clear and used only for the parking of private motor vehicles and bicycles.

REASON: to ensure satisfactory off street parking arrangements are preserved at all times and to comply with Policy G1 of the Ribble Valley Districtwide Local Plan and Policy DMG1 of the Core Strategy 2008 to 2028 Regulation 22 Submission Draft.

9. The development hereby permitted shall only be carried out in accordance with the approved Flood Risk and Drainage Assessment – The Whins, Read, (Ref 880302R1 [02] October 2012). The mitigation measures shall be fully implemented prior to occupation and/or in accordance with the timing/phasing

arrangements embodies within the scheme, or within any other period as may subsequently be agreed in writing by the Local Planning Authority.

REASON: To prevent and mitigate the risk of flooding both on and off site by ensuring the satisfactory storage/disposal of surface water from the site in accordance with the requirements of the National Planning Policy Framework.

10. No development shall take place until the surface water drainage scheme for the site (based on sustainable drainage principles and an assessment of the hydrological and hydrogeological context of the development) has been submitted to and approved in writing by the Local Planning Authority.

The drainage strategy shall demonstrate that the surface water un-off generated up to and including the 1:100 year plus climate change critical storm will not exceed the run-off from the developed site following the corresponding rainfall event. The drainage scheme shall subsequently be implemented in accordance with the approved details prior to the buildings being occupied.

REASON: To prevent and mitigate the risk of flooding both on and off site by ensuring the satisfactory storage/disposal of surface water from the site in accordance with the requirements of the National Planning Policy Framework.

11. The development shall be carried out in compliance with all the mitigation and tree protection measures detailed in the submitted Ecological Survey and Evaluation Report by Pennine Ecological dated October 2012 and the Arboricultural Impact Assessment by Bowland Tree Consultancy Ltd (BTC344 dated 31 October 2012).

REASON: In order to reduce the impact of the development on biodiversity, and protect those trees that are to be retained from the potential adverse effects of development, and to safeguard the natural habitats of those species of conservation concern, in accordance with Policies G1, ENV1 and ENV10 of the Ribble Valley Districtwide Local Plan and Policies DMG1 and EN2 of the Core Strategy 2008 to 2028 Regulation 22 Submission Draft.

12. The landscaping of the site and its future maintenance shall be carried out in compliance with submitted drawing No 310/02REVA and the five year landscape maintenance plan by Firewall Landscape Consultants Ltd dated November 2012 that was submitted with the application.

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

13. The approved dwellings shall achieve a minimum Level 3 of the Code for sustainable homes. No dwellings 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 efficiency development in accordance with Policy G1 of the Ribble Valley Districtwide Local Plan and Policy DMG1 of the Core Strategy 2008 to 2028 Regulation 22 Submission Draft.

## NOTES

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 reserves 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 Ribble Valley District Highways Office, LCC Highways Area East, Riddings Lane, Whalley BB7 9RW (Tel: 08450 530011) in the first instance to ascertain the details of such an agreement and the information to be provided.
2. Before construction work commences, the developer should contact Eddie Mills, Ribble Valley District Highways Office, LCC Highways Area East, Riddings Lane, Whalley BB7 9RW (tel. 08450 530011) and quote the planning application number, in order to discuss and agree the access for construction traffic and times of working.
3. This consent requires the construction, improvement or alteration of an access to the public highway. Under the Highways Act 1980 Section 184 the County Council as Highway Authority must specify the works to be carried out. Only the Highway Authority or a contractor approved by the Highway Authority can carry out these works and therefore before any access works can start you must contact the Ribble Valley District Highways Office, Lancashire County Council, Riddings Lane, Whalley BB7 9RW (tel. 0845 0530011) and quote the planning application number.

(Mr Carr spoke in favour of the above application. Mr Medlock spoke against the above application. Councillors R Bennett and J Hill were given permission to speak on this item).

6. APPLICATION NO: 3/2013/0035/P (GRID REF: SD 372830 441082)  
PROPOSED RESERVED MATTERS APPLICATION FOR UP TO 270 RESIDENTIAL DWELLINGS, A DOCTORS SURGERY, LANDSCAPE, OPEN SPACE, HIGHWAYS AND ASSOCIATED WORKS AT LAND OFF HENTHORN ROAD, CLITHEROE.

(The Head of Planning Services commented on a late item in relation to changes in house types and changing condition 1 giving a range of alterations. He also reported about six extra letters of objection).

Committee were mindful in relation to the issue contained within the report in relation to the Section 106 Agreement and a requested contribution of £214,334 and Committee agreed that this reference should now be amended to read:

That the application be DEFERRED and DELEGATED to the Director of Community Services for approval following the receipt of satisfactory additional landscaping details and amended House Type floor plans subject to the following condition(s):

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

- 01: TW/HR/SL/01 Rev M – Composite Site layout - Amended 25<sup>th</sup> March 2013.
- 02: TW/HR/SL/03 Rev a – Storey Height Plan - Amended 22<sup>nd</sup> march 2013.
- 03: TW/HR/SL/04 Rev B – Materials Distribution Plan - Amended 22<sup>nd</sup> March 2013.
- 04: Dwg No.4271.07 – Landscape Structure Plan, Public Open Space (1of 2) - Amended 22<sup>nd</sup> March 2013.
- 05: Dwg No.4271.08 – Landscape Structure Plan, Public Open Space (1of 2) - Amended 22<sup>nd</sup> March 2013.
- 06: TW/HR/FBTP/01 – Front Boundary Treatment Plan - Amended 22<sup>nd</sup> March 2013.
- 07: SD/Heath/001 Rev B – Proposed Slab Levels - Amended 22<sup>nd</sup> March 2013.
- 08: Street Elevations & Site Sections - Amended 22<sup>nd</sup> March 2013.
- 09: Bus Stop Details - Amended 22<sup>nd</sup> March 2013.
- 10: TW/HR/HT/Gar/1 – Single Garage Plans & Elevations Brick - Amended 22<sup>nd</sup> March 2013.
- 11: TW/HR/HT/Gar/2 – Single Garage Plans & Elevations Stone - Amended 22<sup>nd</sup> March 2013.
- 12: TW/HR/HT/Gar/3 - Double Garage Plans & Elevations Brick - Amended 22<sup>nd</sup> March 2013.
- 13: TW/HR/HT/Gar/4 – Double Garage Plans & Elevations Stone - Amended 22<sup>nd</sup> March 2013.
- 14: TW/HR/HT/Gar/5 – Double Garage Plans & Elevations Brick - Amended 22<sup>nd</sup> March 2013.
- 15: TW/HR/HT/Gar/6 – Triple garage Plans & Elevations - Amended 22<sup>nd</sup> March 2013.
- 16: TW/HR/HT/A/2B – House Type A Plans & Elevations Brick - Amended 22<sup>nd</sup> March 2013.
- 17: TW/HR/HT/B/2B – House Type B Plans & Elevations Brick - Amended 22<sup>nd</sup> March 2013.
- 18: TW/HR/HT/C/2B – House Type C Plans & Elevations Brick - Amended 22<sup>nd</sup> March 2013.
- 19: TW/HR/HT/D/01B – House Type D Plans & Elevations Stone - Amended 22<sup>nd</sup> March 2013.
- 20: TW/HR/HT/DWC/01 – House Type D Wren Plans & Elevations Brick - Amended 22<sup>nd</sup> March 2013.
- 21: TW/HR/HT/E/01B – House Type E Plans & Elevations Stone - Amended 22<sup>nd</sup> March 2013.
- 22: TW/HR/HT/F/01B – House Type F Plans & Elevations Stone - Amended 22<sup>nd</sup> March 2013.

- 23: TW/HR/HT/G/01B – House Type G Plans & Elevations Brick - Amended 22<sup>nd</sup> March 2013.
- 24: TW/HR/HT/H/01B – House Type H Plans & Elevations Brick - Amended 22<sup>nd</sup> March 2013.
- 25: TW/HR/HT/I/01B – House Type I Plans & Elevations Stone - Amended 22<sup>nd</sup> March 2013.
- 26: TW/HR/HT/J/01B – House Type J Plans & Elevations Stone - Amended 22<sup>nd</sup> March 2013.
- 27: TW/HR/HT/HH/0 – House Type Heron House Plans & Elevations Render - Amended 22<sup>nd</sup> March 2013.
- 28: TW/HR/HT/K/01B – House Type K Plans & Elevations Brick - Amended 22<sup>nd</sup> March 2013.
- 29: TW/HR/HT/BH/01 – House Type Bridge House Plans & Elevations Render - Amended 22<sup>nd</sup> March 2013.
- 30: TW/HR/HT/L/01B – House Type L Plans & Elevations Stone - Amended 22<sup>nd</sup> March 2013.
- 31: TW/HR/HT/M/01B – House Type M Plans & Elevations Brick - Amended 22<sup>nd</sup> March 2013.
- 32: TW/HR/HT/NO/01 – House Type N/O Plans - Amended 22<sup>nd</sup> March 2013.
- 33: TW/HR/HT/NO/02 – House Type N/O Elevations Brick/Render - Amended 22<sup>nd</sup> March 2013.
- 34: TW/HR/HT/P/01 – House Type P Plans & Elevations Brick - Amended 22<sup>nd</sup> March 2013.
- 35: TW/HR/HT/PE/01 – House Type PE Elevations Render - Amended 22<sup>nd</sup> March 2013.
- 36: TW/HR/HT/PE/02 – House Type PE Plans - Amended 22<sup>nd</sup> March 2013.
- 37: TW/HR/HT/Q/01 – House Type Q Plans & Elevations Stone - Amended 22<sup>nd</sup> March 2013.
- 38: TW/HR/HT/R/01 – House Type R Plans & Elevations Brick - Amended 22<sup>nd</sup> March 2013.
- 39: TW/HR/HT/S/01 – House Type S Plans & Elevations Brick - Amended 22<sup>nd</sup> March 2013.
- 40: TW/HR/HT/T/01 – House Type T Plans & Elevations Brick - Amended 22<sup>nd</sup> March 2013.
- 41: TW/HR/HT/TGH/01 – House Type The Gatehouse Plans & Elevations Render - Amended 22<sup>nd</sup> March 2013.
- 42: TW/HR/HT/U/01 – House Type U Plans & Elevations Stone - Amended 22<sup>nd</sup> March 2013.
- 43: TW/HR/HT/V/01 – House Type V Plans & Elevations Render - Amended 22<sup>nd</sup> March 2013.
- 44: TW/HR/HT/W/01 – House Type W Plans & Elevations Brick - Amended 22<sup>nd</sup> March 2013.
- 45: TW/HR/HT/X/01 – House Type X Plans & Elevations Stone - Amended 22<sup>nd</sup> March 2013.
- 46: TW/HR/HT/Y/01 – House Type Y Plans & Elevations Brick - Amended 22<sup>nd</sup> March 2013.
- 47: TW/HR/HT/Z/01 – House Type Z Plans & Elevations Stone - Amended 22<sup>nd</sup> March 2013.
- 48: TW/HR/HT/AA/01 – House Type AA Plans & Elevations Stone/Brick - Amended 22<sup>nd</sup> March 2013.

- 49: TW/HR/HT/BB/01 – House Type BB Plans & Elevations Stone - Amended 22<sup>nd</sup> March 2013.
- 50: TW/HR/HT/CC/01 – House Type CC Plans & Elevations Stone/Brick - Amended 22<sup>nd</sup> March 2013.
- 51: TW/HR/HT/DD/01 – House Type DD Plans & Elevations Brick - Amended 22<sup>nd</sup> March 2013.

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

- 2. The approved landscaping scheme submitted with this application 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 original 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 Regulation 22 Submission Draft.

- 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. 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 and to enhance nesting/roosting opportunities for species of conservation concern and reduce the impact of development in accordance with Policies G1 and ENV7 of the Ribble Valley Districtwide Local Plan and Policies DMG1 and EN4 of the Core Strategy 2008 – 2028 Regulation 22 Submission Draft.

- 4. Notwithstanding the submitted details no development approved by this permission shall be commenced until design details and specifications of the internal streetscape and its associated lighting, street furniture, walls, fencing and boundary treatments has been submitted to and approved in writing by the Local Planning Authority. The works shall then be completed in accordance with approved details.

REASON: In the interests of the visual amenities of the area in accordance with Policies G1 and ENV1 of the Ribble Valley Districtwide local Plan and

Policies DMG1 and DMG2 of the Core Strategy 2008 – 2028 Regulation 22 Submission Draft.

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 Policies G1 and ENV16 of the Ribble Valley Districtwide Local Plan and Policies DMG1, DMG2 and DME4 of the Core Strategy 2008 – 2028 Regulation 22 Submission Draft, ensuring a satisfactory standard of appearance and given its location.

6. No development shall take place until details of the children's play area, as indicated on drawing TW/HR/SL/01 (Amended 22<sup>nd</sup> march), shall have been submitted to and approved in writing by the Local Planning Authority.

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 ENV16 of the Ribble Valley Districtwide Local Plan and Policies DMG1, DMG2 and DME4 of the Core Strategy 2008 – 2028 Regulation 22 Submission Draft, ensuring a satisfactory standard of appearance and given its location.

6. No development shall take place until detailed plans and elevations of the proposed sub-station and foul water pumping station, as indicated on drawing TW/HR/SL/01 (Amended 22<sup>nd</sup> march), shall have been submitted to and approved in writing by the Local Planning Authority.

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 ENV16 of the Ribble Valley Districtwide Local Plan and Policies DMG1, DMG2 and DME4 of the Core Strategy 2008 – 2028 Regulation 22 Submission Draft, ensuring a satisfactory standard of appearance and given its location.

## NOTES

1. The applicant's attention is drawn to conditions attached by planning consent 3/2010/0719/P and the informatives that apply equally to this consent.
2. 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, and Cross Street, Preston PR1



8RD in the first instance to ascertain the details of such an agreement and the information to be provided.

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

7. APPLICATION NO: 3/2013/0113/P (GRID REF: SD 370946 434979)  
PROPOSAL FOR 25 NO AFFORDABLE HOMES TO LAND OFF PETRE WOOD  
CLOSE INCLUDING ASSOCIATED LANDSCAPING AND PUBLIC FOOTPATH  
DIVERSION AT PETRE WOOD CRESCENT, LANGHO

The Head of Planning Services referred to additional items.

Committee agreed to revise the wording in relation to the Section 106 Agreement where a requested education contribution of not more than £214,334 or such lesser figure as can be agreed should be included.

That the application be DEFERRED and DELEGATED to the Director of Community Services for approval of a legal agreement within a period of six months from the date of this decision and as outlined in the Section 106 Agreement sub heading within the report and subject to the following conditions:

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

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

2. This permission shall relate to the proposal as shown on drawing No's 11-1767-P01A, P03B, P04A, P05A, P06A, P07A and P08.

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

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

REASON: In order that the Local Planning Authority may ensure that the materials to be used are appropriate to the locality in accordance with Policy G1 of the Ribble Valley Districtwide Local Plan and Policy DMG1 of the Core Strategy 2028 to 2018 A Local Plan for Ribble Valley Regulation 22 Submission Draft.

4. No dwellings shall be occupied until all recommendations and mitigation measures contained in Section 7 of the Geo-environmental Investigation and Risk Assessment report dated 15 March 2013 by LK Consult Ltd (Ref LKC 12 1001) have been fully implemented to the satisfaction of the Local Planning

Authority in consultation with the Environment Agency; and the Local Planning Authority has confirmed in writing to the developer that these requirements have been fully satisfied.

REASON: To prevent pollution of the water environment and to comply with Policy G1 of the Ribble Valley Districtwide Local Plan and Policy DMG1 of the Core Strategy 2028 to 2018 A Local Plan for Ribble Valley Regulation 22 Submission Draft.

5. The dwellings hereby permitted shall be constructed to the Code for Sustainable Homes Level 3 and the development shall follow the government's preferred hierarchy (first set out in the 2008 Zero Carbon Homes Definition) following an energy efficiency 'fabric first' approach, as detailed in the report by LK Accreditation Ltd (Ref LKACC12 1177) that was submitted with the application.

REASON: In order to encourage renewable energy and to comply with Policies G1 of the Ribble Valley Districtwide Local Plan and Policy EM18 of the North West of England Regional Spatial Strategy to 2021 and Policies EN3, DME5 and DMG1 of the Core Strategy 2008 to 2012 Regulation 22 Submission Draft.

6. The development shall be carried out in compliance with all the mitigation and tree protection measures detailed in section 4 of the submitted Ecological Report by SEP Ltd dated 23 May 2012; section 5 of the Reptile Population Survey by SEP Ltd dated September 2012; and section 5 of the Tree Survey and Implications Assessment Report by SEP Ltd dated September 2012.

REASON: In order to reduce the impact of the development on biodiversity, and protect those trees that are to be retained from the potential adverse effects of development, and to 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 and Policies DMG1 and EN2 of the Core Strategy 2008 to 2012 Regulation 22 Submission Draft.

7. Prior to the commencement of any construction works on the two storey houses on plots 1 to 5 inclusive, their precise siting and proposed finished floor slab levels 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/privacy of nearby residents and to comply with Policy G1 of the Ribble Valley Districtwide Local Plan and Policy DMG1 of the Core Strategy 2008 to 2012 Regulation 22 Submission Draft.

8. 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 scheme shall, in particular, include précised details of the treatment of the rear boundary of plots 13 to 15 inclusive.

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. All approved fencing/boundary treatments shall be erected in accordance with the approved details prior to the first occupation of the respective dwellings to which they relate.

REASON: In the interests of visual amenity and the amenities of the future occupiers of the proposed dwellings and to comply with Policy G1 of the Ribble Valley Districtwide Local Plan and Policy DMG1 of the Core Strategy 2008 to 2012 Regulation 22 Submission Draft.

9. The residential units hereby permitted shall only be used for the purposes of providing affordable housing accommodation as defined in the Housing and Regeneration act 2008 to be occupied by households or individual in housing need. This condition shall not be binding upon any of the following:
  - a. A charge or mortgagee of the Registered Provider or any receiver appointed by them in the event of default of the Registered Provider under the terms of the charge or mortgage;
  - b. A tenant of a residential unit who exercise any statutory right to buy or right to acquire such residential unit or any person deriving title through that tenant or any mortgagee or charge;
  - c. A lessee of a residential unity held under a shared ownership lease who acquire 100% of the interest under that lease or any successor or any successor mortgagee or charge of that lessee.

REASON: For the avoidance of doubt as the application is for a development of 100% affordable housing units and to comply with Policy H2 of the Ribble Valley Districtwide Local Plan and Policy DMH3 of the Core Strategy 2008 to 2012 Regulation 22 Submission Draft.

(Ms Spencer spoke in favour of the above application.)

786 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:

787 APPLICATIONS APPROVED

<b><u>Plan No</u></b>	<b><u>Proposal</u></b>	<b><u>Location</u></b>
3/2012/0342/P	Demolition of existing service buildings and erection of two storey extension of 21 bedrooms and covered service yard (579.77m <sup>2</sup> )	Higher Trapp Hotel Trapp Lane Simonstone
3/2012/0705/P	Hydraulic lime roughcast render to west gable elevation	Cosy Cottage Brookside, Downham
3/2012/1077/P	Proposed conversion of restaurant into five residential units, 3 houses and 2 flats	The Longridge Restaurant 104 Higher Road Longridge
3/2012/1099/P	Proposed change of use of domestic garaging to one, one bedroom holiday let and erection of a single storey structure to form one two bedroom holiday and one, one bedroom holiday let to form a total of three holiday lets at the garage adjacent	1 Swindlehurst Cottage Garstang Road Chipping
3/2012/1105/P	Discharge of Section 106 Agreement, relating to agricultural occupancy that is attached to planning permission 3/1997/0641/P by condition no. 7	Clark House Farm Old Hive Lane Chipping
3/2012/1112/P	Application to remove condition no. 7 (reference to S106 agreement within planning permission 3/1997/0641/P) to allow the property, Clark House Farm, to be used as residential dwelling	Clark House Farm Old Hive Lane Chipping
3/2013/0063/P	Demolition of existing single storey outbuilding and erection of new single storey granny annex	2 Pinfold Farm Barn Preston Road Ribchester
3/2013/0064/P	Conversion of former garage premises to form a bungalow (resubmission)	Branch Road Waddington
3/2013/0067/P	Retrospective application for the retention of a polytunnel for lambing purposes and agricultural storage	Capstick Field Burnley Road, Gisburn

<b><u>Plan No</u></b>	<b><u>Proposal</u></b>	<b><u>Location</u></b>
3/2013/0068/P	To make temporary permission 3/2011/0021 permanent with a personal consent; conversion of detached double garage to dog grooming studio business with single storey extension to front and alterations including new windows and doors	Casa Lago 1 Woodlands Park Whalley
3/2013/0071/P	New access off Settle Road into a parcel of agricultural land and the creation of a stone track to allow access to agricultural operations	Calder Farm Settle Road Bolton-by-Bowland
3/2013/0074/P	New detached 5/6 bedroom property at Plot 6, Cherry Drive, Brockhall Village. Work to include driveway/hard standing and integral garage, and external works to garden areas	Plot 6, Cherry Drive Brockhall Village Old Langho
3/2013/0077/P	Proposed single storey extension	3 Chapel Close Old Langho
3/2013/0080/P	Demolish garage and replace with single storey extension to the South and East elevation, to provide an additional bedroom, garage space and utility space	4 Pinder Close Waddington
3/2013/0081/P	Proposed erection of a 1.5 storey three-bedroom house with a separate garage on the site of the former commercial yard for the garage	Marwin, Clitheroe Road Barrow, Clitheroe
3/2013/0086/P	Application for the approval of details reserved by condition no. 3 (new/replacement windows and doors) of planning permission 3/2010/0632/P	Stocks House Hellifield Road Bolton-By-Bowland
3/2013/0090/P	Conservatory to the rear elevation	Maveril, Ribchester Road, Clayton-le-Dale
3/2013/0092/P	Proposed extension and alteration to existing double garage to enable annex facility including link to house at	47 Lower Lane Longridge
3/2013/0093/P	Resite the blue memorial plaque to Captain James King by lowering it by 800mm to facilitate legibility and make it more visible to the public. The plaque is on the King Lane elevation	Yorkshire Bank 2 Market Place Clitheroe

<b><u>Plan No</u></b>	<b><u>Proposal</u></b>	<b><u>Location</u></b>
3/2013/0095/P	Proposed alteration of first floor area to garage to form a Granny flat	Stubbins Farm Hothersall Lane Ribchester
3/2013/0101/P	Proposed erection of a conservatory to the rear of the property	84 Hillcrest Road Langho
3/2013/0112/P	Replacement of defective north and south windows of a church with an upgraded like for like appearance window system. Work also includes essential repairs to stone window mullions	United Reform Church Castlegate Clitheroe
3/2013/0127/P	Proposed erection of a double storey extension over existing single storey accommodation and erection of a single storey extension to East and rear of front elevation. Replacement and upgrading of existing roof, windows and doors. Provision of external hard standing parking area. This is an existing residential property which has one room used in the past as the Police Office, but has been solely residential for a long time	Police Rural Beat House Manor Avenue/ Preston Road Ribchester
3/2013/0128/P	Proposed extensions to the side and rear of the property including demolition of conservatory	Glenburn Sawley
3/2013/0131/P	Alterations to dwelling including erection of garden room on the southwest elevation at	Woodside Whalley Old Road Billington
3/2013/0133/P	Application for a minor amendment to planning permission 3/2012/0833/P to change the roof design from 3 pitches to 4 pitches	Vale House Vale House Close Whalley
3/2013/0144/P	Addition of 45m long x 9m wide lean-to extension to existing 60m long x 22m wide free standing agricultural building used for housing cattle. The building is required for use as an Animal Welfare Shelter for sheep during the forthcoming lambing season	Higher Lickhurst Farm Leagram
3/2013/0149/P	Proposed single storey rear extension	Green End Croft Sawley Road Grindleton

<b><u>Plan No</u></b>	<b><u>Proposal</u></b>	<b><u>Location</u></b>
3/2013/0150/P	Application to remove condition No 3 (occupancy restriction) of planning permission 3/2006/0570/P to allow greater flexibility of use	Moorgill, 4 Wiswell Lane Whalley
3/2013/0151/P	Extension to existing Portakabin on Samlesbury site to provide integral welfare facilities (kitchen area and toilets x 2). Existing welfare facilities to be removed (These are 2 Portakabins separate to the main Portakabin)	BAE Systems Samlesbury Aerodrome Myerscough Road Balderstone
3/2013/0152/P	Proposed replacement of outbuilding to existing house to form studio	17 Cowper Avenue Clitheroe
3/2013/0157/P	Proposed two-storey rear extension. Re-submission of 3/2012/0947P	23 Pendle Street West Sabden
3/2013/0158/P	Proposed first floor bedroom extension at rear	68 Mitton Road Whalley
3/2013/0197/P	Application for a non-material amendment to planning permission 3/2012/0918/P, to allow alterations to window/door openings to west elevation, omission of 2 no. rooflights to south elevation, increase in window height (to full height openings) between garden room and existing house – north elevation	Cross House Broad Lane Whalley

788

APPLICATIONS REFUSED

<b><u>Plan No</u></b>	<b><u>Proposal</u></b>	<b><u>Location</u></b>	<b><u>Reasons for Refusal</u></b>
3/2012/1066/P	Proposed conversion and extension of existing house to create two dwelling	Bleak House Stonyhurst	NPPF and Policies G5, H2, DMG2 and DMH3 – Creation of an additional residential unit in an inappropriate unsustainable location.
3/2013/0046/P	Demolition of external garage and construction of one residential bungalow	54 Whalley Road Sabden	Policies G1 and - residential amenity.  Policy G1 and DME6 – Flood Zone 3 development and inadequate site

Cont ...

Cont'd	<u>Plan No</u>	<u>Proposal</u>	<u>Location</u>	<u>Reasons for Refusal</u>
	3/2013/0055/P	Proposed third double bedroom over existing kitchen extension and car parking and turning area	Rose Cottage Main Street Grindleton	<p>specific flood risk assessment to assess the risks and single storey dwelling inappropriate.</p> <p>Policies G1 and H10 of DWLP and the SPG on alterations and extensions to dwellings, and Policies DMG1 and DMH5 of the RVCS (Submission Draft). It would overlook and overshadow neighbouring windows resulting in loss of privacy and a development which would be overbearing and oppressive.</p> <p>Policies G1, ENV16, and H10 of the DWLP and the Council's SPG on alterations and extensions to dwellings, Policies DMG1 and DMH5 of the RVCS (Submission Draft) and Sections 11 and 12 of the NPPF - unsympathetic, dominant and incongruous addition, out of keeping with the character and appearance of the original dwelling to the detriment of the character, appearance and significance of Grindleton Conservation Area and the street scene.</p>



<b><u>Plan No</u></b>	<b><u>Proposal</u></b>	<b><u>Location</u></b>	<b><u>Reasons for Refusal</u></b>
3/2013/0075/P	Four illuminated hanging signs above windows on the front elevation	The Tile Co Friendship Mill Whalley Road, Read	Contrary to policy G1 of RVDWLP and policy DMG1 of RVCS.
3/2013/0078/P	Removal of 4no defective timber windows on the north elevation (Church Lane) and replacement with double-glazed uPVC windows of a similar design	De Lacy Arms 61 King Street Whalley	Windows would be conspicuous, incongruous and visually intrusive and of undue harm to the character, appearance and significance of Whalley Conservation Area. Policies ENV16, G1, DME4 and DMG1. NPPF paragraph 17 and 131. Planning (Listed Buildings and Conservation Areas) Act 1990.
3/2013/0094/P	One internally illuminated fascia sign and one canopy	7-9 Parson Lane Clitheroe	Contrary to Policies G1 and ENV16 of the Ribble Valley Districtwide Local Plan and Policies DMG1 and DME4 of the Ribble Valley Core Strategy.
3/2013/0105/P	Two storey extensions to side and rear to provide additional living accommodation, new detached garage, new covered courtyard and new driveway	Eatough's Farm Fleet Street Lane Ribchester	DWLP: G1, ENV3, H10 & H12 and CS: DMG1, DME2, DME4 & DMH5 – dominant and incongruous harmful to visual amenity.

789

OBSERVATIONS TO ANOTHER LOCAL AUTHORITY

<b><u>Plan No</u></b>	<b><u>Proposal</u></b>	<b><u>Location</u></b>
3/2013/0118/P	Construction of area of hard standing, the installation of musical instruments and activity panels and timber bench seating and associated landscaping works at	Longridge C of E Primary School Berry Lane Longridge

790 CERTIFICATE OF LAWFULNESS FOR A PROPOSED USE OR DEVELOPMENT

<u>Plan No</u>	<u>Proposal</u>	<u>Location</u>
3/2013/0160/P	Application for Lawful Development Certificate for single storey rear extension	27 Kemple View Clitheroe
3/2013/0188/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

791 APPLICATIONS WITHDRAWN

<u>Plan No</u>	<u>Proposal</u>	<u>Location</u>
3/2013/0060/P	Replacement dwelling	High Trees Longridge Road Clayton-le-Dale
3/2013/0123/P	Five residential units	Vareys Yard Salthill road Clitheroe

792 SECTION 106 APPLICATIONS

<u>Plan No</u>	<u>Location</u>	<u>Date to Committee</u>	<u>Number of Dwellings</u>	<u>Progress</u>
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 Planning
3/2012/0379	Primrose Mill Woone Lane Clitheroe	16/8/12	14	Deed of Variation With Miller Homes
3/2012/0497	Strawberry Fields Main Street Gisburn	11/10/12	21	With Agent
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
3/2012/0179	Land at Accrington Road Whalley	6/12/12	77	With Legal & Agent

<u>Plan No</u>	<u>Location</u>	<u>Date to Committee</u>	<u>Number of Dwellings</u>	<u>Progress</u>
3/2012/0738	Dale View Billington	6/12/12	10	With Legal
3/2012/0785	Clitheroe Hospital Chatburn Road Clitheroe	6/12/12	57	With Agent
3/2012/0964	Land to the north of Whalley Road Hurst Green	14/3/13	30	With Planning
<b><u>Non Housing</u></b>				
3/2011/0649P	Calder Vale Park Simonstone	15/3/12		Subject to departure procedures Lancashire County Council to draft Section 106

793 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	-	09/04/13	Waiting for hearing to take place
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	Inquiry held – 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	-	Appeal allowed 13/3/13

<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>
3/2012/0096 D	14.11.12	Mr & Mrs D Hancox Proposed dwelling with garages, garden and landscaping Kemple Barn Whalley Road Clitheroe	WR	-	Appeal allowed 13/3/13
3/2011/1032 D	19.11.12	Mr Peter Street Proposed 'Log Cabin' style holiday lodges Whins Lodge Whalley Old Road Langho	WR	-	Statement sent 20/12/12
3/2011/0991 C	06/12/12	Sunderland Peacock & Associates, land rear of Hazelmere, Pimlico Road, Clitheroe	WR	-	Appeal dismissed 13/3/13
3/2012/0477 D	06/12/12	Heywood Butchers The Abattoir, Clerk Hill Road, Whalley	WR	-	Appeal allowed 08/03/13
3/2012/0831 D	13/12/12	Mr J Harding and Ms C Britcliffe 29 Moor Lane, Clitheroe	WR	-	Statement sent 23/01/13
3/2012/0637 Undetermined	07/01/13	Mr Andrew Taylor, David Wilson Homes, land to the south of Mitton Road, Whalley	Inquiry	15/05/13 (7 days)	Waiting for inquiry to take place
3/2012/0843 D	07/01/13	Paddy Power plc, Whiteside Bakery, 10 Market Place, Clitheroe	WR	-	Notification letter sent 8/1/13 Questionnaire sent 21/01/13 Statement sent 15/2/13
3/2012/0630 Undetermined	22/01/13	land SW of Barrow and W of Whalley Road, Barrow	Inquiry	4/6/13 (8 days)	Waiting for inquiry to take place
3/2012/0478 and 0479 Undetermined	23/01/13	28 Church Street, Ribchester	WR		Notification letter sent 31/01/13 Questionnaire sent 05/02/13 Statement sent.

<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>
3/2012/0723 R	25/01/13	site of former stable, Trapp Lane, Simonstone	WR		Notification letter sent 01/02/13 Questionnaire sent 06/02/13 Statement sent 07/03/13
3/2012/0526 R	01/02/13	Laneside Farm, Pendleton	WR		Notification letter sent 11/02/13 Questionnaire sent 11/02/13 Statement sent
3/2012/0089 R	15/02/13	Lanshaw Barn Woodhouse Lane Slaidburn	WR		Notification letter sent 26/2/13 Questionnaire due 01/03/13 Statement due 29/03/13
3/2012/0402 R	18//2/13	Mason House Farm Clitheroe Road Bashall Eaves	WR		Notification letter sent 25/02/13 Questionnaire sent 25/02/13 Statement due 01/04/13
3/2012/0862 R	13/02/13	Fell View Barnacre Road Longridge	WR		Questionnaire and notification sent 22/2/13 Statement letter sent.
3/2012/0327 Application for award of costs against RVBC	27/02/13	land to the east of Clitheroe Road (Lawsonsteads) Whalley	Costs		Applicant's application for costs is successful and a full award of costs is being made against RVBC
3/2012/0938 R	11/03/13	26 Waddow Grove, Waddington	HH		Notification sent 14/3/13 Questionnaire sent 14/3/13

<b><u>Application No:</u></b>	<b><u>Date Received:</u></b>	<b><u>Applicant/Proposal/Site:</u></b>	<b><u>Type of Appeal:</u></b>	<b><u>Date of Inquiry/Hearing:</u></b>	<b><u>Progress:</u></b>
3/2012/0729 R	Awaiting confirmation from Inspectorate	Dog & Partridge, Tosside			
3/2012/0539 R	Awaiting confirmation from Inspectorate	Carr Hall Home and Garden Centre, Whalley Road, Wilpshire			
3/2012/1088 R	Awaiting confirmation from Inspectorate	8 Church Brow, Clitheroe			
3/2012/0913 R	Awaiting confirmation from Inspectorate	land off Waddington Road, Clitheroe			

The Head of Planning Services updated Members in relation to appeal of 3/2012/0630/P and that the archaeological reason be no longer pursued following receipt of additional information.

#### 794 MINUTES OF CORE STRATEGY WORKING GROUP

Committee received the minutes of four Core Strategy Working Group meetings held on 13 February, 27 February, 13 March and 20 March 2013. The Chairman commented that much good work was being undertaken by this group and felt that progress was being achieved.

RESOLVED: That the minutes be received.

#### 795 CORE STRATEGY – SUMMARY OF RESPONSES TO REGULATION 22 CONSULTATION

Committee received a report from the Head of Regeneration and Housing which provided Members with information on the responses received to the consultation on amendments proposed to the Core Strategy at Submission. A summary of the responses received had been available for reference at the Council offices and copies of the responses would be sent to the Inspector in due course as the Examination in Public commenced.

RESOLVED: That the report be noted.

#### 796 HOUSING LAND AVAILABILITY

Committee received a report for information providing Members with information on the recent results of the Housing Land Availability study. Committee were reminded that the Council regularly monitors its housing land availability and produces a housing land availability report.

The Council continued to monitor against the provision of 2900 homes between 2003 and 2021 to provide for a strategic position of some 161 units per year, although the government was committed to the abolition of the Regional Spatial Strategy. Details of the supply position for dwellings as at December 2012 were given showing that a total of 1628 dwellings had been made available. In addition, a total of 304 units were the subject of planning applications awaiting the completion of Section 106 Agreements.

The tables provided set out a five year statement as at December 2012 taking account of the necessary adjustments and smoothing to reflect activity over the monitoring period.

RESOLVED: That the report be noted.

#### 797 APPEALS

- a) 3/2012/0477/P – Proposed erection of two residential dwellings following the demolition of the existing abattoir at The Abattoir, Clerk Hill Road, Whalley – Appeal allowed with conditions.
- b) 3/2011/0991/P – Erection of three dwellings with associated vehicular access and landscaping at land to the rear of Hazel Mere, Pimlico Road, Clitheroe – Appeal dismissed.
- c) 3/2012/0096/P – Dwelling with garages, garden and landscaping at Kemple Barn, Whalley Road, Pendleton – Appeal allowed with conditions.
- d) 3/2012/0259/P – Proposed new vehicle/pedestrian site access drive. Present access drive forms a dangerous junction with Forty Acre Lane due to very limited sightlines looking towards Longridge centre – Appeal allowed with conditions.

The meeting closed at 8.49pm.

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