

RIBBLE VALLEY BOROUGH COUNCIL REPORT TO PLANNING AND DEVELOPMENT COMMITTEE

Agenda Item No

meeting date: THURSDAY, 12 SEPTEMBER 2013
title: PLANNING APPLICATIONS
submitted by: DIRECTOR OF COMMUNITY SERVICES

PLANNING APPLICATIONS UNDER THE TOWN AND COUNTRY PLANNING ACT 1990:

APPLICATION NO: 3/2013/0511/P (GRID REF: SD 373620 437794)
OUTLINE APPLICATION FOR RESIDENTIAL DEVELOPMENT (NINE DWELLINGS) ON LAND
OFF CLITHEROE ROAD, BARROW, CLITHEROE, LANCASHIRE, BB7 9AQ.

WISWELL PARISH
COUNCIL:

The Parish Council are concerned that yet another residential development has been proposed in Barrow, and request that the cumulative effect of recent planning applications in the village is acknowledged, namely,

- a) 101 dwellings at Barrow Brook approved and under construction at present,
- b) 147 dwellings approved in the area, many on agricultural land,
- c) 504 dwellings refused at Barrow Lands site, Whalley Road and awaiting an appeal decision,
- d) 190 dwellings refused at Barrow Lands site, Whalley Road and awaiting an appeal.
- e) 41 dwellings proposed under current planning applications, and
- f) 62 dwellings at Hansons Garden Centre to be submitted (now submitted).

The PC therefore OBJECT to this development for the following reasons,

- 1) If all approved, Barrow would gain 885 dwellings, overshadowing the 304 dwellings that existed in 2010,
- 2) Proposed development in Barrow (as a whole) is entirely unsustainable,
- 3) Whalley Road will not cope with this increase in traffic,
- 4) Sewerage facility at Barrow at present is inadequate,
- 5) No infrastructure proposed to support an increase in population in Barrow,
- 6) Insufficient infrastructure in Barrow to support existing community let alone more housing (education/shops),
- 7) Local transport system cannot cope and is at full capacity,
- 8) A public footpath runs through the site and must be maintained.
- 9) destroy important features,

10) Education - Primary schools in Whalley, Lango and Barrow are oversubscribed, and it is untenable for Whalley children to be schooled out of this area. The PC is strongly opposed to the education of local pupils away from the local community as appears the likely outcome of this development.

WHALLEY PARISH
COUNCIL:

The PC OBJECT to this proposal for the following reasons,

- 1) Cumulative Impact - Should all the proposed ribbon developments be approved, the cumulative impact will quickly destroy the ambiance associated with the Ribble Valley,
- 2) Impact on Locality - Local Plan Policy ENV3 seeks to protect the open countryside and this development will
- 3) Increase in Traffic – This is the greatest impact as the natural flow of traffic will be through Whalley and not the A59, exacerbating existing traffic congestion in the village. This is likely to increase traffic through Wiswell as motorists look to avoid King Street, Whalley.

LCC ENVIRONMENT
DIRECTORATE (COUNTY
SURVEYOR):

No objection in principle to this application on highway safety grounds. Conditions relating to the access have been suggested however as all matters are reserved I do not consider it appropriate at this stage to impose them.

ENVIRONMENT AGENCY:

No objection in principle to the proposed development subject to the inclusion of specific conditions relating to foul and surface water drainage and aquatic habitat.

UNITED UTILITIES:

No objection to the proposal subject to the attachment of various conditions to any subsequent approval. United Utilities does have capacity within its wastewater infrastructure to serve this proposal on the basis of planning permissions granted up to the 8th of July 2013, however, please note that there are now a number of applications/appeals under consideration in the catchment for the wastewater treatment works by both the planning inspectorate and the local planning authority at the current time. If further planning permissions have been granted since this date or are granted before this application/appeal is determined, the position may change. United Utilities asks the planning inspectorate/local planning authority to inform United Utilities of any planning permissions granted within the catchment for Whalley Wastewater Treatment Works.

ADDITIONAL
REPRESENTATIONS:

Eleven letters of objection have been received and the points of objection raised have been summarised as follows;

1. Extra houses will increase traffic onto Clitheroe Road into Whalley and will exacerbate an existing situation,
2. This new scheme is yet more creeping development by stealth and may outweigh the bigger issues of overdevelopment of housing in Barrow,
3. Site is outside Barrow settlement boundary,
4. Cumulative impact of more development,
5. Impact on infrastructure in Barrow (drainage, schools),
6. Concerns regarding impact on wildlife/ecology on site,
7. Concerns regarding construction work/noise,
8. Detail provided with the application is out of date and inaccurate,
9. Barrow has seen significant development over the last two years, and this further compound the impact,
10. General highway safety concerns,
11. The local services highlighted by the applicant are tenuous at best,
12. The site is susceptible to flooding during periods of heavy rain, mainly due to the watercourse overflowing,
13. A culvert runs under part of the site so how would this be protected?
14. Concerns that surface water will not be sufficiently mitigated if the land is developed,
15. Application does not mention that the proposed entrance is used by an existing business, Dick Leigh Chainsaw Specialist, which has a high volume of traffic visiting, including heavy goods vehicles. If approved, provision must be made to keep the entrance suitable,
16. Concern regarding the potential impact the development will have upon the employer to the rear,
17. RVBC have no strategic plan for housing in the Valley, so how the Council be approving such schemes? and
18. The Ribble Valley is not the place for further housing developments, areas such as Burnley, Colne and Blackburn require redevelopment first, as there is endless Brownfield land there.

Proposal

This is an outline application for residential development on land off Clitheroe Road, Barrow for which all matters are reserved, and as such the Applicant seeks a view to establishing the principle of developing the site for residential use. The Applicant has provided an indicative layout plan showing provision for 9 dwellings on the site, as well as scale parameters, indicative house mix types and sizes and a draft S106/Legal Agreement in order to provide the requisite 'Affordable Housing' as part of the development. The plan proposed six detached dwellings and three terraced, 'Affordable' bungalows for over 55s. The access point noted on the plan is not being considered as part of the application (would be dealt with as part of the reserved matters),

however it has been assessed by the LCC County Surveyor to establish whether a suitable access point can be achieved at the site.

Site Location

The site lies to the south of the village settlement boundary of Barrow, previously defined by the Ribble Valley Districtwide Local Plan, close to existing residential properties and Whalley Industrial Park. The site extends to some 0.77 hectares and is maintained as a grassed area. The site is generally clear of trees however there are a number along the eastern boundary of the site. Lines of trees stand outside of, but close to, the sites northern boundary. A maintained hedgerow runs along part of the Clitheroe Road site frontage, with a post and rail fence and a low stonewall bounding the remainder. Other site boundaries are marked by a post and rail fence. Land levels across the site slope down very gently from the north and west towards the southeastern corner, and there are no structures or buildings on the site. There is an existing vehicular access onto the land from Clitheroe Road that forms the drive to Ashleigh. There is an existing watercourse that runs along the eastern boundary of the site.

Relevant History

No relevant history.

Relevant Policies

National Planning Policy Framework.

Policy G1 - Development Control.

Policy ENV3 – Development in the Open Countryside.

Policy ENV7 – Species Protection.

Policy ENV13 – Landscape Protection.

Core Strategy 2008/2028 - A Local Plan for Ribble Valley Regulation 22 Submission Draft

Policy DMG1 – General Considerations.

Policy DME2 – Landscape and Townscape Protection.

Policy DME3 – Site and Species Protection and Conservation.

Key Statement EN2 – Landscape.

Wildlife & Countryside Act 1981 as amended.

The Conservation [Natural Habitats & c.] Regulations 1994.

Addressing Housing Need in Ribble Valley.

CIHT document ‘Providing Journeys on Foot’.

CIHT document ‘Guidelines for Planning for Public Transport’.

Environmental, AONB, Human Rights and Other Issues

This is an outline application for residential development on land off Clitheroe Road, Barrow for which all matters are reserved, and as such the Applicant seeks a view to establishing the principle of developing the site for residential use. The Applicant has provided an indicative layout plan, as well as scale parameters, indicative house mix types and sizes and a draft S106/Legal Agreement in order to provide the requisite ‘Affordable Housing’ on site. The access point noted on the plan would normally be dealt with as part of the reserved matters application, however it has been assessed by the LCC County Surveyor to establish whether a suitable access point can be achieved at the site.

The matters for consideration in the determination of this application therefore involve an assessment of the application in relation to the currently applicable housing policy, the effects of the development on visual amenity given the likely scale of the development and the potential impact on the amenities of nearby residents. In addition, whilst the access details are not formally part of this application, the LCC County Surveyors view of the access will still be discussed.

PRINCIPLE OF THE DEVELOPMENT

The policy basis against which this scheme should be appraised is set out in the context of national, regional and local development plan policies. At a national level the National Planning Policy Framework (NPPF) came into force on 27 March 2012 and states that *at the heart of the NPPF is a presumption in favour of sustainable development* which means that for decision making purposes that:

Where the development plan is absent, silent or relevant policies are out of date, granting permission unless

- *any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this framework taken as a whole; or*
- *specific policies in this framework indicate development should be restricted.*

The NPPF that advocates a presumption in favour of sustainable development unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, and that relevant policies for the supply of housing should not be considered up to date if the LPA cannot demonstrate a five year supply of deliverable guidance. As at 31st July 2013, using the Residual method, Ribble Valley can demonstrate a 6.83 year supply of housing including a 10% allowance for slippage, but no detailed site adjustments for deliverability. Using the Sedgefield method, Ribble Valley can demonstrate a 5.69 year supply of housing including a 10% allowance for slippage, with again no detailed site adjustments for deliverability. There are no provisions within the NPPF to advocate resisting development 'in principle' once a five year supply of deliverable sites is achieved. Members must bear in mind that a number of the policies of the Local Plan are now considered to be out of date (in particular the settlement strategy) and thus the statement in NPPF cited above which advocates a presumption in favour of sustainable development unless any adverse impacts of doing so would *significantly and demonstrably* outweigh the benefits is at this time the over riding consideration. In assessing this application therefore it is important to look at the component parts in turn having regard to the above considerations as follows.

The NPPF outlines that there are three dimensions to sustainable development – economic, social and environmental and these give rise to the need for the planning system to perform a number of roles. In terms of an economic role NPPF comments that LPA's should ensure that sufficient land of the right type is available in the right places and at the right time and also identify and co-ordinate development requirements including the provision of infrastructure. A social role is ensured by providing the supply of housing required to meet the needs of present and future generations and an environmental role by contributing to protecting and enhancing the natural, built and historic environment. Having carefully assessed the proposal against these it is considered that the development would accord with the requirements of the NPPF, including that within paragraph 54 of the NPPF that provides more specific guidance on housing in rural areas noting that local planning authorities should be responsive to local circumstances and plan housing development to reflect local needs, particularly for affordable housing,

including through rural exception sites where appropriate. Also of relevance given the position of this development is NPPF paragraph 55, which states “To promote sustainable development in rural areas, housing should be located where it will enhance or maintain the vitality of rural communities. For example, where there are groups of smaller settlements, development in one village may support services in a village nearby. Local planning authorities should avoid new isolated homes in the countryside unless there are special circumstances such as essential need of a rural worker, optimal viable use of a heritage asset; re-use redundant or disused buildings or be of exceptional quality or innovative design.”

The site lies outside but within 80m of the settlement boundary of Barrow, as defined previously in the Districtwide Local Plan, within land designated open countryside. The site is an acceptable distance from the local service centres, local amenities and services (800m walk from the school), and is within 120m walk of the nearest bus stops that provide a number of direct service routes to Clitheroe, Whalley and beyond (all within acceptable standards when measured against the CIHT document ‘Providing Journeys on Foot’ and the CIHT document ‘Guidelines for Planning for Public Transport’). Therefore having examined the potential development as submitted under this application it is considered that being of a scale that is not inappropriate to the locality, subject to supporting infrastructure, it is concluded that the development of this site for residential purposes as a principle would be consistent with the National Policy Framework, extant Regional Strategy and at the scale proposed the principles of the emerging Core Strategy together with relevant material consideration that the Council must currently take into account.

As part of the principle of the development of this site it is also important to consider any potential visual impact of the scheme. The proposal is in Outline form with all matters reserved however the visual impact of developing the site for housing is still a material consideration. Policy H2 of the Local Plan states that the impact of proposals on the countryside will be an important consideration in determining all planning applications, and that development should be appropriately sited and landscaped. In addition, scale must reflect the character and nature of the area. Visually any development of this site will partially affect the streetscene, however in order to refuse a development the significant visual harm of the proposal must be demonstrated and be sufficient enough to outweigh the requirement for new homes within the borough. With regards to the indicative layout proposed the Applicant notes that the scheme is essentially aimed at being low key, low impact and low density, which is why the indicative layout proposes housing accessed off a single access point with family housing in relatively large plots. Having visited this location and looked at the size of nearby properties and their garden areas, I am satisfied that the scale parameters indicated within the design and access statement would allow a development of a suitable height and massing on the site without being to the visual detriment of the area or the detriment of the amenity of the occupiers of the dwellings opposite. The minimisation of the visual impact of the development of this site is further supported by it essentially being enclosed by development on all sides, whether it be housing or industrial uses, or by the strong ‘green’ boundary to the east (rear) of the site, and it is for this reason that I do not consider the site to be isolated. In addition, due to the retention of the green boundaries surrounding the site, the visual impact of the scheme will be suitably mitigated, and on this basis I consider that the development of the site will have an acceptable visual impact at this particular location.

On this basis, and bearing in mind the above details, the principle of developing this site for housing is acceptable in principle, providing of course that the housing proposed for this site reflect the character of the village in terms of scale, design and density and do not have any

detrimental visual impact on the locality. As this is an Outline Application with all details reserved, these elements will be considered as part of a Reserved Matters Application.

AFFORDABLE HOUSING PROVISION ON SITE

In relation to the level of affordable housing required on the site, a percentage of housing on the site would have to meet an identified housing need. The document 'Addressing Housing Need in Ribble Valley', which is a material planning consideration, is intended to be both complementary with and supplemental to the relevant policies contained within the Districtwide Local Plan. As the site is considered to be closely related to the settlement of Barrow, having regard to the current 5 year housing land supply situation and requirements of the NPPF, the Council would adopt the approach outlined in paragraph 3.1 of the document, i.e. *In all other locations in the borough [not Clitheroe or Longridge] on developments of 5 or more dwellings (or sites of 0.1 hectares or more irrespective of the number of dwellings) the council will seek 30% affordable units on the site.* This approach is taken because of the particular location of the site in relation to the identified settlement boundary and not because it is a qualifying development under the saved settlement strategy of the Districtwide Local Plan. Within the supporting documentation the Applicant proposes an indicative layout of nine dwellings, noting that three of these would be 'Affordable' bungalows for over 55s, and this is outlined within the draft S106/Legal Agreement.

The Section 106 Agreement states that 'the three bungalows of the nine dwellings to be built shall not be sold by the owners other than to an Approved Person as defined at Clause 5, and the sale price shall be at a 40% discount to the Open Market Value'. Clause 5 consists of buyers who are over 55 years of age. The local connection requirements and order of preference are as requested in that priority is give to residents of Whalley or Wiswell, then Pendleton, Read, Sabden, Little Mitton, Billington and Langho, and finally for a Ribble Valley connection. The phasing of the affordable units delivery in the agreement is considered acceptable in accordance with the Council's standard request that not more than 50% of the open market units shall be occupied until 100% of the affordable units are available. The Council's Housing Officer has discussed the S106 with the Applicant and is happy with this proposed provision for Local Needs Housing on this site. The strategic housing working group are satisfied with regards to the terms of nomination rights and approved person's criteria.

ACCESS

With regards to the access to the site, despite the submitted details not being part of the formal application, the Council must still be satisfied that an access can be achieved. The LCC County Surveyor raises no objection in principle to this application on highway safety grounds.

OTHER ISSUES AND PLANNING BALANCE

Aside from other non-material planning considerations raised by nearby neighbours, concern has been raised that flooding occurs on site during heavy periods of rain. United Utilities have recommended a number of conditions, if the application is approved, that will seek to control the surface water drainage of the site. On this basis, I am satisfied that the current issues relating to flooding will be accounted for when the full planning of the site is developed.

There has also been concern raised that the site is in an unsustainable location given the distance to the nearest services/amenities in Barrow (in this instance the Co-operative store). As mentioned above the principle of this development has to be judged by applying the presumption in favour of sustainable development in NPPF given the lesser weight that can be attached to the DWLP and particularly bearing in mind the need for adverse impacts to

significantly outweigh the benefits. It is also important to identify any other relevant material considerations.

Firstly considering whether the site, taken in isolation, could be considered as “sustainable. Given that the development of this site for housing could be considered as contributing to local housing supply and, given the indications that there is extant local need for affordable housing, this site could be argued to address the social strand of sustainability. This should be seen to be weighed against the fact that the borough has a five-year housing supply, however as mentioned above this itself has to be considered within the wider presumption and the need to demonstrate significant adverse harm associated with sustainable development in NPPF (paragraph 49).

Secondly, it needs to be seen in its physical context in relation to the settlement of Barrow and the area’s open countryside. As mentioned above the site does lie in currently defined Open Countryside but the current settlement boundaries of the DWLP are out of date and, pending future work on new boundaries within a site allocations DPD, as yet no replacement boundaries are in place. NPPF paragraph 55 emphasises that the development of isolated homes in the countryside should be avoided unless there are special circumstances. This involves a judgement as to whether this site is isolated. Given its position near to a public house, an industrial park and near to a terrace of houses it would be difficult to consider such a development as isolated and therefore development here would not appear to definitely contradict paragraph 55.

On the basis of the above assessment, when considering the overall planning balance of the scheme submitted, given that the site can be considered as sustainable in NPPF terms and, while being in the Open Countryside, is not isolated, the benefits include small scale economic benefits (house building and other associated trades), the New Homes Bonus, boosting the supply of market housing, the provision of Affordable Housing that meets identified housing requirements for older people and the delivery of a high quality sustainable development on an accessible and well located site. The only detractor is considered to be the minor landscape impact of the development of this Greenfield site, however I consider the benefits to this proposal significantly outweighed this minor adverse impact. The amount over a 6 year period would equate to a figure in the region of £80,000 with 80% retained by Ribbles Valley Borough Council and 20% to Lancashire County Council. However, the payment of NHB is currently subject to a consultation document with the possibility of the figure being reduced.

Therefore, bearing in mind the above comments and whilst I am mindful of the points of objection from nearby neighbours and the local Parish Councils, I am satisfied that any adverse impacts of granting this proposal will not significantly or demonstrably outweigh the benefits, and as such I recommend the scheme accordingly.

SUMMARY OF REASONS FOR APPROVAL

The proposal represents an appropriate form of development and given its design, size and location would not result in visual detriment to the surrounding countryside, nor would its use have an adverse impact on highway safety.

RECOMMENDATION: That the application be approved with the imposition of the following conditions:

1. Application for approval of reserved matters must be made not later than the expiration of three years beginning with the date of this permission and the development must be begun not later than whichever is the later of the following dates.
 - (a) The expiration of three years from the date of this permission; or
 - (b) The expiration of two years from the final approval of the reserved matters or, in the case of approval on different dates, the final approval of the last such matter to be approved.
2. The permission shall relate to the development as shown on Plan Drawing number TRI-0953-01, TRI-0953-02 and Tri-0953-03.

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

3. Detailed plans indicating,
 - (i) the access onto the site including sight lines,
 - (ii) the layout of the site,
 - (iii) the external appearance and scale of the dwellings,
 - (iv) the landscaping and boundary treatments,
 - (v) parking and manoeuvring arrangements of vehicles, including a contoured site plan showing existing features, and
 - (vi) the proposed slab floor level and road level,
(called the reserved matters), shall be submitted to and approved by the Local Planning Authority before development commences.

REASON: To comply with Policies G1 and ENV3 of the Ribble Valley Districtwide Local Plan, and Policies DMG1 and DME2 of the Core Strategy (Regulation 22 Submission Draft), and in order that the Local Planning Authority should be satisfied as to the details and because the application was made for outline permission.

4. The development shall not begin until a scheme to secure the affordable housing has been submitted to and approved in writing by the Local Planning Authority. The affordable housing shall be provided in accordance with the approved scheme, unless otherwise agreed in writing with the local planning authority, and shall meet the definition of affordable housing in Annex 2 of the NPPF or any future guidance that replaces it. The scheme shall include:
 - i) the numbers, type, tenure and location on the site of the affordable housing provision to be made which shall consist of not less than 30% of housing units;
 - ii) the timing of the construction of the affordable housing and its phasing in relation to the occupancy of the market housing;
 - iii) the arrangements for the transfer of the affordable housing to an affordable housing provider;
 - iv) the arrangements to ensure that such provision is affordable for both first and subsequent occupiers of the affordable housing; and
 - v) the occupancy criteria to be used for determining the identity of occupiers of the affordable housing and the means by which such occupancy criteria shall be enforced.

REASON: For the avoidance of doubt as the permission is subject to an agreement in relation to the affordable housing approved, in accordance with the document 'Addressing Housing Need in Ribble Valley' and guidance within the NPPF.

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

REASON: In the interests of visual amenity and the potential impact upon the amenity of the occupiers of the adjacent neighbouring properties, in accordance with Policies G1 and ENV3 of the Ribble Valley Districtwide Local Plan, and Policies DMG1 and DME2 of the Core Strategy (Regulation 22 Submission Draft).

6. The development hereby approved shall not exceed the erection of 9 dwellings in accordance with the submitted planning application forms.

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

7. The development hereby permitted shall not be commenced until such time as a scheme to dispose of foul drainage has been submitted to, and approved in writing by, the Local Planning Authority. The scheme shall be submitted as approved.

REASON: To ensure that the development does not increase the risk of pollution to controlled waters in accordance with Policy G1 of the Ribble Valley Districtwide Local Plan and Policy DMG1 of the Core Strategy (Regulation 22 Submission Draft).

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 separate from the foul unless otherwise agreed in writing by the Local Planning Authority, no surface water will be permitted to discharge directly or indirectly into existing foul, combined or surface water sewerage systems. The development shall be completed, maintained and managed in accordance with the approved details.

REASON: To proper drainage and to reduce the risk of flooding in accordance with Policy G1 of the Ribble Valley Districtwide Local Plan and Policy DMG1 of the Core Strategy (Regulation 22 Submission Draft).

9. Unless otherwise agree in writing by the Local Planning Authority, no building shall be erected within 3 metres of any public sewer.

REASON: To protect existing service infrastructure.

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

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

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

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

12. No part of the development shall take place until an updated ecological survey has been carried out during the optimum period. The results of the updated survey shall be submitted to the Local Planning Authority and if such a use by a protected species of any part of the land included in the planning permission granted is established, a mitigation scheme including appropriate protected species license details, if required, shall be submitted to the Local Planning Authority before any work commences on the approved development.

The actions, methods & timings included in the mitigation measures identified and the conditions of any Natural England License shall be fully implemented and adhered to.

REASON: The timing of the ecological appraisal dated January 2013 was outside the optimum period for assessing some habitats and species of flora and fauna.

13. Prior to commencement of any site works including delivery of building materials and excavations for foundations or services, all trees identified in the Arboricultural Development Report dated January 2013 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.

A tree protection - monitoring schedule shall be agreed and tree protection measures inspected by the local planning authority before any site works are begun and the root protection/exclusion zone shall remain in place until all building work has been completed and all excess materials have been removed from site including soil/spoil and rubble.

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

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

REASON: In order to ensure that any trees affected by development and included considered of visual, historic or botanical value are afforded maximum physical protection from the potential adverse affects of development. In order to comply with planning policies G1 and ENV13 of the District Wide Local Plan and Policy DMG1 of the Core Strategy (Regulation 22 Submission Draft).

14. With reference to any future reserved matters application, measures to enhance the biodiversity of the site, as referenced at paragraph 4.11 of the Ecological Appraisal Survey Report, shall be submitted as part of the reserved matters for the site.

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

INFORMATIVES

Ribble Valley BC imposes a charge to the developer to cover the administration, and delivery costs in providing wheeled bins to each household within a new build property or conversion. Details of current charges are available from the RVBC Contact Centre on 01200 425111.

Surface water run-off should be controlled as near to its source as possible through sustainable drainage approach to surface water management (SUDS). SUDS are an approach to managing surface water run-off which seeks to mimic natural drainage systems and retain water on or near the site as opposed to traditional drainage approaches which involve piping water off site as quickly as possible. SUDS involve a range of techniques including soakaways, infiltration trenches, permeable pavements, grassed swales, ponds and wetlands that attenuate the rate and quantity of surface water run-off from a site, and contribute to a reduced risk of flooding. SUDS offer other benefits in terms of promoting groundwater recharge, water quality improvement and amenity enhancements. Approved Document Part H of the Building Regulations 2000 sets out a hierarchy for surface water disposal that encourages a SUDS approach. Further information on SUDS can be found in the following documents:

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

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

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

Any works to the watercourses within or adjacent to the site which involve infilling, diversion, culverting or which may otherwise restrict flow, require the prior formal consent of LCC under Section 23 of the Land Drainage Act 1991. Culverting other than for access purposes is unlikely to received Consent, without full mitigation for loss of flood storage and habitats.

The layout of any proposed scheme should be designed to incorporate the watercourse on site as a feature of the development. EA recommend against a layout hiding the watercourse at the rear of dwellings behind fences. A suitable buffer between the development and the watercourse should be maintained to protect the watercourse, retain access for future maintenance and reduce risk of polluted water draining to it.

APPLICATION NO: 3/2013/0637/P

(GRID REF: SD 370624 434874)

PROPOSED DESIGN AMENDMENTS TO CURRENT PLANNING PERMISSION REF: 3/2009/0133/P ASSOCIATED WITH THE PROPOSED ALTERATIONS AND EXTENSION OF THE MAIN HOTEL TO CREATE LARGER PRIVATE DINING ROOM, 4 NO. NEW GUEST BEDROOMS, IMPROVED KITCHEN AND STAFF WELFARE FACILITIES, OFFICES, STORAGE AND STUDENT BEDROOM SPACE AND ASSOCIATED PERIMETER EXTERNAL WORKS AND TERRACE AT NORTHCOTE, NORTHCOTE ROAD, LANGHO, LANCASHIRE, BB6 8BE.

BILLINGTON AND LANGHO No objections.
PARISH COUNCIL:

LCC ENVIRONMENT
DIRECTORATE
(HIGHWAYS):

No objections in principal. The LCC Highways Officer does however raise a number of questions relating to whether the originally approved parking layout was approved or altered to negate a number of issues raised by the Highways Officer in 2009. The layout indicated on plan reference number 3874-13B is as per that approved in 2009 (3/2009/0133/P) and as the 2009 permission is extant, whether or not this permission is actually in accordance with the Highways Officers views is now irrelevant.

UNITED UTILITIES:

No observations or comments received.

ADDITIONAL
REPRESENTATIONS:

No additional representations have been received.

Proposal

The application seeks proposed design amendments to a previously approved, and currently being constructed, development at Northcote Manor. Permission was granted in May 2009 to improve hotel and restaurant facilities, increase the number of bedrooms with a new bedroom block, a new spa building and site landscaping and parking. The main design change involves the reduction of the massing of the South staff and welfare block while maintaining the general footprint of the previously approved extensions to the building. In addition, the central side wings have been reduced and set back to lessen the impact of these elements. A central feature entrance has been created against the depth of the main South elevation to improve this aspect on entering the site from the A59. The South Western terraces have been reduced as to not impede on the approved parking provisions will remain as per the approved scheme. The revisions proposed seek to create a larger private dining room, 4 new guest bedrooms, improved kitchen and staff welfare facilities, offices, storage and student bedroom space within the new extensions.

Site Location

The site is located within the open countryside and close to the A59 roundabout from Northcote Road. In the immediate vicinity is the recently constructed stables and equestrian complex.

Relevant History

3/2012/0332/P - Application for the renewal of planning permission 3/2009/0133/P for proposed development to improve the hotel and restaurant facilities including bay window extension to private lounge, increase number bedrooms with a new bedroom block, new spa building and site landscaping and parking – Granted.

3/2012/0267/P - Application to discharge condition no.1 (commencement time), condition no.2 (materials) and condition no.3 (landscaping) of planning permission 3/2009/0133P – Granted.

3/2009/0133/P - Proposed development to improve hotel and restaurant facilities, increase number of bedrooms with new bedroom block, new spa building and site landscaping and parking – Granted Conditionally.

3/2008/0935/P – Dining room extension – Granted Conditionally.

3/2007/0756/P – Dining room, kitchen and offices – Granted Conditionally.

Relevant Policies

NPPF

Policy G1 - Development Control.

Policy ENV3 - Development in Open Countryside.

Policy RT1 - General Recreation and Tourism Policy.

Core Strategy 2008/2028 - A Local Plan for Ribble Valley Regulation 22 Submission Draft

Policy DMG1 – General Considerations.

Policy DME2 – Landscape and Townscape Protection.

Policy DMB3 – Recreational and Tourism Development.

Environmental, AONB, Human Rights and Other Issues

The principle of a development of this scale has already been accepted at this location and with works associated with the development approved in 2009 currently underway, the main issue to therefore consider is whether the proposed design amendments to the scheme are acceptable.

Given the location of this complex close to the highway network of the A59, in particular one of the large and busy roundabouts that links Langho, Billington, Whalley and beyond to the A59, the revised proposal would have limited detracting elements on the local landscape. The buildings remain well related to the existing complex and the reduction in the scale and mass of the extensions further reduces any impact upon the character of the original building on site. The extensions are again designed to reflect the character and architectural merit of the original building on site, and as such the proposed amendments and alterations are considered to have an acceptable visual impact within this locality. The landscaping elements indicated on the proposed plans have already been approved by virtue of the information provided within the approval of details reserved by condition application 3/2012/0267/P so these are again accepted.

On this basis, having the considered all elements referred to within this report, I consider that any adverse impacts of approving this scheme would not significantly or demonstrably outweigh the benefits of the proposal; therefore as a wholly sustainable development, it is recommended accordingly.

SUMMARY OF REASONS FOR APPROVAL

The proposal would not unduly have an impact on the visual amenity or highways safety at this locality.

RECOMMENDATION: That planning permission be 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 3874-01, 3874-03, 3874-04, 3874-13B, 3874-1-13F, 3874-1-14G, 3874-1-15C and 3874-16.

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 9 August 2013.

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

D APPLICATIONS ON WHICH COMMITTEE 'DEFER' THEIR APPROVAL SUBJECT TO WORK 'DELEGATED' TO THE DIRECTOR OF COMMUNITY SERVICES BEING SATISFACTORILY COMPLETED

APPLICATION NO: 3/2013/0169 (GRID REF: SD 374165 441802)
DEVELOPMENT OF 28 DWELLINGS FOR A 100% AFFORDABLE HOUSING SCHEME CONSISTING OF TWO AND THREE BEDROOM DWELLINGS WITH ASSOCIATED ANCILLARY AND SERVICING AT PENDLE GARAGE SITE, CLITHEROE ROAD, BARROW, BB79AQ

PARISH COUNCIL:

Wiswell and Whalley Parish Council have put forward comments regarding the application. Members are referred to the file for full details of their comments which can be summarised as follows:

1. The application is an attempt to pre-empt the Core Strategy and therefore further development in Barrow cannot be justified at this time.
2. The cumulative effect of the extent of development proposed in Barrow will be of detriment to the character of the settlement.
3. The proposal is out with the settlement boundary of Barrow and therefore does not meet the infill criteria.
4. Sewerage facilities in the area are inadequate and do not have the capacity to accommodate further development.
5. The development would result in an increase in traffic and potential parking on Clitheroe Road. The local transport system in barrow is already at capacity.
6. The proposal does not meet the National Planning Policy Frameworks criteria for sustainable development as the village currently has insufficient facilities/services.
7. There are insufficient educational vacancies within barrow to accommodate additional children.
8. The Parish Council are disappointed that the application does not include the any contributions by way of a s106 agreement that would benefit the wider community in Barrow. If the application is approved the Parish Council feel the developer should be required to contribute towards the local community by way of a financial contribution.

ENVIRONMENT
DIRECTORATE
(COUNTY SURVEYOR):

The County Surveyor has made numerous representations during the course of the application relating to concerns over inadequate parking and the orientation of a number of the parking bays and carriageway width.

Members are referred to the file for full details and it should be noted that the received amendments are partially as a result of the aforementioned representations.

A detailed response in relation to the current proposal is currently awaited and will be reported verbally.

LANCASHIRE COUNTY
COUNCIL (PLANNING
CONTRIBUTIONS
OFFICER):

Lancashire County Council's contributions office has made representations in respect of the application. Members are referred to the file for full details of their comments which can be summarised as follows:

In relation to primary school places, the latest projections show that there would be a shortfall of 38 places in five years time. With an expected yield of 2 places from this development, the shortfall would increase to 40. A contribution from the developer in respect of the full yield of 2 places is therefore requested.

In relation to secondary schools, the latest projections show that there would be approximately 87 places available in five years time.

There are, however, a number of planning applications that have already been approved in this area and these have an impact upon the places available. Additionally, there are a number of housing developments which will impact upon this group of schools which are pending a decision or are pending appeal. These will also, of course, have an effect on the number of places available.

The financial contribution in respect of educational provision requested is as detailed below.

- A contribution of £23,761 in respect of 2x primary school places.

If any pending applications are approved prior to a decision being made on this development, the claim for secondary school provision could increase up to a maximum of two places as detailed below.

- A contribution of £35,803 in respect of 2 x secondary places

A detailed re-calculation and assessment is awaited based on the change in house type/number of bedrooms provided and in light of other developments which may have gained consent after the initial calculation was undertaken.

Members will note that the applicant has submitted a viability assessment in light of the request for a financial contribution claiming it would result in rendering the proposal unviable and therefore undeliverable. This matter will be discussed in detail later in this report.

ENVIRONMENT AGENCY:

Have no objection in relation to the proposal subject to the imposition of conditions relating to:

- Surface water run off.
- That development shall not commence until a remediation strategy is submitted to and approved by the Local planning Authority.
- No part of the development shall be occupied until a verification report demonstrating that the works set out in the approved remediation strategy have been completed has been submitted to and approved by the Local planning Authority.

The Environment Agency have also request that an informative be attached to the application in relation to contaminants found on site and the disposal of excavated waste/contaminated soil.

ADDITIONAL REPRESENTATIONS:

2 letters of objection have been received. Members are referred to the file for full details which can be summarised as follows:

1. Barrow has had its fair share of development.
2. Barrow at present has very limited services/facilities and infrastructure, with any additional development likely to result in additional pressure which will have a negative impact upon the exist residents of the area.
3. Parking for the proposed apartments is insufficient.
4. There are numerous properties for sale/vacant in the area and therefore there is no need for additional housing.
5. The proposal is not sustainable development as set out in the National planning Policy Framework.
6. The apartments are out of keeping with the area, particularly being located fronting Clitheroe Road.

7. Residential development in close proximity to the Whalley Industrial Park which will inevitably be of detriment to the living conditions of potential residents of the development.

Proposal

This application seeks full consent for the erection of 28 dwellings for a 100% affordable housing scheme consisting of two and three bedroom dwellings with associated ancillary and servicing at the site of the former Pendle Garage, Clitheroe Road, Barrow.

The submitted details propose a mix of semi-detached and terraced 2 storey dwellings in that will provide a mixture of accommodation ranging from 2 to 3 bedrooms, 100% of which are proposed to be affordable housing, it is proposed that the tenure split will be as follows:

Affordable rented:	9 x 2 bedroom & 5 x 3 bedroom units
Affordable shared Ownership:	8 x 2 bedroom Units & 6 x 3 bedroom units.

Members will note that the original submission proposed the “Erection of a 29 unit housing scheme, 30% of which is affordable, consisting of 9 apartments, 17 houses and 3 bungalows with associated car-parking, landscaping and highway works”.

Members will therefore be aware that the proposal has been significantly amended/alterd during the course of the application.

Site Location

The proposal site is located on the former Pendle Garage site located to the southern extents of Barrow, directly adjacent Whalley Industrial Park and opposite The Eagle, fronting Clitheroe Road and directly to the north of the former nursery site. The proposal site extends eastwards to match the extents of the earth bund that bounds Meadow Court units to the north. The site is currently occupied by the former Pendle Garage building, and associated forecourt hardstanding. There is an established hedgerow to the northwest extents of the site and a number of trees/hedges along the southern site boundary and within the site itself.

The site is Brownfield land and is approximately 0.71 Hectares in size, largely disused in nature with portions being clearly in a state of disrepair.

Relevant History

There is no planning history associated with the site that is relevant to the current application. However members will note that outline consent has been granted on the neighbouring former Whalley Nurseries site to the south (Ref: 3/2011/0784) for the erection of six dwellings (four 4/5 bedroom houses and two single bedroom bungalows). Members will note that the outline consent granted was for all matters reserved, at this stage no reserved matters application has been forthcoming.

Relevant Policies

Ribble Valley Districtwide Local Plan
Policy G1 - Development Control.

Policy G5 - Settlement Strategy.
Policy H2 – Dwellings in the Open Countryside
Policy H20 – Affordable Housing – Villages & Countryside
Policy ENV3 – Development in open Countryside
Policy ENV13 - Landscape Protection.

Core Strategy 2008 – 2082 – a Local Plan for Ribble Valley Regulation 19/22 Consultation Draft

Policy DMG1 – General Considerations.
Policy DMG2 – Strategic Considerations.
Policy DME2 – Landscape and Townscape Protection.
Policy DME3 – Site and Species Protection and Conservation.
Policy DMH3 – Dwellings in the Open Countryside
Policy DMH1 – Affordable Housing Criteria

National Planning Policy Framework (NPPF).

Environmental, AONB, Human Rights and Other Issues

The matters to be considered in the determination of this application relate to the principle of the development in policy terms; the impact of the development in visual terms; the effects upon ecology and trees; the impact on neighbouring residential amenities; highway safety; the mechanism by which the properties have been made affordable; and the matter of financial contributions requested by Lancashire County Council.

Principle of Development

In assessing the proposal it is imperative to establish whether, in principle, the development would be considered acceptable in light of current and emerging policy considerations whilst fully considering the proposal against the aims and objective of the National Planning Policy Framework (NPPF). In relation to the aforementioned considerations the Head of Regeneration and Housing has made the following comments/observations:

The site lies within the currently defined Open Countryside but it should be noted that the current settlement boundaries of the District Wide Local Plan (DWLP) are out of date and pending future work on new boundaries within a site allocations DPD, as yet no replacement boundaries are in place. NPPF paragraph 55 emphasises that the development of isolated homes in the countryside should be avoided unless there are special circumstances. This involves a judgement as to whether the site is isolated. Given its position opposite a public house, adjacent to an industrial park and within close proximity to existing dwellings it would be difficult to consider such a development as isolated and therefore would not directly contradict paragraph 55.

In addition and relating to the employment lands situation, conversations with the Council's economic regeneration officer indicate that the site is no longer used for employment purposes and sufficient attempts have been made to promote further employment on the site without any success. It is therefore potentially appropriate for other non-employment related uses.

Therefore, given that the site can be considered as sustainable in NPPF terms and, while being in the Open Countryside, is not isolated, there would appear to be benefits to this proposal which are not significantly outweighed by adverse impacts in terms of the Borough's current five year supply and the extant unimplemented permissions in Barrow and their implications.

Mechanism by which the properties would be made affordable

In the past, the usual mechanism for securing the provision and retention of affordable dwellings has been through appropriate clauses in a Section 106 Agreement. The Council's Strategic Housing Officer, however, has advised that this issue was discussed at length by the Strategic Housing Working Group in November 2012.

After considering all the risks of accepting a condition rather than a Section 106 Agreement, it was agreed by the group that a condition would be accepted as this resulted in significant benefits in terms of affordable housing delivery and where delivery is by a Registered Provider, the risk is minimal due to the Homes and Communities Agency regulations. The group however, did not want this to set a precedent for future applications and were clear that a condition would only be accepted where a Registered Provider was delivering a 100% affordable scheme.

As this application relates to a 100% affordable scheme to be provided by a Registered Provider, in this case, the use of an appropriate condition is sufficient and a Section 106 Agreement in relation to this particular matter is not required.

Highways safety

Initial comments received from the County Surveyor raised concerns regarding insufficient parking provision and the orientation of a number of the parking spaces in relation to the internal access road and the widths of the carriageway.

The proposed access off Clitheroe Road and internal arrangement/configuration of the site layout as amended, has been largely influenced by detailed advice from the Local Planning Authority and the County Surveyor to ensure that the internal roads are to full adoption standards whilst providing adequate parking provision and ensuring the development can safely accommodate the manoeuvring of vehicles.

At this stage detailed comments are awaited from the County Surveyor in relation to the amended proposals, it is intended that these will be reported verbally to members as positive negotiations/discussions are on-going.

Residential Amenity

In respect of potential impact upon residential amenity, given the isolated nature of the site in relation to adjoining/nearby dwellings, I consider the proposal as submitted would have no detrimental impact upon the residential amenities of existing/neighbouring occupiers. However it is imperative, in securing positive and well-designed/considered development, that I also consider the residential amenity of potential residents/occupiers of the development. I consider the separation distances between the proposed dwellings, based on the revised details, satisfactory so as not to adversely impact upon the residential amenities of potential occupiers of the development.

Members will note that the original proposal proposed a number of dwellings being located along the northern boundary with Whalley Industrial Park. Following officer concerns regarding the potential long-term detrimental impact upon residential amenities and the potential for "bad-neighbour" development as a result of the proximity to the park to the north, the proposal has been significantly altered with the access road now forming a physical and visual buffer between

the proposed dwellings and the existing units to the north, these matters will be covered in detail later in this report.

I am therefore mindful of the relationship between the proposed dwellings and the existing properties/uses within the area and given the layout and spatial relationships as detailed on the submitted plans, consider the scheme acceptable

Layout

As previously stated, the original submitted application proposed a three-storey apartment block, accommodating 9 apartments fronting Clitheroe Road, 17x 2 and 3 bedroom two-storey dwellings and 3 x 2 bedroom bungalow to the eastern extents of the site. A number of the 2 bedroom and 3 bedroom properties were located along the northern boundary with Whalley industrial park/ Meadow Court, the access road to the development was located along the southern boundary with associated landscaping.

The submitted site layout has been significantly amended in light of comments and extensive negotiations undertaken by the Local Authority. Initial concerns related to the proximity of dwellings to the units to the north, the potential overbearing relationship of the existing industrial units and the appearance of the apartment block upon the streetscene and its appropriateness in terms of the overall context of the existing settlement.

The majority of parking is provided on-plot to dwelling frontages with a number of additional spaces provided at the termination points of individual cul-de-sacs and within the site in the form of dedicated bays to along the northern boundary.

The primary access to the development is directly off Clitheroe Road, with a small number of overspill parking spaces and hard landscaping/tree planting to the north of the road. Upon entry into the site a number of properties front directly onto the carriageway to ensure an active and open frontage, with the property directly fronting Clitheroe Road having being designed as a “double-fronted” dwelling to ensure the development positively addresses the primary road frontage.

Internally the dwellings are divided into pairs of semi-detached dwellings and terraces of three properties. This aids in ensuring the development has a level of visual permeability and that it is effectively broken down into smaller visual parcels. The properties have been orientated so that no outward aspect is dominated by the presence of the industrial units to the north. A further overspill/visitor parking bay and area of hard-landscaping/tree planting is proposed along the northern boundary towards the east of the site with a low maintenance landscape buffer aiding in softening the appearance of the existing industrial units.

Appearance & Visual Amenity

In respect of the appearance of the proposed dwellings, extensive negotiation has been undertaken with the applicant that sought to embrace the applicants intention to provide a contemporary form of development whilst ensuring the proposed house-types reflected a level of contextual response. It was suggested and agreed that the development should visually reflect a modern interpretation of the cottage style terraces to the north.

The amended plans propose a mixture of semi-detached and terraced properties of a reconstituted facing stone construction. Contrasting stonework is proposed at portions of ground

floor level, with further contrasting stone inserts proposed at first floor level contained within reconstituted stone surrounds. It is proposed that the windows will be of a dark/grey framing material that will add visual depth and will work in concert with stone surrounds on feature elevations to provide further visual interest and articulation.

Gabled elements have also been introduced to provide interest in the streetscene and are employed on corner/feature properties to reinforce the overall visual legibility of the development. I consider that the variance contained within the elevational language of the proposed house-types is sufficient to alleviate initial concerns that the development could be potentially read as visually mono-cultural and typically suburban in nature.

Internally individual plot boundary frontages will be demarked by 900mm high galvanised painted railings with 1800mm brick walling providing privacy where rear gardens front the highway/footway. The main frontage to Clitheroe Road will be demarked by a 900mm brick/stone walling to match that of the housing facades. The southern site boundary, which delineates a number of the properties rear garden boundary, will be extensively 1800mm timber panel fencing.

I am therefore mindful of the design and appearance of the proposed dwellings in relation to the wider and immediate context and given the proposed housing-types and boundary treatments as detailed on the submitted plans, consider the proposal acceptable.

Landscape

Due to the presence of trees/hedgerow on site the Local planning Authorities Countryside Officer has been extensively involved during the course of the application to ensure the retention and protection of trees/groupings of habitat/visual amenity value.

It is proposed that two "Category A" Oak trees will be retained along the southern boundary (T1 & T5) and that "Category B" and "Category C" Ash trees (T2 & T3) be removed, with replacement planting being provided within the development site.

Members will note that full landscaping plans indicating the replacement planting are currently awaited at this stage. It is therefore requested that members defer and delegate the application to the Director of Community Services for the approval of planning permission to allow for the Local Planning Authorities Countryside Officer to make a detailed assessment in relation to the awaited landscaping proposals.

I am therefore mindful of the relationship between the proposed landscaping details and their relation to the wider and immediate context and given the proposals as detailed on the submitted plans, consider the scheme acceptable subject to the receipt of further detail.

Financial Contributions Requested by LCC

Members will note that the County Council had initially requested a total of £23, 761 towards education provision.

The applicants have submitted a viability assessment claiming that this would make the delivery of a 100% affordable housing scheme unviable. I summarise the case put forward by the applicants below.

The applicants comment that this is a proposal for a 100% affordable housing development giving a mix of affordable rent and affordable home ownership to respond to local need.

Great Places Housing Association state that the project is meeting local objective by providing new homes to meet need, is delivering tenures to reflect demand and offering additional shared ownership properties to help local people on to the property ladder.

The applicants advise that the scheme has also received funding support from the Homes and Communities Agency (HCA) who are clear in their investment strategy that they do not expect other government bodies to charge for land.

The scheme viability information put forward by the applicants indicates that the scheme would break even in year 40, which is the last permitted year in the appraisal model (this, of course, is without the requested contributions).

The applicants point out that the development will meet various standards and is already responding to a number of challenging abnormal issues as follows:

- Code for Sustainable Homes Level 3
- Secure by Design
- Extensive storm-water retention and the need to connect to adopted sewers some way off-site
- Piling in specific areas of the site
- Achieving level access to front and rear of properties to satisfy DDA requirements
- Remediation to remove contamination from former uses

Additionally the applicants state that Great Places are non-profit business but need to ensure a business case is achieved on every project. Any additional spending on this scheme will render it unviable and so, in reality, the scheme will not proceed if these requested contributions are pursued.

LCC Contributions are at present undertaking an assessment of the revised housing/tenure mix and in light of the applicants claims that any financial contribution would render the housing proposals unviable and therefore undeliverable. At the time of the writing of this report the revised assessment is still awaited, any developments in relation to this matter will be reported verbally to Members. It should be noted that it is requested the application be deferred and delegated to the Director of Community Services for approval following a satisfactory agreement being reached in relation to the aforementioned issues.

Other Matters

There are a number of points raised by objectors that do not sit easily within the headings given to consider the main issues associated with this scheme. I shall attempt to address these issues below:

A number of objections/representations have been received in relation to the proposal pre-empting the Core Strategy, the cumulative effect of the amount of development proposed in Barrow and that the proposal lies out-with the defined settlement boundary. Members will note that the Head of Regeneration and Housing has provided comments in relation to these aspects, detailed earlier in this report, and does not consider that in principle there are sufficient grounds on which to base a refusal in relation to the potential concerns raised.

Issues of highway safety have also been raised via representations, members will note that the County Surveyor has indicated that he has no objection to the nature and location of the junction off Clitheroe Road, however detailed comments are now awaited in relation to the internal site layout/arrangement and the level of parking provision proposed.

Members will be aware that a number of the objections/representation received related to the principle of apartments on site and the proximity of the housing proposed to the existing industrial units. Given the site layout has been drastically altered and that the apartments have now been removed from the proposed development I consider that these objections/concerns have been adequately addressed through amendments made during the course of the application.

The National Planning Policy Framework (NPPF) puts a clear emphasis on the need for Local Planning Authorities to consider the planning balance in assessing proposals and clearly states that in relation to sustainable development, applications should only be refused if impacts would significantly and demonstrably outweigh the benefits.

The proposal as presented clearly has a number of benefits in terms of economic development, with construction jobs likely to be created by the development and it is widely accepted that the Housing industry has a critical role to play in terms of the national economic recovery. This has been extensively reported through ministerial statements and the Government's Growth Agenda; Plan for Growth (3/11); Housing Strategy for England (11/11); Housing and Growth (9/12); and Growth and Infrastructure Act (4/13).

£242,614 in New Homes Bonus would be generated over a six-year period by the development. As members will be aware, the bonus is not ring fenced and it is for the Local Authority to decide how to spend this money, it should also be noted that the payment of the New Homes Bonus is currently subject to Government consultation with the payment to be made to Local Authorities is likely to be reduced.

Members will also note that there is a considerable benefit associated with the proposal given it will provide 28 new affordable dwellings in the Barrow Area, 14 of which are for affordable rent and the remainder being offered for affordable home ownership.

Whilst it is recognized that there will be some level of measurable visual impact as a result of the development I consider, given the Brownfield nature of an element of the site and considering the immediate context and surrounding uses that the harm/impact associated with the development would be minimal.

Therefore, having carefully considered all of the above matters, and taking account of the planning balance, consider that in this case the benefits associated with the development clearly outweigh any harm associated with the development.

SUMMARY OF REASONS FOR APPROVAL

The proposal has no significant detrimental impact on nearby residential amenity nor would it have an adverse visual impact upon the immediate or wider context.

RECOMMENDATION: That the application be Deferred and Delegated to the Director of Community Services for approval following a satisfactory agreement being reached in relation to

the educational contribution and the submission of satisfactory landscaping details subject to the following condition(s):

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

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

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

01: 0718/A/001 Rev H Proposed Site Plan - Amended 23rd August 2013.

02: 0718/A/020 Rev A Block 1 - Amended 23rd August 2013.

03: 0718/A/021 Rev A Block 2 - Amended 23rd August 2013.

04: 0718/A/022 Rev A Blocks 3 & 12 - Amended 23rd August 2013.

05: 0718/A/023 Rev A Blocks 4 & 10 - Amended 23rd August 2013

06: 0718/A/024 Rev A Block 5 - Amended 23rd August 2013

07: 0718/A/025 Rev A Block 6 - Amended 23rd August 2013

08: 0718/A/026 Rev A Block 7 - Amended 23rd August 2013

09: 0718/A/028 Rev A Block 9 - Amended 23rd August 2013

10: 0718/A/029 Rev A Block 11 - Amended 23rd August 2013

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

3. Precise specifications or samples of walling, roofing and window framing 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. 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.

5. 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.

6. 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.

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

7. 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.

8. No development shall take place until a 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 should demonstrate the surface water run-off generated up to an including the 1 in 100 year critical storm will not exceed the run-off from the undeveloped site following the corresponding rainfall even. The scheme shall subsequently be implemented in accordance with the approved details before the development is completed.

REASON: To prevent the increase in flooding, both on and off site.

9. No development approved by this planning permission shall take place until a remediation strategy that includes the following components to deal with the risks associated with contamination of the site shall each be submitted to an approved, in writing, by the Local Planning Authority:
1. A preliminary risk assessment which has identified:
 - All previous uses
 - Potential contaminants associated with those uses
 - A conceptual model of the site indicating sources, pathways and receptors
 - Potentially unacceptable risks arising from the contamination of the site.
 2. A site investigation scheme, based on (1) to provide the information for a detailed assessment of the risk to all receptors that may be affected, including those off site.
 3. The results of the site investigation and the detailed risk assessment referred to in (2) and, based on these, an options appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken.
 4. A verification plan providing details of the data that will be collected in order to demonstrate that the works set out in the remediation strategy in (3) are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action.

Any changes to these components require the express written consent of the local planning Authority. The scheme shall be implemented as approved.

REASON: To prevent the risk of pollution to controlled waters.

10. No occupation shall take place until a verification report demonstrating completion of the works set out in the remediation strategy and the effectiveness of the remediation shall be submitted to and approved, in writing, by the Local Planning Authority. The report shall include results of sampling and monitoring carried out in accordance with the approved verification plan to demonstrate that the site remediation criteria have been met. It shall also include any plan (A "long term monitoring and maintenance plan") for longer term monitoring of all pollutant linkages, maintenance and arrangements for contingency action, as identified in the verification plan, and for the reporting of this to the Local planning Authority. The long-term monitoring and maintenance plan shall be implemented as approved.

REASON: To Prevent the risk of pollution to controlled waters.

11. 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 for the entire site has been submitted to and approved in writing by the Local Planning Authority. For the avoidance of doubt, surface water must drain separate from the foul and all the surface water must drain in line with the Flood Risk Assessment submitted as part of this application. No surface water will be permitted to discharge directly or indirectly into existing foul, combined or surface water sewerage systems. The development shall be completed, maintained and managed in accordance with the approved details.

REASON: To ensure a satisfactory form of development and to prevent an undue increase in surface water run-off and to reduce the risk of flooding.

12. The new estate road shall be constructed in accordance with the Lancashire county Council specification for Construction of Estate Roads to at least a base course level before any development takes place within the site.

REASON: To ensure that satisfactory access is provided to the site before the development hereby permitted becomes operative.

13. 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 splays 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 new estate road from the continuation of the nearer edge of the carriageway of Clitheroe Road to a point measured 90m along the nearer edge of the carriageway of Clitheroe Road from the centre line of the estate road, 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.

14. 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.

15. 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.

16. The existing accesses on to Clitheroe Road shall be physically and permanently closed and the existing verge/footway and kerbing of the vehicular crossing shall be reinstated in accordance with the Lancashire County Council Specification for Construction of Estate Roads (prior to occupation of the proposed dwellings)

REASON: To limit the number of access points to, and to maintain the proper construction of the highway.

NOTES

1. 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.

2. If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the local planning authority) shall be carried out until the developer has submitted a remediation strategy to the Local Planning Authority detailing how this suspected contamination can be dealt with and obtained written approval from the Local planning Authority. The remediation strategy shall be implemented as approved.

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>
3/2012/0136/P	Removal of cement based render to west gable of property and repointing of existing stonework	Thistle Manor Edisford Road, Clitheroe
3/2012/0851/P	Application to discharge condition 5 (surface water regulation) and condition 6 (surface water drainage) of planning permission 3/2010/0288/P	Stalwart Lodge Primrose Road Clitheroe
3/2012/1102/P	Demolition of agricultural building and formation of garden area from agricultural land and change of use of outbuildings to form a residential dwelling	Groom's Farm Stirk House, Gisburn
3/2013/0052/P	Proposed conversion of traditional domestic storage buildings within the curtilage of The Rann; the existing unoccupied cottage currently used as a store adjacent to the house to be utilised as an annex to The Rann and the second store converted into a dwelling for the applicant	The Rann Saccary Lane Mellor
3/2013/0066/P	2 x externally illuminated fascia board, 2 x Ferodo break fascia, 1 x double sided hoarding, 1 x banner hoarding	Moor Lane Garage Moor Lane, Clitheroe
3/2013/0184/P	Replace uPVC window with painted timber double hung sliding sash, replace uPVC sliding doors with painted timber French doors and replace uPVC rainwater hopper with cast iron	28 Church Street Ribchester
3/2013/0288/P	Application to discharge condition no. 8 (Velux rooflights), condition no. 14 (surfacing of external areas and access track), condition no. 17 (bird and bat boxes), condition no. 18 (foul drainage) and condition no. 19 (archaeological recording) of planning permission 3/2013/0013/P	Lower Cote Barn Higher Greenhead Farm Gisburn Road Sawley
3/2013/0306/P	Application for the renewal of planning permission 3/2010/0180/P for the demolition of existing commercial premises/site clearance and erection of 9 no apartments plus access improvements and realign the steam to open culvert (amendment of permission 3/2002/0627/P)	Pack Horse Garage Mellor Brow Mellor Brook

<u>Plan No</u>	<u>Proposal</u>	<u>Location</u>
3/2013/0308/P	Alteration to a single storey addition to the originally listed building. Proposal to remove the corrugated tin roof and replace with slate	Cruck Cottage Little Bowland Road Whitewell, Clitheroe
3/2013/0312/P	Proposed erection of single storey rear extension	25 Cringle Way Clitheroe
3/2013/0353/P (LBC)	Redecoration to external façade, doors, windows and rainwater goods and render	28-30 Parson Lane Clitheroe
3/2013/0354/P (PA)	stone panels to ground floor to match existing (0353 & 0354).	
3/2013/0355/P (AC)	Display a statically illuminated fascia sign and a non-illuminated flag sign (0355)	
3/2013/0421/P	Conversion of an agricultural building to provide holiday accommodation and activities for tourism use including demolition attached building and formation of new vehicular access	Jacksons Barn Bolton-by-Bowland Road Sawley
3/2013/0423/P	Proposed new building within existing rear garden area – Single storey to accommodate open loggia and small swimming pool. Photovoltaic panels located on roof facing south	Newton House Franklin Hill Brockhall Village
3/2013/0429/P	Retrospective application for a temporary consent for a 3 year period for the siting of a jack leg cabin and security fencing	Bellman Farm Chatburn Road Clitheroe
3/2013/0435/P	Application for a non material amendment to planning permission 3/2012/0442/P to allow the relocation of the entrance to Gateway Auctions to the front of the building and construction of a wall, door and window to front line of proposed canopy to create an additional retail unit	Gisburn Auction Mart Gisburn
3/2013/0441/P	Application to discharge condition No.4 (Landscaping), Condition No.5 (Lighting) and Condition No.7 (Tannoy System) of planning permission 3/2012/1034P	Osbaldeston Riding Centre Osbaldeston Lane Osbaldeston
3/2013/0451/P	Single storey toilet facilities	Stephen Park Dale Head, Slaidburn
3/2013/0458/P	Proposed change of use from Class B8 to Class B2 use	27 Inglewhite Road Longridge
3/2013/0459/P	Proposed single storey side extension and detached garage and alterations	2 Whalley Road Langho
3/2013/0460/P	Proposed single storey replacement rear extension	6 The Crescent, Whalley
3/2013/0462/P	Widening of existing access to improve vehicular safety when entering and exiting the site and associated lighting	The Homestead Whalley Road Wilpshire

<u>Plan No</u>	<u>Proposal</u>	<u>Location</u>
3/2013/0465/P	Proposed detached double garage	Green End Croft Sawley Road, Grindleton
3/2013/0470/P	Proposed change of use of the Duke William Inn into 3 dwellings	Duke William Hotel 30 Chapel Hill, Longridge
3/2013/0471/P	Eight sided Cedar wood freestanding summerhouse	Heimath 18 Ribchester Road Wilpshire
3/2013/0473/P	Proposed single storey extensions to front and rear of dwelling	29 Beaufort Close Read
3/2013/0475/P	Erection of single storey garage to rear of property	Orchard House Back Lane, Grindleton
3/2013/0484/P	Erection of ventilation discharge stack to the west of shed No 1	British Aerospace complex Samlesbury Aerodrome Myerscough Road Balderstone
3/2013/0486/P	House type substitution to plot 8	former Stalwart Lodge Primrose Works Clitheroe Road, Clitheroe
3/2013/0487/P	Amendment to canopy porch – the addition of two sill-height stone walls and supporting posts in stone to match the house and finished off with stone coping, the supporting posts to be oak	The Nook Chapel Close Whalley
3/2013/0495/P	Proposed ground floor extension to the rear elevation	28 Larkhill Cottages Old Langho
3/2013/0501/P	Proposed change of use from Class B1 (c) to Class D2	Unit 2, Albion Court Waterloo Road, Clitheroe
3/2013/0503/P	Proposed change of use of redundant community centre (Old School House) to three bedroomed single storey dwelling	Lane Ends Old School House Lane Ends, Grindleton
3/2013/0507/P	Discharge of materials condition	Black Hall Farm Garstang Road, Chipping
3/2013/0510/P	Application to vary condition No.2 (Approved Drawings) and condition No.9 (Tree Protection Measures) of planning permission 3/2012/1011P and substitute new drawings	Church Raike Chipping
3/2013/0512/P	Proposed new holiday accommodation dwelling within the curtilage	Sunnyside, Longsight Road Clayton-le-Dale
3/2013/0514/P	Proposed rear single storey family room extension	11 Beech Drive Whalley
3/2013/0515/P	Application to discharge condition no. 6 (visibility splays), condition no. 7 (trees on site) and condition no. 8 (foul and surface water treatment) of planning permission 3/2013/0088/P relating to land adjacent	26 Dilworth Lane Longridge

<u>Plan No</u>	<u>Proposal</u>	<u>Location</u>
3/2013/0524/P	Application to discharge condition no.3 (window and door details) of planning permission 3/2013/0348P	The Stables Duck Street, Clitheroe
3/2013/0526/P	Discharge of materials condition	Mellor Brook Community Centre, Whalley Road Mellor
3/2013/0527/P	Proposed first floor side extension above existing garage. Resubmission of application 3/2013/0227P	The Farmhouse, Dean Top Whalley Road, Simonstone
3/2013/0528/P	Proposed demolition of existing prefabricated domestic garage and construction of 2no. dwellings (1No. pair of semi detached), incorporating associated external works including provision of off-street car parking spaces and alterations to pedestrian footpath to form vehicle crossings	Mitchell Street Clitheroe
3/2013/0532/P	Proposed construction of a dormer to roof space on the rear elevation	37 Mayfield Avenue Clitheroe
3/2013/0533/P	Proposed relocation of existing double garage	24 Gleneagles Drive Brockhall, Old Langho
3/2013/0541/P	Remove existing conservatory and build new extension to rear. Extend existing garage. Remove the concrete roof tiles and re-slate, replace white UPVC windows with brown UPVC windows	Oaklands Higher Commons Lane Balderstone
3/2013/0543/P	Proposed demolition of the existing redundant garage and provision of car parking for The Grand (CAC)	Central Garage Back York Street, Clitheroe
3/2013/0544/P	Proposed rear single storey extension and side second storey extension plus re-roofing front roof slope	Sherwood York Lane Langho
3/2013/0545/P	Proposed single storey rear extension and internal alterations	3 Fleming Square, Longridge
3/2013/0546/P	Proposed new agricultural livestock building	Hoover Farm, Horton Skipton
3/2013/0547/P	Proposed dormer window to front roof of existing house (to replace existing flat roof dormer with tiled pitched roof dormer in same position)	7 Vicarage Lane Wilpshire
3/2013/0549/P	Proposed demolition of the existing redundant garage and provision of car parking for The Grand. Land	Central Garage Back York Street, Clitheroe
3/2013/0551/P	Application to discharge condition No.3 (Materials) of planning permission 3/2012/0844P	BRFC Academy Brockhall Village Old Langho

<u>Plan No</u>	<u>Proposal</u>	<u>Location</u>
3/2013/0556/P	Single storey side (north) extension and single storey porch extension to the rear (east)	Rowan Garth Stoneygate Lane Knowle Green
3/2013/0563/P	Temporary permission for retention of site cabins and car parking area at land adjacent	Foot Holme Pumping Station, Dunsop Bridge
3/2013/0564/P	Proposed erection of a porch/utility room, single storey to front elevation of the property	Beacon Cottage, Carr Lane Balderstone
3/2013/0565/P	Erection of a single storey porch to front elevation	Bowford Cottage, Carr Lane Balderstone
3/2013/0570/P	Proposed remodelling of first floor bedroom, additional bedroom over garage, new roof pitch and replacement windows	Chamonix Osbaldeston Lane Osbaldeston
3/2013/0572/P	Proposed conversion of the existing detached garage into a family annex with attached single garage	High Royd, Cunliffe Lane Wiswell
3/2013/0577/P	Proposed erection of a heritage plaque to the front of the property. To be fixed to the wall using stainless steel rawlbolts that would be fixed into the mortar course so as not to damage the stonework	Brabins Almshouses 29-33 Windy Street Chipping
3/2013/0584/P	Proposed extension to the current ground floor of the dwelling house to provide a utility room and in addition, to alter the current garage to the rear of the dwelling house by extending it to form an indoor swimming pool	17 Clitheroe Road Whalley
3/2013/0588/P	Application for a non-material amendment to planning permission 3/2013/0149, to allow the addition of a bay window and alterations to window positions in the proposed extension	Green End Croft Sawley Road Grindleton
3/2013/0589/P	Proposed extension to first floor to increase width of the existing first floor	8 Parsonage Avenue Ribchester
3/2013/0591/P	Conversion of an existing garage and storage building into a single storey residence for use as a holiday accommodation	Ravenswing Haggs Hall Fields Ramsgreave
3/2013/0594/P	Proposed demolition of a rear conservatory and erection of a single storey extension	3 Gleneagles Drive Old Langho
3/2013/0599/P	Proposed double garage	Sykes Barn, Higher Commons Lane, Balderstone
3/2013/0600/P	Proposed change of use from office to flat at first floor, and change of use from storage to flat including reduction in existing shop size. Shop and Flat	Stonebridge Mill Preston Road Longridge

<u>Plan No</u>	<u>Proposal</u>	<u>Location</u>
3/2013/0602/P	Application for a non material amendment to planning permission 3/2012/0387/P to allow a change of material to the windows from timber to UPVC (colour Irish Oak)	Broom Hill Farm Smalden Lane, Grindleton
3/2013/0609/P	Proposed first floor side extension	3 Redwood Drive Longridge
3/2013/0611/P	Application for a non-material amendment to planning permission 3/2013/0102P to extend the dormer windows to the East and West elevations	29 Eastfield Drive West Bradford
3/2013/0616/P	Proposed single storey extension	9 Ashton Street Longridge
3/2013/0617/P	Proposed removal of existing mono-pitched and flat roof buildings, construction of new, pitched roof extension on the existing footprint. New double door opening formed in the existing window opening	Old Town Head Eaves Hall Lane West Bradford
3/2013/0619/P	Application to discharge condition number 3 (materials) of planning permission 3/2010/0456/P	Sheepcote Farm Moor Lane Wiswell
3/2013/0621/P	Proposal to roof over manure storage	Old House Farm, Birks Brow Longridge
3/2013/0622/P	Proposal to erect a building to store straw and provide straw bedded young stock pens	Old House Farm, Birks Brow Longridge
3/2013/0628/P	Proposed single storey rear living room extension to replace the existing conservatory	6 The Crescent Whalley
3/2013/0632/P	Application for renewal of planning permission 3/2010/0433/P for proposed side and rear extension with dormer windows to front and rear	22 Fieldens Farm Lane Mellor Brook
3/2013/0639/P	Proposed two-storey side extension	4 College Close, Longridge
3/2013/0642/P	3m extension of brick built sprinkler pump house	S406 Samlesbury Aerodrome Myerscough Road Balderstone
3/2013/0668/P	Application to discharge condition no. 4 (obscure glazing details) of planning permission 3/2008/0830/P	Greenside 13 Downham Road Chatburn
3/2013/0680/P	Application to discharge condition No 3 (materials), condition No 7 (finished floor levels on plots 1-5), and condition No 8 (landscaping) of planning permission 3/2013/0113/P	land off Petre Wood Close Langho
3/2013/0686/P	Non-material amendment to planning permission 3/2012/0277 for alterations to a sports hall development	Clitheroe Royal Grammar School, Chatburn Road Clitheroe

<u>Plan No</u>	<u>Proposal</u>	<u>Location</u>
3/2013/0687/P	Application to discharge condition no's 1, 2, 3, 4, 5, 6 and 7 of planning permission 3/2013/0092/P relating to the proposed extension and alteration to existing double garage to create an annex facility	47 Lower Lane Longridge
3/2013/0741/P	Application for non-material amendment to planning permission 3/2013/0293/P to allow the wall to be built in concrete block and render with cream paint finish at	2 Birtwistle Terrace Langho
3/2013/0778/P	Proposed conversion of barn to two residential units to include the demolition of three agricultural buildings and one stone building	Billingtons Farm Mile Lane Longridge

APPLICATIONS REFUSED

<u>Plan No</u>	<u>Proposal</u>	<u>Location</u>	<u>Reasons for Refusal</u>
3/2013/0294/P	Refurbishment of defective materials and structure	Park House Farm Bolton-by-Bowland	Harmful to character because of removal and alteration of important historic fabric (timber, stone and plasterwork) and the introduction of impervious materials and methods to 'breathing' traditional construction. Policy ENV20, NPPF paragraph 131 and 132 and Policy DME4.
3/2013/0378/P	Proposed alteration of existing vehicular access, removal of existing concrete steps and formation of 5 'off-street' car-parking spaces. Re-submission of application 3/2012/0788/P	Land at 1, 2 & 3 Greendale View Grindleton	Contrary to Local Plan Policies, the NPPF and the Planning (Listed Buildings and Conservation Areas) Act 1990. Approval of this proposal would have an adverse visual impact on the character, setting and appearance of the street scene, adjacent Listed Buildings and the CA that neither preserves nor enhances this location.

<u>Plan No</u>	<u>Proposal</u>	<u>Location</u>	<u>Reasons for Refusal</u>
3/2013/0419/P	Application to remove condition no. 4 (occupancy period) of planning permission 3/2001/0781/P to allow the holiday lets to be used as permanent residential dwellings	Wolfen Mill Chipping	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, Core Strategy (Regulation 22 Submission Draft) Policies DMG1, DME2, DMH1, DMH3 and DMH4 and guidance within the NPPF – unsustainable location for the creation of new dwellings.
3/2013/0436/P	Application to vary condition no.3 of planning permission 3/2004/0256P, to alter the hours of opening to 11am until 1am Sunday to Thursday and 11am until 2am on Friday and Saturday	50 Whalley Road Clitheroe	Contrary to Policies G1 and S10 of the DWLP and Policy DMG1 of the CS by virtue of being detrimental to residential amenity.
3/2013/0483/P	Application for the removal of condition no. 6 (occupancy period) of planning permission 3/2006/1008P, to allow the holiday cottage to be used as permanent residential dwellings	Angram Green Farm Cottage Worston	DWLP – Policies ENV1, G5 and H15, CS (Reg.22 Sub.Dr) Policies DMG1, DMG2 and DMH3. NPPF - unsustainable location and unjustified dwelling.
3/2013/0529/P	Proposed erection of 2 x 8m high fibreglass flagpoles to hang flags displaying the company logo. These are to be positioned to the front of the building within the curtilage	Unit 5 Friendship Mill Whalley Road Read	Contrary to G1 of the DWLP and DMG1 of RVCS by virtue of being detrimental to visual amenity and prejudicial to highway safety.

<u>Plan No</u>	<u>Proposal</u>	<u>Location</u>	<u>Reasons for Refusal</u>
3/2013/0557/P	Proposed change of use from holiday let to residential unit	Cragg House Out Lane Chipping	Contrary to policies G1, ENV1, H2, H15 and H23 of DWLP; policies DMG1, DME2, DMH1, DMH3 and DMH4 of CS and paragraph 55 of NPPF by virtue of being unsustainable location for the development of a new dwelling.

CERTIFICATE OF LAWFULNESS FOR A PROPOSED USE OR DEVELOPMENT

<u>Plan No</u>	<u>Proposal</u>	<u>Location</u>
3/2012/0880/P	Application for a Lawful Development Certificate for the proposed change of use from a holiday cottage to permanent residential accommodation	Primrose Cottage Lower Gill Tosside
3/2013/0560/P	Application for a certificate of Lawful Development for a proposed timber garage to the rear of the dwelling	Red Rock House Sabden Road Padiham
3/2013/0580/P	Application for a Lawful Development Certificate for a proposed Dormer Extension to front elevation and raising of existing rear dormer	24 Furness Avenue Simonstone
3/2013/0598/P	Application for a Lawful Development Certificate for a proposed rear dormer on existing dwelling	28 Hollowhead Lane Wilpshire
3/2013/0605/P	Application for a Lawful Development Certificate for a proposed loft conversion with a dormer to the rear elevation	84 Pimlico Road Clitheroe
3/2013/0631/P	Application for a Lawful Development Certificate to operate a private hire vehicle	4 Shireburn Avenue Clitheroe

TOWN AND COUNTRY PLANNING (GENERAL PERMITTED DEVELOPMENT) ORDER 1995 PARTS 6 & 7 PRIOR NOTIFICATION OF AGRICULTURAL AND FORESTRY BUILDINGS AND ROADS PRIOR APPROVAL REQUIRED

<u>Plan No</u>	<u>Proposal</u>	<u>Location</u>
3/2013/0689/N	Prior notification of proposed new portal frame building length 22.9m x breadth 17.5m x height to ridge 5.9m.	Clerk Laithe Barn Newton In Bowland

TOWN AND COUNTRY PLANNING (GENERAL PERMITTED DEVELOPMENT) ORDER 1995 PARTS 6 & 7 PRIOR NOTIFICATION OF AGRICULTURAL AND FORESTRY BUILDINGS AND ROADS PRIOR APPROVAL **NOT** REQUIRED

<u>Plan No</u>	<u>Proposal</u>	<u>Location</u>
3/2013/0575/N	Proposed new steel portal framed building for machinery storage and sheep lambing accommodation	Chadwicks Farm Settle Road Bolton-by-Bowland

<u>Plan No</u>	<u>Proposal</u>	<u>Location</u>
3/2013/0646/N	New building for livestock, 34m(L) x 4.6m(H) x 10m(B) x 5.2m(H)	Higher Lees Farm Whitewell Road, Cow Ark

PRIOR APPROVAL PART 1 OF SCHEDULE 2 TOWN AND COUNTRY PLANNING (GENERAL PERMITTED DEVELOPMENT) ORDER 1995 (AS AMENDED) REFUSED

<u>Plan No</u>	<u>Proposal</u>	<u>Location</u>
3/2013/0643/P	Prior Notification of Proposed larger home extension – Proposed erection of a single storey extension to rear, 6m x 3.7m x 2.45m	8 Whitewell Drive Clitheroe

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 Agent
3/2012/0014	Land adj Greenfield Avenue Low Moor Clitheroe	19/7/12 18/7/13	30	With Planning
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
3/2012/0738	Dale View Billington	6/12/12	10	With Agent
3/2012/0785	Clitheroe Hospital Chatburn Road Clitheroe	6/12/12	57	With Legal & Lancashire County Council
3/2012/0964	Land to the north of Whalley Road Hurst Green	14/3/13	30	With Agent
3/2013/0137	Lawsonsteads Whalley	18/7/13	260	Section 106 not signed waiting for departure procedures
<u>Non Housing</u>				
3/2011/0649P	Calder Vale Park Simonstone	15/3/12		Subject to departure procedures, draft 106 received from Lancashire County Council

<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>
3/2013/0113	Petre Wood Crescent Langho	18/7/13 11/4/13		25	Decision 19/7/13
3/2012/1101	The Whins Whins Lane Read	11/4/13	15 weeks	16	Decision 24/7/13

APPLICATIONS WITHDRAWN

<u>Plan No</u>	<u>Proposal</u>	<u>Location</u>
3/2013/0335/P	Proposed erection of a dwelling and a detached garage with grant annex over	Land adj to Whalley Road Billington
3/2012/0879/P	Internal and external alterations to allow for change of use from Class B1 and C3 to Class B1, C3 and A2	The Stables, Duck Street Clitheroe
3/2013/0253/P	Detached garage	Smithy Cottage, Settle Road Bolton by Bowland
3/2013/0566/P	LDC for proposed change of use from A4 to A2	White Bull Higher Road, Longridge
3/2013/0480/P	Cert of Lawfulness for proposed existing timber agricultural building being used for the housing of livestock	Capstick Field Burnley Road Gisburn
3/2013/0357/P	Erection of a 60.7m single wind turbine and associated sub-station, concrete pad and access track	Land north of Huntroyde Home Farm Huntryode West Whins Lane, Simonstone
3/2013/0531/P	Two storey extension at front of building, remove conservatory and build patio, kitchen glazing to be removed, 2 storey side extension	Cats House Green Lane Grindleton
3/2013/0553/P	Conversion of mid terraced property into 3 flats including internal remodelling of property and rebuilding rear extension	77 Woone Lane Clitheroe
3/2013/0384/P	One new grass paviour domestic access track	Richmond Cottage Hough Clough Lane Chipping
3/2013/0583/P	Lower branches of T1, T2 – fell T3, T4 and general works in zones 1 and 2	Homestead CSL Woodfold Park Farm Woodfold Park Mellor

APPEALS

<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	Appeal dismissed 24/07/13
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)	Appeal allowed 27/06/13
3/2012/0630 Undetermined	22/01/13	land SW of Barrow and W of Whalley Road, Barrow	Inquiry	11/09/13 (up to 2 days)	Inquiry to reopen
3/2012/0478 and 0479 Undetermined	23/01/13	28 Church Street, Ribchester	WR		Appeal dismissed 02/07/13
3/2012/0526 R	01/02/13	Laneside Farm, Pendleton	Changed to Hearing, then back to written reps		Notification letter sent 11/02/13 Questionnaire sent 11/02/13 Statement sent
3/2012/0526 R	27/03/2013	Laneside Farm, Pendleton	Costs		
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
3/2012/0729 R	13/03/13	Dog & Partridge, Tosside	WR		Appeal dismissed 25/07/13

<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>
3/2012/1088 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	19/09/13 (1 day)	Inquiry to reopen
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 sent 03/06/13
3/2012/0539 R	25/04/13	Carr Hall Home and Garden Centre, Whalley Road, Wilpshire	Hearing	20/08/13 1.5 days	Hearing over, waiting for decision
3/2013/0099 Undetermined	20/05/13	land to the west of Whalley Road, Barrow	Inquiry	05/11/13 4 days	Notification sent 23/05/13 Questionnaire sent 31/05/13
3/2013/0321 R	07/06/13	Slimrow Slaidburn Road Newton	HH		Appeal dismissed 25/07/13
3/2012/1040 R	15/07/13	Carr Meadow Barn, Carr Lane, Balderstone	WR		Notification due 29/07/13 Questionnaire due 29/07/13 Statement due 26/08/13
3/2013/0126 R	29/07/13	3 Horton Lodge, Horton	HH		Notification sent 30/07/13 Questionnaire sent 31/07/13

<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>
3/2013/0419 R	08/08/13	Wolfen Mill	WR		Notification sent 14/08/13 Questionnaire sent 16/08/13 Statement due 19/09/13
3/2012/1092 R	Awaiting validation by PINS	land off Henthorn Road			

LEGEND

- D – Delegated decision
- C – Committee decision
- O – Overturn