

Minutes of Planning and Development Committee

Meeting Date: Thursday, 13 June 2013 starting at 6.30pm
Present: Councillor T Hill (Chairman)

Councillors:

S Bibby	I Sayers
I Brown	D Taylor
B Hilton	R Thompson
S Knox	J White
G Mirfin	A Yearing
J Rogerson	

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

Also in attendance: Councillor M Ranson.

104 APOLOGIES

Apologies for absence from the meeting were submitted on behalf of Councillors S Carefoot, J Holgate and M Thomas.

105 MINUTES

The minutes of the meeting held on 23 May 2013 were approved as a correct record and signed by the Chairman.

106 DECLARATIONS OF INTEREST

Councillor J Rogerson declared an interest in planning application 3/2012/0870 – Dove Syke Nursery, West Bradford and 3/2013/0145 – Towneley Auction Rooms, Longridge.

Councillor D Taylor declared an interest in planning application 3/2013/0336 – 4 The Green, Osbaldeston.

107 PUBLIC PARTICIPATION

There was no public participation.

108 PLANNING APPLICATIONS

Councillor Rogerson declared an interest in the next item and left the meeting.

1. APPLICATION NO: 3/2012/0870/P (GRID REF: SD 373163 445294)
CHANGE OF USE OF AN AGRICULTURAL BUILDING WITH OFFICE AND STAFF FACILITIES TO MIXED USE FOR AGRICULTURAL, OFFICE, STAFF FACILITIES, CIDER MAKING AND HOLIDAY COTTAGE USE (PART

RETROSPECTIVE) AT DOVE SYKE NURSERY, EAVES HALL LANE,
WEST BRADFORD BB7 3JG

The Head of Planning Services reported a late item.

Minded to Refuse with precise reason to go back to the next Planning and Development Committee but based on the incompatibility of the holiday let use with the adjoining commercial enterprises which would result in conditions to the detriment of future occupiers of the units.

Councillor Ranson was given permission to speak on this item.

(Gary Hoerty spoke in favour of the above application. Mr Goodwin spoke against the above application.)

Councillor Rogerson returned to the meeting.

2. APPLICATION NO: 3/2012/0954/P (GRID REF: SD 382266 446480)
ERECTION OF 1 NO. 20KW WIND TURBINE WITH A TIP HEIGHT OF 27.1M
AND ALL ASSOCIATED WORKS AT LOWER GAZEGILL, CROSS HILL LANE,
RIMINGTON, BB7 4EE

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 001 – Scale 1:500, 001 – Scale 1:2500 and the plan entitles Overalls/Planning CF20.

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 25th of February 2013.

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

4. This permission shall expire after 25 years following the date that electricity generated from the turbine is first connected to the grid. The Local Planning Authority shall be notified of such date in writing not later than one month from the making of such connection. After this 25-year period, the structure

hereby authorised shall be removed from the site and the land reinstated to its former condition to the satisfaction of the Local Planning Authority unless the Local Planning Authority has granted a further permission for this development.

REASON: In order to prevent the structure remaining on site after its use has terminated, in the interests of the visual amenity of the area and in order to avoid conflict with the Local Planning Authority's control of development within the open countryside. In accordance with the guidance contained within the NPPF, Policies G1, ENV3, ENV25 and ENV26 of the Districtwide Local Plan, Policies DMG1, DME2 and DME5 and Key Statements EN2 and EN3 of the Regulation 22 Submission Draft Ribble Valley Core Strategy.

5. Within 12 months of the cessation of electricity generation, or if the turbine ceases to be operational for a continuous period of 6 months, the turbine and mast shall be removed and the land restored to its former condition, to the satisfaction of the Local Planning Authority.

REASON: In order to prevent the structure remaining on site after its use has terminated, in the interests of the visual amenity of the area and in order to avoid conflict with the Local Planning Authority's control of development within the open countryside. In accordance with the guidance contained within the NPPF, Policies G1, ENV3, ENV25 and ENV26 of the Districtwide Local Plan, Policies DMG1, DME2 and DME5 and Key Statements EN2 and EN3 of the Regulation 22 Submission Draft Ribble Valley Core Strategy.

6. The colour of the blades and turbine head shall be Matt Grey (RAL 7045) in colour unless otherwise agreed in writing with the local planning authority.

REASON: For the avoidance of doubt and in the interests of the visual amenity of the area. In accordance with the guidance contained within the NPPF, Policies G1 and ENV3 of the Districtwide Local Plan, Policies DMG1 and DME2 and Key Statement EN2 of the Regulation 22 Submission Draft Ribble Valley Core Strategy.

7. Vegetation clearance works, site preparation, vehicle movements associated with the development, development work or other works that may affect nesting birds (including ground nesting birds) will not be carried out between March and August inclusive, unless the absence of nesting birds has been confirmed by further surveys or inspections.

REASON: In the interests of the protecting nesting birds from the adverse impacts of development, in accordance with Policy ENV7 of the Districtwide Local Plan, Policy DME3 of the Regulation 22 Submission Draft Ribble Valley Core Strategy and guidance contained within The Conservation of Habitats and Species Regulations 2010 (as amended), The Wildlife and Countryside Act 1981 (as amended), The National Environment and Rural Communities Act 2006 and the Government Circular: Biodiversity and Geological Conservation – Statutory Obligations and their impact within the Planning System (DEFRA 01/2005, ODPM 06/2005).

8. The turbine unit and blades shall be maintained and serviced in accordance with manufacturer's instructions and recommendations.

REASON: In the interests of the safety of users of the adjacent Public Right of Way, and in accordance with Policy G1 of the Districtwide Local Plan and Policy DMG1 of the Regulation 22 Submission Draft Ribble Valley Core Strategy.

9. The noise emissions from the wind turbines shall not exceed a sound pressure level LAeq, T of 35dB at the curtilage of any dwelling lawfully existing at the time of this consent at wind speeds up to and including 8 ms-1 at rotor centre height. Any measurement shall be made at a height of 1.2m and at a minimum distance of 3.5m from any façade or acoustically reflective surface. A report shall be submitted every three years to the LPA for approval confirming that this has been complied with.

REASON: In the interests of the protecting the amenity of the occupiers of the adjacent residential properties, in accordance with Policy G1 of the Districtwide Local Plan and Policy DMG1 of the Regulation 22 Submission Draft Ribble Valley Core Strategy.

10. Following notification from the Local Planning Authority (LPA) that a justified complaint has been received, the wind turbine operator shall, at their own expense, employ a suitably competent and qualified person to measure and assess, by a method to be approved in writing by the LPA, whether noise from the turbine meets the specified level. The assessment shall be commenced within 21 days of the notification, or such longer time as approved by the LPA.

A copy of the assessment report, together with all recorded data and audio files obtained as part of the assessment, shall be provided to the LPA (in electronic form) within 60 days of the notification. The operation of the turbine shall cease if the specified level is confirmed as being exceeded.

The measurement time period shall be based on BWEA blade length calculation (para 3.4(1) $t=4*D$ seconds). Where t = measurement time period in seconds (subject to a minimum period of 10 seconds) D = rotor diameter in metres.

REASON: In the interests of the protecting the amenity of the occupiers of the adjacent residential properties, in accordance with Policy G1 of the Districtwide Local Plan and Policy DMG1 of the Regulation 22 Submission Draft Ribble Valley Core Strategy.

INFORMATIVES

1. The grant of planning permission does not entitle a developer to obstruct a right of way and any proposed stopping up or diversion of a right of way

should be the subject of an Order under the appropriate Act. Footpaths 1 and 4 in the Parish of Rimington and Middop abut this site.

(Mr O'Reilly spoke in favour of the above application).

Councillor Rogerson declared an interest in the next item and left the meeting).

3. APPLICATION NO: 3/2013/0145/P (GRID REF: SD 360232 437463)
DEMOLISH EXISTING AUCTION ROOM AND BUILDERS YARD BUILDINGS ON THE SITE. REPLACE WITH 9 NO. LIGHT INDUSTRIAL/STARTER BUSINESS UNITS WITH PARKING. TOWNELEY ROAD AUCTION ROOMS, TOWNELEY ROAD, LONGRIDGE, LANCASHIRE, PR3 3EB

The Head of Planning Services reported comments in relation to a late letter of concern which had been received.

Minded to Approve as recommended but Deferred and Delegated to the Director of Community Services subject to confirmation of issues from Lancashire County Council highways.

(Mrs Douglas spoke in favour of the above application. Mr McCarthy spoke against the above application).

Councillor Rogerson returned to the meeting.

4. APPLICATION NO: 3/2013/0315/P (GRID REF: SD 361654 439153)
PROPOSED GROUND FLOOR EXTENSION AND ALTERATIONS AT ANAM CARA, BIRKS BROW, THORNLEY, PR3 2TX

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 development as shown on drawing numbers AC01 and AC03.

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

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, Policy DMG1 of the Ribble Valley Core Strategy Regulation 22 Submission Draft and the adopted Supplementary Planning Guidance – “Extensions and Alterations to Dwellings”.

4. Prior to the commencement of development, the following information shall be submitted to the Local Planning Authority (LPA) for approval in writing:
 - a) A desk study which assesses the risk of the potential for on-site contamination and ground gasses and migration of both on and off-site contamination and ground gases.
 - b) If the Desk Study identifies potential contamination and ground gases, a detailed Site Investigation shall be carried out to address the nature, degree and distribution of contamination and ground gases and shall include an identification and assessment of the risk to receptors as defined under the Environmental Protection Act 1990, Part IIA, focusing primarily on the risks to human health and controlled waters. The investigation shall also address the implications of the health and safety of site workers, nearby occupied building structures, on services and landscaping schemes and on wider environmental receptors including ecological systems and property. The sampling and analytical strategy shall be submitted to and approved in writing by the Local Planning Authority prior to the start of the site investigation survey.
 - c) A Remediation Statement, detailing the recommendations and remedial measures to be implemented within the site.

Any works identified in these reports shall be undertaken when required with all remedial works implemented by the developer prior to occupation of the development. On completion of the development/remedial works, the developer shall submit written confirmation, in the form of a Verification Report, to the LPA, that all works were completed in accordance with the agreed Remediation Statement.

REASON: To ensure that the development does not give rise to ground conditions that would be prejudicial to the environment in accordance with Policies G1 and ENV13 of the Ribble Valley Districtwide Local Plan and Policies DMG1 and EN2 of the Ribble Valley Core Strategy (Regulation 22 Submission Draft).

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

REASON: In order to safeguard nearby residential amenity in accordance with Policies G1 and H10 of the Ribble Valley Districtwide Local Plan and Policy DMH5 of the Ribble Valley Core Strategy Regulation 22 submission Draft the adopted Supplementary Planning Guidance – “Extensions and Alterations to Dwellings”.

5. APPLICATION NO: 3/2013/0411/P (GRID REF: SD 376551 434450)
PROPOSED SHOWROOM SIGNAGE ABOVE WINDOWS ON THE FRONT ELEVATION (RE-SUBMISSION OF 3/2013/0075/P) AT THE TILE CO, FRIENDSHIP MILL, WHALLEY ROAD, READ, BB12 7PN

The Head of Planning Services reported that the County Surveyor had no objection to this application.

GRANTED subject to the following condition(s):

1. Any advertisement displayed, and any site used for the display of advertisements, shall be maintained in a clean and tidy condition to the reasonable satisfaction of the Local Planning Authority.

REASON: In the interests of visual amenity and in accordance with Policies G1 of the Ribble Valley Districtwide Local Plan and Policy DMG1 of the Ribble Valley Core Strategy (Regulation 22 Submission Draft).

2. Any structure or hoarding erected or used principally for the purpose of displaying advertisements shall be maintained in a safe condition.

REASON: Required by the Town and Country Planning (Control of Advertisements) Regulations 1992.

3. Where an advertisement is required under these Regulations to be removed, the removal shall be carried out to the reasonable satisfaction of the Local Planning Authority.

REASON: Required by the Town and Country Planning (Control of Advertisements) Regulations 1992.

4. No advertisement shall be sited or displayed so as to obscure, or hinder the ready interpretation of, any road traffic sign, railway signal or aids to navigation by water or air, or so as otherwise to render hazardous the use of any highway, railway, waterway or aerodrome (civil or military).

REASON: Required by the Town and Country Planning (Control of Advertisements) Regulations 1992.

5. This permission shall be implemented in accordance with the proposal as amended by letter and plan received on the 16 May 2013 carrying drawing No 4308 – Signs RevA.

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

6. The signage hereby approved shall only be illuminated between the hours of 0800 to 1900 Monday to Sunday.

REASON: To comply with Policy G1 of the Ribble Valley Districtwide Local Plan and Policy DMG1 of the Ribble Valley Core Strategy (Regulation 22 Submission Draft). The use of the illuminated signs outside these hours could prove injurious to the residential amenity of the area.

Councillor Taylor declared an interest in the next item and left the meeting.

6. APPLICATION NO: 3/2013/0336/P (GRID REF: SD 364693 432849)
PROPOSED NEW DWELLING ON LAND WITHIN THE CURTILAGE OF 4 THE GREEN, OSBALDESTON LANE, OSBALDESTON, LANCASHIRE BB2 7LY
(RE-SUBMISSION OF 3/2012/1087/P)

REFUSED for the following reason:

1. The site is in a relatively isolated, predominantly rural and open location, and the development of the site in principle would therefore not be in accordance with the NPPF presumption in favour of sustainable development, and is also considered by definition to be inappropriate development contrary to Local Plan Policies G1, G5 and H2, and Core Strategy 2008/2028 Regulation 22 Submission Draft Policies DMG1, DMG2, DMH1 and DMH3. Approval of this application would lead to the creation of a new dwelling in the open countryside without sufficient justification to the detriment of the visual amenities of the area.

(Mr Crook spoke in favour of the above application. Mrs Douglas spoke against the above application).

Councillor Taylor returned to the meeting.

109 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:

APPLICATIONS APPROVED

<u>Plan No</u>	<u>Proposal</u>	<u>Location</u>
3/2012/0958/P	Approval required under Part 3 Class E of the Planning (General Permitted Development) Order 1995 to use the existing commercial units for a range of units; the units to be used primarily for office use but with the option to change to retail/health studio etc without applying for future approval	1-7 Shawbridge Sawmill off Taylor Street Clitheroe
3/2013/0054/P	For a scheme involving the construction of a new 5 bedroomed detached dwellinghouse over three storeys (bedroom – en suite in the loft area). The house also has an integral double garage. The application seeks retrospective permission as the building is being constructed in a different location within its garden boundaries	Plot 2 Cherry Drive (formerly Weavers Loft) Brockhall Village
3/2013/0096/P	Conversion of barn to be used as open market residential accommodation	Horrocks Barn Horrocks Farm Stonyhurst
3/2013/0110/P (LBC) & 3/2013/0111/P (PA)	Proposed conversion of outbuildings to provide residential accommodation (stables conversion to 3 units and motor house conversion to 2 units) with associated provision of car parking and hardness of landscaping to courtyard areas	Eaves Hall Moor Lane West Bradford
3/2013/0154/P (PA) & 3/2013/0155/P (LBC)	Conversion of existing barn and outbuildings into two dwellings incorporating package treatment plant	Bailey Hall Hurst Green
3/2013/0220/P	Proposed erection of new agricultural building, creation of track along boundary of land to building from existing access gate (resubmission of application 3/2012/0716/P)	Land at Trapp Lane Simonstone
3/2013/0239/P	Non-material amendment to planning permission 3/2012/0163/P to reduce window size to suit residential dwellings	84-86 Lowergate Clitheroe

<u>Plan No</u>	<u>Proposal</u>	<u>Location</u>
3/2013/0254/P	Proposed chill extension, replacement lorry docking bays and increased yard area to existing meat processing factory	Castill Laithe Abattoir Gisburn Road, Sawley
3/2013/0283/P	Conversion of the existing garage to a habitable room and proposal to convert the existing conservatory to a garden room	Glen Wood Cardigan Avenue Clitheroe
3/2013/0284/P	Proposed conservatory to the rear	20 Crow Trees Brow Chatburn
3/2013/0291/P	Fence construction with gate and end wall resubmission of 3/2012/1115/P	2 Hippings Way Clitheroe
3/2013/0293/P	Single storey rear extension	2 Birtwistle Terrace Langho
3/2013/0260/P	Application to discharge condition no. 14 (additional tree planting), condition no. 19 (provision of nesting/roosting boxes) and condition no. 20 (demolition and construction method statement) of planning permission 3/2012/0745/P	Brown Leaves Hotel Longsight Road Copster Green
3/2013/0282/P	Single storey side extension to the side of the property	10 Abbots Croft Whalley
3/2013/0287/P	Proposed change of use from dwelling to office at ground floor with one bedroom flat above and alterations to roof of single storey element	144 Woone Lane Clitheroe
3/2013/0295/P	Proposed two storey side extension	77 Hacking Drive Longridge
3/2013/0305/P	Proposed garden lounge and double garage	New House Farm Osbaldeston Lane Osbaldeston
3/2013/0310/P	Proposed garden room	Cowgill House Gisburn Road, Sawley
3/2013/0311/P	Proposed erection of a single storey extension at rear for use partly as a kitchen extension and partly as acupuncture consultation and treatment room and demolition of existing garage.	5 Stoneygate Lane Ribchester
3/2013/0317/P	Proposed single storey annex ancillary to the main dwelling and improvements to the existing access (Re-submission)	Reed Deep Whalley Road Hurst Green

<u>Plan No</u>	<u>Proposal</u>	<u>Location</u>
3/2013/0328/P	New three pieces of roof mounted plant to replace existing/redundant plant	Tesco Duck Street, Clitheroe
3/2013/0338/P	Application for the discharge of condition no.3 (materials) of planning permission 3/2013/0090P	Maveril Ribchester Road
3/2013/0347P	Proposed Extension to kitchen behind existing garage	26 Willows Park Lane Longridge
3/2013/0350/P	Proposed erection of a temporary builder's compound on land to rear of proposed residential development at the Brown Leaves Hotel for a period of twelve months. Land to the rear	Brown leaves Hotel Longsight Road Copster Green
3/2013/0375/P	Proposed extension to the dwelling to allow for a dining room to the dwelling. Amendments to planning permission 3/2012/0667/P	Meadow Bank Sawley Road Grindleton
3/2013/0426/P	Application for a non-material amendment to planning permission 3/2013/0040P, to increase the width of the garage by 300mm, add pedestrian door to the south elevation and velux rooflight to the south roof pitch	1-2 Ladycroft Cottage Holden Bolton by Bowland

111

APPLICATIONS REFUSED

<u>Plan No</u>	<u>Proposal</u>	<u>Location</u>	<u>Reasons for Refusal</u>
3/2013/0266/P	Application for the removal of condition no. 3 of planning consent 3/2010/0572/P, to allow the property to be used as permanent residential accommodation	Dove Cottage Mill Lane Slaidburn Road Waddington	The site is in a predominantly rural location, and the development of the site in principle would therefore not be in accordance with the NPPF presumption in favour of sustainable development. Contrary to guidance within Local Plan Policies G1, ENV1, H2, H15 and H23, and guidance within the NPPF – unsustainable

3/2013/0321/P	Proposed construction of single storey side extension to provide improved living and bedroom space. Amended re-submission	Slimrow Slaidburn Road Newton-in-Bowland	location for the creation of a new dwelling. Contrary to policies G1, ENV1, H10, DMG1, DME2, DMH5 and the adopted SPG on extensions and alterations to dwellings.
---------------	---	--	---

112 CERTIFICATE OF LAWFULNESS FOR A PROPOSED USE OR DEVELOPMENT

<u>Plan No</u>	<u>Proposal</u>	<u>Location</u>
3/2013/0301/P	Application for a Lawful Development Certificate for a proposed single storey rear extension	15 Maple Close Wilpshire

113 APPLICATIONS WITHDRAWN

<u>Plan No</u>	<u>Proposal</u>	<u>Location</u>
3/2013/0247/P	Replacement of existing industrial building (old gravel works engineering and generator works) with new business (B1) premises including screened car park and ancillary landscaping.	Salesbury Hall Salesbury Hall Road Ribchester

114 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 Agent and Agents solicitor
3/2012/0379	Primrose Mill Woone Lane, Clitheroe	16/8/12	14	Deed of Variation Applicants solicitor
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 Agent & Legal

3/2012/0179	Land at Accrington Road Whalley	6/12/12	77	With Agent, Legal & Planning
3/2012/0738	Dale View Billington	6/12/12	10	With Agent & 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 Agent
3/2012/1101	The Whins Whins Lane, Read	11/4/13	16	With Planning
3/2013/0113	Petre Wood Crescent Langho	11/4/13	25	Negotiations ongoing with Agent

Non Housing

3/2011/0649P	Calder Vale Park Simonstone	15/3/12		Subject to departure procedures Lancashire County Council to draft Section 106
--------------	--------------------------------	---------	--	--

<u>Plan No</u>	<u>Location</u>	<u>Date to Committee</u>	<u>Time from First Going to Committee to Decision</u>	<u>Number of Dwellings</u>	<u>Progress</u>
3/2012/0617	Land off Clitheroe Road, Barrow	8/11/12	27 weeks	7	Decision 13/5/13

115 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	17/01/12	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	Hearing completed - waiting for decision
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)	Inquiry complete - waiting for decision
3/2012/0843 D	07/01/13	Paddy Power plc, Whiteside Bakery, 10 Market Place, Clitheroe	WR	-	Appeal dismissed 16/05/13

<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>
3/2012/0630 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 15/03/13 Waiting for decision
3/2012/0723 R	25/01/13	site of former stable Trapp Lane Simonstone	WR		Appeal dismissed
3/2012/0526 R	01/02/13	Laneside Farm Pendleton	Changed to Hearing, then back to written reps		Costs
3/2012/0526 R	27/03/13	Laneside Farm Pendleton			
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 sent 29/03/13 Awaiting site visit
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 sent 28/03/13

<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>
3/2012/0862 R	13/02/13	Fell View Barnacre Road Longridge	WR		Questionnaire and notification sent 22/2/13 Final comments sent 25/04/13 Site visit completed. Waiting for decision
3/2012/0729 R	13/03/13	Dog & Partridge Tosside	WR		Notification sent 21/03/13 Questionnaire sent 03/04/13 Statement sent 01/05/13
3/2012/1088 R	28/03/13	8 Church Brow Clitheroe	LB		Notification sent 08/04/13 Questionnaire sent 09/04/13 Statement sent 09/05/13
3/2012/0913 R	28/03/13	land off Waddington Road Clitheroe	Inquiry		Notification sent 11/04/13 Questionnaire sent 15/04/13
3/2012/0723 Application for award of costs against RVBC	09/04/13	site of former stable Trapp Lane Simonstone	Costs		Costs application dismissed
3/2012/0792 R	30/04/13	Hodder Bank Stonyhurst	WR		Notification sent 07/05/13 Questionnaire sent 07/05/13
3/2012/1079 R	26/04/13	79 King Street Whalley	WR		Notification sent 07/05/13 Questionnaire sent 17/05/13 Statement sent 17/05/13
3/2012/0972 R	23/04/13	Shays Farm Tosside	WR		Notification sent 24/04/13 Questionnaire sent 24/04/13 Statement due

<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>
3/2012/0539 R	25/04/13	Carr Hall Home and Garden Centre Whalley Road Wilpshire	Hearing		Notification sent 30/04/13 Questionnaire sent 8/05/13 Statement due
3/2013/0099 Undetermined	20/05/13	land to the west of Whalley Road Barrow	Inquiry		Notification sent 23/05/13 Questionnaire due 03/06/13

116 CORE STRATEGY EMPLOYMENT LAND STUDY

The Head of Regeneration and Housing and the Regeneration Officer introduced Chris Wilson from the Council's consultants on employment land and also referred Members to the update to the Core Strategy evidence base document following a request from the Planning Inspectorate in relation to the submitted Core Strategy.

The Ribble Valley Employment Land Study 2013 would form part of the evidence base for policies and proposals in the Ribble Valley Local Plan.

The study covers all industrial warehousing and distribution uses as well as offices. The study would be primarily concerned with those uses included in the planning Use Class B to B1 - business offices/light industrial; B2 – general industrial and B8 – storage and distribution.

The research methodology used and further detail was explained at section 1 of the report with section 2 providing an overview of the national sub regional and local policy. Sections 3, 4 and 5 drew together a number of existing data sources using demographic data and analysis to provide a business and economic profile of the Ribble Valley.

Section 6 of the study looked at the existing portfolio of potential employment land within the valley and Sections 7 and 8 presented details on consultations with the public sector, primarily Lancashire local authorities neighbouring the borough, major businesses and business forums and other stakeholders. Section 9 provided the growth forecasts that were then applied by the assessment of employment land allocations for the Local Plan period to 2028. Section 10 provided conclusions collating the study's wide ranging look at the factors affecting the local economy whilst Section 11 set out seven key recommendations to be considered arising from the findings within the study.

Members then discussed this matter and asked a number of questions of the officers.

RESOLVED: That

1. Committee endorse the study as an assessment of the supply needs and demand for employment land and premises in the Ribble Valley; and
2. agree that the study is published as part of the evidence base for the Ribble Valley Core Strategy and Local Development Framework.

117 CORE STRATEGY WORKING GROUP

Committee received the minutes of the Core Strategy Working Group held on Friday, 10 May 2013.

RESOLVED: That the minutes be received.

118 APPEAL DECISIONS

- a) 3/2012/0843/P – Change of use from Bakery (Class A1) to Betting Shop (Class A2) including alterations to shop front and signage (1 internally illuminated fascia sign and 1 illuminated hanging sign). Includes erection of 3, 900mm satellite dishes to roof of ground floor rear outrigger – appeal dismissed.
- b) 3/2012/0723/P – Demolition of existing stable block and erection of 2 x two storey four bedroom detached houses and garage block at former stables, Trapp Lane, Simonstone – appeal dismissed.
- c) Cost decision - 3/2012/0723/P - Demolition of existing stable block and erection of 2 x two storey four bedroom detached houses and garage block at former stables, Trapp Lane, Simonstone – application for the award of costs refused.

The meeting closed at 8.12pm.

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