

## Minutes of Planning and Development Committee

Meeting Date: Thursday, 12 September 2013 starting at 6.30pm  
Present: Councillor T Hill (Chairman)

Councillors:

S Bibby	J Rogerson
B Hilton	I Sayers
J Holgate	R Thompson
S Knox	M Thomas
G Mirfin	

In attendance: Director of Community Services, Head of Planning Services, Head of Legal and Democratic Services and 3 x Planners.

### 298 APOLOGIES

Apologies for absence from the meeting were submitted on behalf of Councillors I Brown, S Carefoot, D Taylor, J White and A Yearing.

### 299 MINUTES

The minutes of the Emergency Committee meeting held on 1 July 2013 were approved as a correct record and signed by the Chairman. The minutes of the Planning and Development Committee meeting on 18 July 2013 and the Special Planning and Development Committee held on 6 August 2013 were approved as correct record and signed by the Chairman.

### 300 DECLARATIONS OF INTEREST

Councillor J Holgate declared an interest in planning applications 3/2013/0511/P in respect of land off Clitheroe Road, Barrow and 3/2013/0169/P in respect of Pendle Garage site, Clitheroe Road, Barrow.

Councillor R Thompson declared an interest in planning application 3/2013/0511/P in respect of land off Clitheroe Road, Barrow.

### 301 PUBLIC PARTICIPATION

There was no public participation.

### 302 PLANNING APPLICATIONS

Councillors J Holgate and R Thompson declared an interest in the next item of business and left the meeting.

1. 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.

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 agreed 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 without 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 effects 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 receive 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.

The Head of Planning Services advised that United Utilities be invited to attend a training session for Councillors.

(Mr Gee spoke in favour of the above application. Councillor J Holgate and R Thompson returned to the meeting)

2. 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.

The Head of Planning Services reported receipt of another letter of objection.

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.

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

3. 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

The Head of Planning Services reported a revised comment from the Education Authority asking for an increased contribution and the County Surveyor raised no objections to the application.

DEFERRED for further information relating to LCC educational requirements.

(Mr Henderson spoke in favour of the above application. Councillor J Holgate returned to the meeting)

303 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:

304 APPLICATIONS APPROVED

<b><u>Plan No</u></b>	<b><u>Proposal</u></b>	<b><u>Location</u></b>
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



<b><u>Plan No</u></b>	<b><u>Proposal</u></b>	<b><u>Location</u></b>
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
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 stone panels to ground floor to match existing (0353 & 0354).	28-30 Parson Lane Clitheroe
3/2013/0354/P (PA)	Display a statically illuminated fascia sign and a non-illuminated flag sign (0355)	
3/2013/0355/P (AC)		
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

<b><u>Plan No</u></b>	<b><u>Proposal</u></b>	<b><u>Location</u></b>
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
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
3/2013/0475P	Erection of single storey garage to rear of property	Orchard House Back Lane, Grindleton

<b><u>Plan No</u></b>	<b><u>Proposal</u></b>	<b><u>Location</u></b>
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 Raikie 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

<b><u>Plan No</u></b>	<b><u>Proposal</u></b>	<b><u>Location</u></b>
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	Hooper 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

<b><u>Plan No</u></b>	<b><u>Proposal</u></b>	<b><u>Location</u></b>
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
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

<b><u>Plan No</u></b>	<b><u>Proposal</u></b>	<b><u>Location</u></b>
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
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

<b><u>Plan No</u></b>	<b><u>Proposal</u></b>	<b><u>Location</u></b>
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
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.
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
Cont/			



<u>Plan No</u>	<u>Proposal</u>	<u>Location</u>	<u>Reasons for Refusal</u>
Cont...			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.

<b><u>Plan No</u></b>	<b><u>Proposal</u></b>	<b><u>Location</u></b>	<b><u>Reasons for Refusal</u></b>
3/2013/0529/P	Proposed erection of 2 x 8m high fibreglass flagpoles to hang 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.
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.

306

CERTIFICATE OF LAWFULNESS FOR A PROPOSED USE OR DEVELOPMENT

<b><u>Plan No</u></b>	<b><u>Proposal</u></b>	<b><u>Location</u></b>
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

<u>Plan No</u>	<u>Proposal</u>	<u>Location</u>
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

307 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

308 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
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

309 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

<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
<b><u>Non Housing</u></b>				
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

<b><u>Plan No</u></b>	<b><u>Proposal</u></b>	<b><u>Location</u></b>
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

<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

<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>
3/2012/0729 R	13/03/13	Dog & Partridge, Tosside	WR		Appeal dismissed 25/07/13
3/2012/1088 R	28/03/13	8 Church Brow, Clitheroe	LB		Notification sent 08/04/13 Questionnaire sent 09/04/13 Statement sent 09/05/13
3/2012/0913 R	28/03/13	land off Waddington Road, Clitheroe	Inquiry	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

<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>
3/2013/0126 R	29/07/13	3 Horton Lodge, Horton	HH		Notification sent 30/07/13 Questionnaire sent 31/07/13
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			

313 2012/2013 YEAR END PERFORMANCE REPORT

The Director of Resources submitted a report for Committee's information giving details for the year end 2012/2013 of performance against our local performance indicators.

RESOLVED: That the report be noted.

314 CAPITAL MONITORING 2013/2014

The Director of Resources submitted a report providing Committee with information relating to the progress of the approved Capital Programme for the period April to July 2013 with regards to schemes which fall under the responsibility of this Committee.

RESOLVED: That the report be noted.

315 REVENUE OUTTURN 2012/2013

The Director of Resources submitted a report informing Committee of the revenue outturn for this Committee for the year ended 31 March 2013.

RESOLVED: That the report be noted.

316 REVENUE MONITORING 2013/2014

The Director of Resources submitted a report informing Committee of the position for the first four months of this Revenue Budget as far as this Committee was concerned.

RESOLVED: That the report be noted.



317

## APPEALS

- a) 3/2013/0321 – Single storey side extension to provide improved living and bedroom space at Slimrow, Slaidburn Road, Newton – appeal dismissed.
- b) 3/2012/0729/P – Change of use from public house, bike hire and dwelling to hotel, bike hire and dwelling at Dog and Partridge, Tosside – appeal dismissed.
- c) 3/2011/0300 – Erection of a country house hotel and spa at land adjacent to Dudland Croft, Gisburn Road, Sawley – appeal dismissed.
- d) Application for costs – appeal at Dudland Croft, Sawley – allowed in part.

318

## REPORTS FROM REPRESENTATIVES ON OUTSIDE BODIES

There were no reports from Representatives on Outside Bodies.

319

## EXCLUSION OF PRESS AND PUBLIC

RESOLVED: That by virtue of the next item of business being exempt information under Categories 3 and 5 of Schedule 12A of the Local Government Act 1972 the press and public be now excluded from the meeting.

320

## PLANNING APPEALS UPDATE

The Director of Community Services submitted a report providing Members with a further update in relation to the recent major planning appeals for sites in Barrow and to request a final decision as to whether the Council should continue to oppose the Barrow Lands appeal (3/2013/0099/P).

The report highlighted various changes in circumstances following a review of the case with particular reference to the Council's reasons for refusal of this application following an appeal against non-determination.

The Senior Planning Officer advised Committee that the Highways Authority is reviewing its position regarding its objections to the application. The reason given was that, depending on the results of further modelling, it would be possible for mitigation measures to be introduced into the development that would then alleviate many of their concerns.

RESOLVED: That in the light of the above matters Committee is minded to withdraw from defending the appeal of planning application 3/2013/0099/P.

The meeting closed at 7.45pm.

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