

Minutes of Planning and Development Committee

Meeting Date: Thursday, 26 September 2013 starting at 6.30pm
Present: Councillor T Hill (Chairman)

Councillors:

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

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

Also in attendance: Councillors R Elms and G Scott.

330 APOLOGIES

An apology for absence from the meeting was submitted on behalf of Councillor M Thomas.

331 MINUTES

The minutes of the meeting held on 12 September 2013 were approved as a correct record and signed by the Chairman.

332 DECLARATIONS OF INTEREST

Councillor J Rogerson declared an interest in planning applications 3/2013/0694/P and 3/2013/0695/P – proposed alterations to Assheton Arms, Downham.

333 PUBLIC PARTICIPATION

There was no public participation.

334 PLANNING APPLICATIONS UNDER THE TOWN AND COUNTRY PLANNING ACT 1990:

1. APPLICATION NO: 3/2013/0014/P (GRID REF: SD 373139 441549)
OUTLINE PLANNING APPLICATION FOR RESIDENTIAL DEVELOPMENT INCLUDING DETAILS OF THE MEANS OF ACCESS TO THE LAND. LAND ADJACENT TO ST PAUL'S CHURCH, EDISFORD ROAD, CLITHEROE, LANCASHIRE

GRANTED subject to 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 ER-P-01 Revision F.

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 external appearance of the dwellings,
 - (ii) the scale of the dwellings,
 - (iii) the landscaping and boundary treatments,
 - (iv) the parking and manoeuvring arrangements of vehicles, including a contoured site plan showing existing features, and
 - (v) 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 Policy G1 of the Ribble Valley Districtwide Local Plan, and Policy DMG1 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. Other than the opening required for the new vehicular access point onto Edisford Road, the existing stonewall fronting the site shall be retained at its existing height in perpetuity. The details of the design, layout and alterations proposed to the stonewall in order to create the vehicular entrance to the site shall be submitted to the Local Planning Authority prior to the commencement of development on the site.

REASON: To comply with Policy G1 of the Ribble Valley Districtwide Local Plan, and Policy DMG1 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.

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

REASON: To ensure that satisfactory access is provided to the site before construction work commences.

6. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any other order superseding it), there shall not at any time in connection with the development hereby permitted be erected or planted or allowed to remain upon the land hereinafter defined any building, wall, fence, hedge, tree, shrub or other device.

The visibility splay to be the subject of this condition shall be that land in front of a line drawn from a point 2.4m measured along the centre line of the proposed estate road from the continuation of the nearer edge of the carriageway of Edisford Road to points measured 43m in each direction along the nearer edge of the carriageway of Edisford Road, from the centre line of the access, and shall be constructed and maintained at footway/verge level in accordance with a scheme to be agreed by the Local Planning Authority in conjunction with the Highway Authority.

REASON: To ensure adequate visibility at the street junction or site access.

7. 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.

8. 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.

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

REASON: In order that the traffic generated by the development does not exacerbate unsatisfactory highway conditions in advance of the completion of the highway scheme/works.

10. Notwithstanding the submitted plans all garage doors shall be located at least 5.5m back from the highway boundary at all times and the garages and driveways thereafter kept clear for the parking of a private motor vehicle and cycle.

REASON: To ensure satisfactory off street parking arrangements are preserved at all times.

11. With reference to any future reserved matters application, the approved dwellings shall be within the scale parameters highlighted within the Addendum to the Design and Access Statement received on the 19th of August 2013.

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).

12. The development hereby approved shall not exceed the erection of 8 dwellings in accordance with the submitted planning application forms.

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

14. No development shall commence until such time as a scheme for the disposal of foul and surface waters has been submitted to, and approved in writing by, the Local Planning Authority. The development shall be completed, maintained and managed in accordance with the approved details.

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

15. For the avoidance of doubt, surface water must drain separately from the foul and no surface water will be permitted to discharge directly or indirectly into existing foul or combined sewerage systems. Any surface water draining to the public surface water sewer must be restricted to a maximum pass forward flow of 5 l/s. The development shall be completed, maintained and managed in accordance with the approved details.

REASON: To ensure a satisfactory form of development, to prevent undue increase in surface water run off and to reduce the risk of flooding and pollution in accordance with Policy G1 of the Ribble Valley Districtwide Local Plan and Policy DMG1 of the Core Strategy (Regulation 22 Submission Draft).

16. 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 November 2012, and indicated on plan reference number ER-P-01 Revision F, 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).

17. Once works commence on the site, should site operatives discover any adverse ground conditions and suspect it to be contaminated, they should report this to the Site Manager and the Contaminated Land Officer at Ribble Valley Borough Council. Works in that location should cease and the problem area roped off. A Competent Person shall be employed to undertake sampling and analysis of the suspected contaminated materials. A Report, which contains details of sampling methodologies and analysis results, together with remedial methodologies, shall be submitted to the Local Planning Authority for approval in writing. The approved remediation scheme shall be implemented prior to further development works taking place and prior to occupation of the development.

On completion of the development/remedial works, the developer shall submit written confirmation, in the form of a Verification Report, to the LPA, that all works were completed in accordance with the agreed Remediation Statement.

REASON: To ensure that the site investigation and remediation strategy will not cause pollution of ground and surface waters both on and off site.

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.

Before construction work commences, the developer should contact Eddie Mills, Ribble Valley District Highways Office, Lancashire County Council, Riddings Lane, Whalley BB7 9RW (tel. 08450 530011) and quote the planning application number, in order to discuss and agree the access for construction traffic and times of working.

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.

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.

(Mr Bailey spoke in favour of the above application. Mr Loebell spoke against the above application).

2. APPLICATION NO: 3/2013/0408/P (GRID REF: SD 377356 449541)
PROPOSED VARIATION OF CONDITIONS 3 AND 4 OF PLANNING PERMISSION 3/2011/0838/P AT HOLDEN CLOUGH NURSERY, HOLDEN, BOLTON BY BOWLAND

GRANTED for the variation of the two conditions with the replacement conditions to read as follows:

3. The use of the café and shop in accordance with this permission shall be restricted to the hours between 0900 and 1830 on any day.

REASON: In order to comply with Policy G1 of the Ribble Valley Districtwide Local Plan and Policy DMG1 of the Core Strategy 2008 to 2028 Regulation 22 Submission Draft as the use of these elements of the business outside these hours could prove injurious to the character of the area and detrimental to the amenities of nearby residents.

4. The use of the lecture room for the giving of lectures/presentations in accordance with this permission shall be on a pre-booked basis only and shall be restricted to the hours between 0900 and 2100 and visitors shall leave the site no later than 2130 hours on any day; except that the lecture room can also be used as an overspill area for the café during the hours of 0900 and 1830 on any day.

REASON: In order to comply with Policy G1 of the Ribble Valley Districtwide Local Plan and Policy DMG1 of the Core Strategy 2008 to 2028 Regulation 22 Submission Draft as the use of the lecture room for these elements of the business outside these specified hours could prove injurious to the character of the area and detrimental to the amenities of nearby residents.

5. Prior to the implementation of the revised conditions, details of signage indicating how a control mechanism will be put in place to minimise the impact on local residents shall be submitted to and approved in writing by the Local Planning Authority and thereafter maintained in perpetuity.

REASON: To protect adjacent residential amenity in order to minimise any possible noise disturbance.

(Councillor R Elms spoke on this application. Mr J Foley spoke in favour of the above application and Mr I Stanley spoke against the above application).

3. APPLICATION NO: 3/2013/0585/P (GRID REF: SD 367239 435659)
PROPOSED CHANGE OF USE AND INTERNAL/EXTERNAL ALTERATIONS TO FORMER AGRICULTURAL BUILDING TO CREATE NEW OFFICE ACCOMMODATION AND IMPROVEMENTS TO EXISTING COURTYARD TO FORM ADDITIONAL PARKING AND MANOEUVRING SPACE AT MANOR COURT, PHASE 3 SALESBURY HALL ROAD, SALESBURY, PR3 3XU

GRANTED subject to the following condition(s):

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

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

2. This permission shall relate to the proposal as shown on drawing numbers 4389-01A and amended elevation re drawing 4389-02C received on 12 September 2013 which includes full stone cladding on the North West elevation.

REASON: For the avoidance of doubt and in the interest of visual amenity.

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

REASON: In order that the Local Planning Authority may ensure that the materials to be used are appropriate to the locality in accordance with Policies G1 and ENV16 of the Ribble Valley Districtwide Local Plan and DMG1 of Ribble Valley Core Strategy Regulation 22 Submission Draft

ensuring a satisfactory standard of appearance given the location of the property in a Conservation Area.

4. Within 10 weeks of the date of this permission a Full Travel Plan related to the proposed phase and the existing development shall be submitted to the Local Planning Authority. The plan shall be approved in writing before occupation of any of the new units. The Travel Plan shall include objectives targets, measures and funding mechanism to achieve targets, monitoring implementation timescales for delivery and the provision of a Travel Plan Co-ordinator. The plan will be carried out, audited and updated in accordance with approved details.

REASON: To comply with the principles of sustainable development and Policies DS2 – Sustainable Development Presumption, Core Strategy and NPPF.

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

4. APPLICATION NO: 3/2013/0685/P (GRID REF: SD 370138 436347)
TO INSTALL NEW BALL STOP NETTING AND POSTS AS EXISTING 6M HIGH POSTS AND NETS AT BRFC SENIOR TRAINING CENTRE, BROCKHALL VILLAGE, OLD LANGHO. (PART RETROSPECTIVE)

(The Head of Planning Services reported the receipt of a further letter of objection)

GRANTED subject to the following condition(s):

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

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

2. The permission shall relate to the development as shown on drawing No's: DWG No: 01/A.

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

3. Notwithstanding the details submitted the development shall be constructed from 3mm HDPE Knotted football net finished in green hung from a high tensile wire mounted on 6m high steel posts finished in dark green powder coating at 30m intervals.

REASON: To ensure the development is carried out in accordance with the details submitted as any deviation may be harmful to the visual and residential amenities of the area and require further consideration from the LPA.

4. Notwithstanding the details submitted all of the nets that form the subject of this permission shall only be extended when the pitches are in use, or in the periods 90 minutes preceding use of the pitches and 90 minutes after the use of the pitches has ceased, unless any restriction to this requirement has first been agreed in writing by the Local Planning Authority.

REASON: To ensure that the development has no adverse impacts upon the residential amenity of the area in accordance with Policy G1 of the Ribble Valley Districtwide Local Plan and Policy DMG1 of the Ribble Valley Core Strategy 2008-2028 (Regulation 22 Submission Draft).

5. APPLICATION NO: 3/2013/0733/P (GRID REF: SD 377328 449546)
PROPOSED SINGLE STOREY EXTENSION TO THE KITCHEN WITH
ADDITIONAL ACCOMMODATION IN THE ROOF SPACE AND RELOCATION
OF 'MEANS OF ESCAPE' STEPS AT HOLDEN CLOUGH NURSERY, HOLDEN,
BOLTON-BY-BOWLAND

WITHDRAWN

6. APPLICATION NO: 3/2013/0445P (GRID REF: SD379107 453135)
PROPOSED CONVERSION OF A BARN TO FORM AN AGRICULTURAL
WORKERS DWELLING (RESUBMISSION OF APPLICATION 3/2012/0813P) AT
HIGHER FLASS FARM, SETTLE ROAD, BOLTON-BY-BOWLAND

REFUSED for the following reasons:

1. The proposal would lead to the creation of a new dwelling in the AONB outside any of the Borough's defined settlements and isolated from any services or facilities without sufficient justification to the detriment of the visual amenities of the area. As such the development would be contrary to Policies ENV1, G5 and H2 of the Ribble Valley Districtwide Local Plan, Policies DMG1, DMG2 and DMH3 of the Regulation 22 Submission Draft Core Strategy and Section 6 of the National Planning Policy Framework.

(Councillor R Elms spoke in relation to this application. Mr Wyatt spoke in favour of the above application).

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

7. APPLICATION NO: 3/13/0694/P (PA) & 3/2013/0695/P (LBC)
(GRID REF: SD 378477 444320)
PROPOSED IMPROVEMENTS TO TOILET FACILITIES INCLUDING A SINGLE
STOREY REAR EXTENSION, EXTERNAL ALTERATIONS TO THE STAIRS
TOWER, INTERNAL ALTERATIONS TO CREATE A DISABLED PERSONS
TOILET AND ALTERATIONS TO CAR PARK TO IMPROVE OUTDOOR

SEATING AREA AND CREATE BUS SHELTER/SEAT AT THE ASSHETON ARMS HOTEL, DOWNHAM

Deferred to arrange a meeting to discuss a possible solution to enable the scheme to move forward with a positive recommendation.

(Councillor Scott spoke in relation to this application. Mrs Douglas spoke in favour of the application).

(Councillor Rogerson returned to the meeting).

335 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:

336 APPLICATIONS APPROVED

<u>Plan No</u>	<u>Proposal</u>	<u>Location</u>
3/2012/1065/P	Proposed multi-purpose agricultural building on land adjoining Ward Green Lane	Crow Wood Ward Green Lane Ribchester
3/2013/0493/P	Application for a non-material amendment to planning permission 3/2013/0131P to allow a small change to the new chimney between the existing drawing room and the new Orangery Garden Room extension, effectively reinstating what would have been an original chimney. As this original chimney would have continued up to roof level through the window to the master bedroom in the end gable of the South West elevation, we have reduced the width of the chimney at first floor level to allow a smaller window to be installed on either side of the chimney stack	Woodside Whalley Old Road Billington
3/2013/0502/P	Proposed demolition of existing dwelling and erection of a new dwelling (note previous approvals 3/2005/0155/P and 3/2010/0325/P)	Seven Acre Cottage Forty Acre Lane Longridge
3/2013/0623/P	Reconstruction of fire damaged first floor dormer roof, with extension of existing footprint to rear	Farthings Whins Lane Simonstone

<u>Plan No</u>	<u>Proposal</u>	<u>Location</u>
3/2013/0535/P	The erection of a single cottage (alternative scheme to planning permission 3/2011/0618/P) on land adjacent	10 The Dene Hurst Green Clitheroe
3/2013/0630/P	Application for the modification of the S106 agreement to allow the whole house to be used as a residential dwelling	1 Chapel Close Brockhall Village
3/2013/0634/P	Proposed single storey extension, demolition of detached timber garage and erection of new garden store and office building	28 The Sands Whalley
3/2013/0641/P	Application to discharge condition no.3 (window Specification) of planning permission 3/2013/0240P	4 Park Mews Gisburn
3/2013/0652/P	Proposed two storey extension to the gable end of an existing semi-detached house, with materials to match those existing	4 Woodlands Drive Whalley
3/2013/0658/P	Application to discharge condition no. 7 (historic building record) and condition no. 8 (foul drainage) of planning permission 3/2013/0103/P	Park Style Leagram Chipping
3/2013/0660/P	Proposed two-storey extension to the rear	18 Pollard Row Simonstone Lane Simonstone
3/2013/0661/P	Application to discharge condition No.3 (materials) of planning permission 3/2012/1034P	Osbaldeston Riding Centre Osbaldeston Lane Osbaldeston
3/2013/0662/P	Ground floor extension to provide disabled bathroom facilities	5 Berkshire Close Wilpshire
3/2013/0667/P	Single storey extension to semi-detached house	3 Huntsmans Cottages Woodfold Park Mellor
3/2013/0669/P	Extension to rear of bungalow, extend the existing pitched roof over garage (Retrospective)	22 Moor Field Whalley
3/2013/0674/P	Proposed dormer to front elevation to provide two additional bedrooms and bathroom and extension to existing rear dormer	88 Hillcrest Road Langho
3/2013/0709/P	Single storey extension to extend existing office	Skretting Shay Lane, Longridge

APPLICATIONS REFUSED

<u>Plan No</u>	<u>Proposal</u>	<u>Location</u>	<u>Reasons for Refusal</u>
3/2013/0365/P (LBC) & 0366/P (PP)	Internal alterations to reinstate key historical aspects of the existing house, including sub division of the existing living room and the resiting of the staircase and main entrance hallway to the existing 'out-shut' on the west elevation and the recreation of the pre-existing tripartite first floor layout. Reinstate the traditional roof pitch over the bathroom and repair the poor quality modern window frames on the south west side. It is proposed to lime render the south gable and west elevation walls of the original house to match the east elevation. The proposed small extension on the south east side of the 1984 kitchen extension is intended to assist in reinstatement of the historic layout internally, improve the kitchen extension layout and the form and appearance of the mono pitch.	Edisford Hall Farm Edisford Bridge Clitheroe	Harmful to character (including setting) and significance of the listed building because of loss of important historic fabric and the size, siting, materials and design of the proposed extension. RVDLP Policies ENV20, ENV19, G1 and H10, NPPF paragraph 131 and 132, SPG 'Extensions and Alterations to Dwellings' and RVCSReg.22SD Policies DME4 and DMG1.

Cont/

<u>Plan No</u>	<u>Proposal</u>	<u>Location</u>	<u>Reasons for Refusal</u>
Cont...	Practical issues addressed in the extension include retaining the existing necessary floor area in the kitchen and breakfast area. There is also a need to provide access to boot cleaning at the 'garden' entrance to the kitchen which also includes a more adequate utility room space		
2013/0578/P (LBC) & 3/2013/0579/P (PA)	New porch to front elevation	Wolfen Hall Chipping	Harmful impact upon the character and significance of the listed building because of the incongruity and dominance in front elevation, the prominence given to a secondary element of the facade and the obscuring of important historic features. RVDLP Policies ENV19, G1 and H10, NPPF paragraph 131 and 132, SPG 'Extensions and Alterations to Dwellings' and RVCSReg.22SD Policies DME4 and DMG1.
3/2013/0651/P	Removal of existing garage and construction of two storey side and rear extension	2 Beech Street Clitheroe	DWLP - G1, H10 and SPG and C.S DMG1, and DMH5 – injurious to dwelling and visual amenity.

<u>Plan No</u>	<u>Proposal</u>	<u>Location</u>	<u>Reasons for Refusal</u>
3/2013/0655/P	Proposed balcony	new 3 Bridge End Billington Whalley	<p>Policies G1, ENV16 – incongruous addition harmful to character, appearance and significance of Building of Townscape Merit and Conservation Area.</p> <p>Policies G1, and H10 – harmful to amenities of adjacent residents due to use of balcony, noise, overlooking and overshadowing.</p>

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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>
3/2013/0666/P	Proposed single storey mono-pitch extension to rear of existing terraced property, with painted render walls and grey tiled roof	6 W heatsheaf Avenue Longridge
3/2013/0672/P	Proposed single storey rear extension projecting 4360mm	9 Springs Road Longridge
3/2013/0716/P	Prior notification of new rose wood on white pvc conservatory to rear of property to project 4.75m	56 Preston Road Longridge

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SECTION 106 APPLICATIONS

<u>Plan No</u>	<u>Location</u>	<u>Date to Committee</u>	<u>Number of Dwellings</u>	<u>Progress</u>
3/2012/0065	Land off View Billington	Dale 24/5/12	12	With Agent – issues regarding United Utilities and revised plans

<u>Plan No</u>	<u>Location</u>		<u>Date to Committee</u>	<u>Number of Dwellings</u>	<u>Progress</u>
3/2012/0014	Land Greenfield Avenue Low Moor Clitheroe	adj	19/7/12 18/7/13	30	With Legal
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 – engrossment went out in July/third party delay
3/2012/0738	Dale View Billington		6/12/12	10	With Agent – issues regarding plans and access details
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	LCC education issues resolved - with applicants Solicitors
3/2013/0137	Lawsonsteads Whalley		18/7/13	260	Not 'called in' - with Legal & Lancashire County Council
<u>Non Housing</u>					
3/2011/0649P	Calder Park Simonstone	Vale	15/3/12		Subject to departure procedures, draft 106 received from Lancashire County Council

<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	Change d to Hearing, then back to written reps Costs		Notification letter sent 11/02/13 Questionnaire sent 11/02/13 Statement sent
3/2012/0526 R	27/03/2013	Laneside Farm, Pendleton			
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			
3/2013/0447	Awaiting validation by PINS	Bleak House, Kemple End, Stonyhurst			

341 SAMLESBURY ENTERPRISE ZONE – PROPOSED MASTERPLAN AND LOCAL DEVELOPMENT ORDERS

The Head of Planning Services informed Committee of the ongoing work in relation to the proposed masterplan and Local Development Order at Samlesbury and requested authorisation for the eventual submission of the final document to the Secretary of State.

He reminded Members that the Lancashire Advanced Engineering and Manufacturing Enterprise Zone (Samlesbury) was adopted by this Council on 27 March 2012. This related to 16.2 hectares of land defined as parcel A and included land within the boundaries of both South Ribble and Ribble Valley.

The Local Development Order was the subject of a statutory consultation process and following its adoption was now active for a period of three years. One of the conditions imposed in the LDO was that the Order should comply with the principles of any adopted masterplan for the site. In this instance it was anticipated that a future LDO relating to the whole extent of the enterprise zone would revoke the existing LDO.

A draft masterplan had now been submitted for the Samlesbury Enterprise Zone prepared by the consultants commissioned by BAE Systems. The Council's Core Strategy recognised the importance of the BAE site for employment purposes.

The submitted draft masterplan was a consultation document and it was the intention to carry out a joint consultation process with South Ribble Borough Council. Ribble Valley had taken the lead on the first LDO and it was therefore appropriate that South Ribble take the lead on the second one. In order to meet the strict timescale and secure the eventual LDO, it was anticipated that a formal consultation would take place in mid October 2013. The report then highlighted in some detail the following issues:

- the vision
- access arrangements

- proposed uses and locations of the buildings
- phasing
- design parameters
- access and movement issues
- landscape, greenbelt and habitat issues

RESOLVED: That

1. Committee endorse the consultation procedure in relation to the proposed masterplan and accept the strategic principles of the document; and
2. the final version be deferred and delegated to the Director of Community Services and the Head of Planning Services in conjunction with the Chairman and Vice Chairman of this Committee.

342 HERITAGE PARTNERSHIP ARRANGEMENTS – STONYHURST COLLEGE AND ENGLISH HERITAGE

The Head of Planning Services requested Committee's authorisation to collaborate with Stonyhurst College and other stakeholders to form a heritage partnership agreement in relation to minor listed building proposals at the Stonyhurst College site.

The Heritage Partnership Agreement had recently been given statutory basis in April 2013. A Heritage Partnership Agreement was between a site owner, the relevant local authority and English Heritage. The Agreement would specify that certain works which would normally require listed building consent would no longer need that formal application.

The Head of Planning Services had met with both English Heritage and representatives from Stonyhurst College to discuss the establishment of a heritage partnership agreement in line with the Enterprise and Regulatory Reform Act and to consider whether or not it was appropriate to proceed with such a partnership at Stonyhurst College. The main work on any heritage partnership agreement would commence in January 2014 and the objective to co-ordinate the final process around May 2014.

The Head of Planning Services felt it important to emphasise that any significant development would require listed building consent and the purpose of a partnership agreement was only to agree minor works no longer requiring formal consent providing it complied with other requirements on design and material.

RESOLVED: That Committee authorise the Head of Planning Services to work with English Heritage and Stonyhurst College to draw up a Heritage Partnership Agreement in relation to the Stonyhurst College campus site.

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OBSERVATIONS TO ANOTHER LOCAL AUTHORITY – OUTLINE APPLICATION FOR RESIDENTIAL DEVELOPMENT (CLASS C3) OF 4.5 HECTARES OF LAND FOR UP TO 70 DWELLINGS WITH NEW HIGHWAY ACCESS FROM RIBBLESDALE DRIVE, INTERNAL ACCESS ROAD, LANDSCAPING AND ASSOCIATED INFRASTRUCTURE ON LAND OFF RIBBLESDALE DRIVE, GRIMSARGH, PRESTON

Committee considered a report seeking their views on a recent outline application for 70 dwellings (35% affordable) on land at Ribblesdale Drive, Grimsargh that was to be determined by Preston City Council. As a brief summary the proposal was described as follows:

1. A site area of 4.5 hectares.
2. Up to 70 dwellings built on an area of approximately 3 hectares.
3. The housing mix of one to possibly four/five bedroomed properties.
4. Majority of properties will be two (maximum) 8.45m storeys in height however there are four bungalows proposed on site.
5. An offer of 35% of the dwellings on the site to be affordable, approximately 24 dwellings, however the full details will be agreed in due course during the formal application process and subsequent reserved matters.
6. Vehicular access will be provided from Ribblesdale Avenue which connects to the B6243 (Preston Road, Grimsargh).
7. Approximately 1.5 hectares of public open space.
8. A pond containing great crested newts have been identified off the site and will be protected as part of the mitigation measures outlined on the site's illustrative layout plan.
9. Provide/improve existing/proposed safe pedestrian and cycle routes in the area.

As the site is part of the adjacent Parish of Longridge/Alston, there will be some impact on the locality with additional traffic generated from the site but there is a question mark over the extent. The Head of Planning Services stated he was satisfied that this development would not impact significantly upon the Council's strategic housing policies within the emerging Core Strategy. It was important to assess the proposal in relation to the impact on the Borough Council's policies and the Head of Planning Services stated that he was satisfied that there were no significant issues. Members voiced some concern in relation to increased traffic on the B6243.

RESOLVED: That the Head of Planning Services advise Preston City Council that this Council raise no objections to this development but raise some concerns regarding the cumulative impact the proposal would have on the local highway network.

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LONGRIDGE NEIGHBOURHOOD PLAN

Committee were asked to agree the designation of the area and appropriate body to prepare a Longridge Neighbourhood Plan. Members were reminded that under the Localism Act 2011 new powers had been introduced for people to make neighbourhood plans and neighbourhood planning orders. These new

powers were in addition to existing opportunities for community involvement which were already part of the planning system.

Longridge Town Council had taken the lead on the Longridge Neighbourhood Plan as the appropriate body and submitted an application for the designation of a plan area to the Council. The area of the proposed neighbourhood plan was shown at an appendix to this report. There were five key stages for any neighbourhood plan; stage 1 defining the neighbourhood; stage 2 preparing the plan; stage 3 independent check; stage 4 community referendum and stage 5 legal force.

The Council's duty to support would be limited to technical advice, an overview of procedures and issues, background data/evidence and comment on proposals. The Council would need to be satisfied that the necessary stages had been followed, however it remained the responsibility of the body preparing the plan to undertake the correct steps in particular ensuring transparent and credible community engagement and that the necessary evidence was available to justify the proposals of the plan. The funding for this was from the Department for Communities and Local Government and was currently £5000 to the authority on designation of the plan, £5000 for pre-examination and £20,000 following the successful examination. This funding was intended to help authorities deliver neighbourhood planning initiatives.

At this stage only one neighbourhood plan had been put forward and so far the Council's support had been delivered through existing budgets. Longridge Town Council had led on this particular plan as the relevant appropriate body and the Town Council had a long experience of working with and representing local communities.

RESOLVED: That Committee endorse Longridge Town Council as the appropriate body to prepare a Longridge Neighbourhood Plan and agree to designate the proposed area set out in Longridge Town Council's application for the purpose of preparing a neighbourhood plan.

345 SHLAA – POSITION UPDATE

Members received an update report on the SHLAA. Members were reminded that they had considered a report on 6 August 2013 which drew together the remaining elements of the housing evidence of the Core Strategy. That committee report included the updated SHLAA visibility assessment and sustainability appraisal. The report also included the conclusions on matters raised in the housing requirements report from Nathaniel Litchfield and Partners and the position in relation to housing requirements.

The updated SHLAA was an extensive report on a complex piece of work provided to a very tight timeframe. The recommendation to Committee was that Committee support the publication of the SHLAA as part of the evidence base. As Members were aware, there was a need to make corrections to the document to correct inconsistencies in the report which would have meant the consultation document having incorrect information. In view of the timetable to meet the

needs of the Core Strategy consultation base, the changes were made to enable the correct information to be published. These were treated as technical/typing corrections to ensure that the correct document was published for consultation. These corrections had not been brought to the attention of Members at the 6 August meeting. The Council had used the recommended standard methodology for producing the SHLAA which lessened the likelihood of the SHLAA itself being tested at the Core Strategy Examination as it was accepted to be sound.

Responses to the current consultation would be passed to the Inspector appointed to hold the Examination into the Core Strategy. However, they will also be considered as the SHLAA is reviewed and finalised including assessing the implications of the new guidance that has recently been published as part of that process. Where responses identify technical issues that need to be addressed, the relevant records and schedules can be updated. A report on the consultation responses will also be made to Committee as part of the process and responses will be able to inform the future allocations process. The published consultation report did correct the information at the public consultation and as indicated sought to correct a mismatch between the pages that had been included in error. The changes ultimately did not amend the agreed methodology that was the basis of the SHLAA assessment.

RESOLVED: That Committee note the contents of the report and confirm the corrective action taken in regard to the public consultation.

346 DEVELOPMENT MANAGEMENT PROCEDURE ORDER 2013

Committee received a report informing Members of the main changes in relation to the procedure on planning applications as a result of the alterations to the Development Management Procedure following the implementation of the Town and Country Planning (Development Management Procedure) Amendment Order 2013, which came into effect on 26 June 2013.

RESOLVED: That the report be noted.

347 APPEAL DECISION

3/2012/1079/P – 2 No signs internally illuminated matching materials at Greens Solicitors, 79 King Street, Whalley – Appeal dismissed.

The meeting closed at 8.42pm.

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