

Minutes of Planning and Development Committee

Meeting Date: Thursday, 16 January 2014 starting at 6.30pm
Present: Councillor T Hill (Chairman)

Councillors:

S Bibby	I Sayers
I Brown	R Thompson
S Carefoot	D Taylor
B Hilton	M Thomas
J Holgate	J White
G Mirfin	A Yearling

In attendance: Director of Community Services, Director of Resources, Head of Planning Services, Head of Legal and Democratic Services and the Planning Officer.

Also in attendance: Councillors S Brunskill, P Dowson, R Newmark, M Ranson and N Walsh.

510 APOLOGIES

Apologies for absence from the meeting were submitted on behalf of Councillors S Knox and J Rogerson.

511 MINUTES

The minutes of the meeting held on 12 December 2013 were approved as a correct record with the following clarification in relation to Minute number 487(5) planning application 3/2012/0942. The minute to now read 'deferred and delegated to the Director of Community Services for approval following the conclusion of departure procedures, the completion of a legal agreement which would be three months from the date of the notification of that departure decision being made known to the Council. With that amendment to the minutes, the minutes were approved.

512 DECLARATIONS OF INTEREST

There were no declarations of interest.

513 PUBLIC PARTICIPATION

There was no public participation.

514 PLANNING APPLICATIONS

1. APPLICATION NO: 3/2013/0595/P (GRID REF: SD 383561 447984)
INSTALLATION AND OPERATION OF A SINGLE 500KW WIND TURBINE ON AGRICULTURAL LAND AT SHUTTLEWORTH HALL FARM, WITH A HUB HEIGHT OF UP TO 50M AND OVERALL BLADE TIP HEIGHT OF UP TO 74M AND ASSOCIATED EQUIPMENT
SHUTTLEWORTH HALL FARM, BURNLEY ROAD, GISBURN

The Head of Planning Services referred to a late submission which had been received from English Heritage.

REFUSED for the following reasons:

1. The proposed turbine, by reason of its siting, height, scale and design will result in a prominent and visually intrusive feature in the rural landscape to the detriment of the visual amenities of the open countryside and the enjoyment of users of nearby public footpaths. Furthermore, the proposed turbine will detract from the setting of the Bomber Camp Scheduled Ancient Monument, the Forest of Bowland Area of Outstanding Natural Beauty, Gisburne Hall (Grade I Listed) and Gisburne Park Historic Park and Gardens (Grade II listed). The proposal is therefore considered to be contrary to the Planning (Listed Buildings and Conservation Areas) Act 1990, the Ancient Monuments and Archaeological Areas Act 1979, the NPPF, Policies G1, ENV1, ENV2, ENV3, ENV4, ENV13, ENV19, ENV24, ENV25 and ENV26 of the Ribble Valley Districtwide Local Plan and Key Statements/Policies EN2, EN3, EN5, DS2, DMG1, DME2, DME4 and DME5 of the Core Strategy (Regulation 22 Submission Draft Post Submission Version Including Proposed Main Changes).
2. The proposed turbine would be visually intrusive and overbearing to the occupants of Moor Laithe, to the detriment of the amenity that the occupants should reasonably expect to enjoy. The applicant has also failed to demonstrate that the proposal would not have an unacceptable detrimental impact on the amenity of the occupants of nearby residential properties by virtue of potential noise disturbance. As such, the proposal is contrary to the NPPF, Policy G1 of the Ribble Valley Districtwide Local Plan and Policy DMG1 of the Ribble Valley Core Strategy (Regulation 22 Submission Draft Post Submission Version Including Proposed Main Changes).
3. The applicant has failed to demonstrate that the proposal would not have an unacceptable detrimental impact on protected species, contrary to the NPPF and Policies G1 and ENV7 of the Ribble Valley Districtwide Local Plan, Policies DMG1, DME3 and DME5 and Key Statement EN4 of the Ribble Valley Core Strategy (Regulation 22 Submission Draft Post Submission Version Including Proposed Main Changes), the Conservation of Habitats and Species Regulations 2010 (as amended), the Wildlife and Countryside Act 1981 (as amended) and the Natural Environment and Rural Communities Act 2006.

(Mr Wyatt spoke against the above application).

2. APPLICATION NO: 3/2013/0920/P (GRID REF: SD 375015 441982)
RETROSPECTIVE APPLICATION FOR CHANGE OF USE FROM B1 LIGHT
INDUSTRY TO FITNESS STUDIO (SUI GENERIS) AT UNIT 6 UPBROOKS,
BROOKSIDE INDUSTRIAL UNITS, TAYLOR STREET, CLITHEROE, BB7 1NL

RECOMMENDATION 1: That planning permission be REFUSED for the following reason:

1. The use, by reason of noise disturbance, is resulting in serious harm to the amenity that the occupants of neighbouring residential properties should reasonably expect to enjoy and this harm is having a significant adverse impact on the health and quality of life of these occupants. The proposal is therefore contrary to the NPPF, Policy G1 of the Ribble Valley Districtwide Local Plan and Policy DMG1 of the Ribble Valley Core Strategy (Regulation 22 Submission Draft Post Submission Version Including Proposed Main Changes).

RECOMMENDATION 2: That the Council authorise appropriate enforcement action to be taken.

(Mr Rose spoke against the above application. Councillor Dowson was given permission to speak in relation the above application).

3. APPLICATION NO: 3/2013/0440/P (GRID REF: SD 377818 437230)
OUTLINE APPLICATION FOR RESIDENTIAL DEVELOPMENT OF LAND FOR 14 HOUSES, 3 BUNGALOWS AND A NEW ACCESS ROAD AT LAND AT PENDLE STREET EAST, SABDEN

The Head of Planning Services reported receipt of a petition signed by 620 people in relation to this application.

Deferred pending further discussions with Lancashire County Council in relation to highway safety concerns and a further report be submitted to a future meeting of this Committee.

(Mrs Douglas spoke in favour of the above application. Mr Edwards spoke against the above application. Councillor R Newmark was given permission to speak in relation to the above application).

4. APPLICATION NO: 3/2013/0853/P (GRID REF: SD 377824 446781)
CONSTRUCTION OF A NEW GATEWAY AND GATEHOUSE LODGE, REINSTATMENT OF ORIGINAL DRIVEWAY ROUTE AND PROVISION OF CAR PARKING FACILITY FOR ANGLERS. LAND TO THE FOOT OF SAWLEY BROW, SAWLEY

The Head of Planning Services reported receipt of a response from the Environment Agency.

APPROVED subject to the following conditions.

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

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

2. The development hereby permitted shall be carried out in complete accordance with the submitted plans:
Drawings reference: 2392.13 Revision B – As amended 2nd December 2013

REASON: For the avoidance of doubt since the proposal was the subject of agreed amendments and to clarify which plans are relevant.

3. Precise specifications or samples of walling, roofing, surrounds 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. Precise details of all proposed boundary treatments including their materials 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 boundary treatments proposed 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.

5. The development hereby permitted shall not be commenced until full details of the proposed landscaping have been submitted to, and approved in writing by, the Local Planning Authority. The scheme shall indicate, as appropriate, the types and numbers of trees and shrubs, their distribution on site, their maturity at the time of planting, those areas to be seeded, turfed, paved or hard landscaped, including details of any changes of level or landform including details of any engineering works required to form retaining structures associated with any proposed alterations in land levels.

The approved landscaping scheme shall be implemented in the first planting season prior to commencement of the development unless otherwise agreed by the Local Planning Authority, whether in whole or part and shall be maintained thereafter for a period of not less than 15 years to the satisfaction of the Local Planning Authority. This maintenance shall include the replacement of any tree or shrub which is removed, or dies, or is seriously damaged, or becomes seriously diseased, by a species of similar size to those originally planted.

REASON: In the interests of the amenity of the area and to comply with Policies G1, ENV3 and ENV13 of the Ribble Valley Districtwide Local Plan

and Policies DMG1, EN2 and DME3 of the Ribble Valley Core Strategy Regulation 22 Submission Draft.

6. No part of the development hereby granted consent shall be commenced until details of all external artificial lighting has been submitted to and agreed by the Local Planning Authority, the details of which shall include the location, intensity of lighting, type of application and direction.

The details shall include the light mitigation measures designed to reduce the impact of artificial lighting on protected species/species of conservation concern identified and/or other named species.

REASON: In order to reduce the harmful impact of artificial lighting on the natural foraging/roosting/nesting behaviour of a protected/species of conservation concern and to comply with Policies G1, ENV3 and ENV13 of the Ribble Valley Districtwide Local Plan and Policies DMG1, EN2 and DME3 of the Ribble Valley Core Strategy Regulation 22 Submission Draft.

7. 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 have been submitted, and approved by the local planning authority.

REASON: To ensure that bird and bat 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 in accordance with policies G1, ENV9 and ENV10 of the Ribble Valley Districtwide Local Plan and policies DMG1, EN4 and DME3 of the Ribble Valley Core Strategy (Regulation 22 Submission Draft).

8. Prior to commencement of the development or any site works including delivery of building materials and excavations for foundations or services, all trees identified to be retained on the submitted tree removal plan and within the Arboricultural Report 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 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. 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.

REASON: In order to ensure that all retained trees affected by development are afforded maximum physical protection from the potential adverse affects of development in accordance with Policies G1, ENV3 and ENV13 of the Ribble Valley Districtwide Local Plan and Policies DMG1, EN2 and DME3 of the Ribble Valley Core Strategy Regulation 22 Submission Draft.

9. The proposed development shall only be occupied by a person solely or mainly employed by the occupants of, and shall remain ancillary to, the building known as Sawley Lodge or any other subsequent replacement dwelling(s).

REASON: In order to comply with Policies G1 and H9 of the Ribble Valley Districtwide Local Plan and Policies DMG1, DMG2 and DMH3 of the Ribble Valley Core Strategy Regulation 22 Submission Draft. The creation of a separate dwelling could be injurious to the amenities of the neighbouring occupiers and to the character of the area and would require further consideration by the Local Planning Authority.

10. No development approved by this permission shall be commenced until a scheme for the disposal of foul and surface waters has been approved by the Local Planning Authority. Such a scheme shall be constructed and completed in accordance with the approved plans.

REASON: To ensure a satisfactory means of drainage in accordance with Policies G1, ENV3 and ENV13 of the Ribble Valley Districtwide Local Plan and Policies DMG1, EN2 and DME3 of the Ribble Valley Core Strategy Regulation 22 Submission Draft.

11. Surface water run off from as a result of the development should be restricted to existing rates in order that the proposed development does not contribute to an increased risk of flooding.

REASON: To reduce the increased risk of flooding in accordance with Policies G1, ENV3 and ENV13 of the Ribble Valley Districtwide Local Plan and Policies DMG1, EN2 and DME3 of the Ribble Valley Core Strategy Regulation 22 Submission Draft.

12. Notwithstanding the provisions of Classes A to H of Part 1 of the Town and Country Planning (General Permitted Development) (Amendment) (No.2) (England) Order 2008, or any Order revoking and re-enacting that Order, the dwelling hereby permitted shall not be altered or extended, no new windows shall be inserted, and no buildings or structures shall be erected within the curtilage of the new dwelling unless planning permission has first been granted by the Local Planning Authority.

REASON: To enable the Local Planning Authority to exercise control over development which could materially harm the character and visual amenities of the development and locality and the amenities of nearby residents in accordance with Policies G1, ENV3 and H10 of the Ribble Valley Districtwide Local Plan and Policies DMG1, DME2 and DMH5 of the Ribble Valley Core Strategy (Regulation 22 Submission Draft).

(Mr Ellis spoke in favour of the above application. Councillor Ranson was given permission to speak on the above application).

5. APPLICATION NO: 3/2013/0854/P (GRID REF: SD 377928 447082)
ERECTION OF REPLACEMENT DWELLING, SAWLEY LODGE, SAWLEY BB7 4LF

The Head of Planning Services reported on late notifications.

DEFER AND DELEGATE to the Director of Community Services awaiting further formal consultation responses from Lancashire County Council Ecology and subject to no new adverse issues arising and 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 development hereby permitted shall be carried out in complete accordance with the submitted plans:

Drawings Reference:

2392.7 Revision B – As amended 02 December 2013

2392.8 Revision B - As amended 02 December 2013

2392.10 Revision A - As amended 02 December 2013

2392.14 Revision B - As amended 02 December 2013

REASON: For the avoidance of doubt since the proposal was the subject of agreed amendments and to clarify which plans are relevant.

3. Precise specifications or samples of walling, roofing, surrounds 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. Precise details of all proposed boundary treatments including their materials 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 boundary treatments proposed 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.

5. The development hereby permitted shall not be commenced until full details of the proposed landscaping have been submitted to, and approved in writing by, the Local Planning Authority. The scheme shall indicate, as appropriate, the types and numbers of trees and shrubs, their distribution on site, their maturity at the time of planting, those areas to be seeded, turfed, paved or hard landscaped, including details of any changes of level or landform including details of any engineering works required to form retaining structures associated with any proposed alterations in land levels.

The approved landscaping scheme shall be implemented in the first planting season prior to commencement of the development unless otherwise agreed by the Local Planning Authority, whether in whole or part and shall be maintained thereafter for a period of not less than 15 years to the satisfaction of the Local Planning Authority. This maintenance shall include the replacement of any tree or shrub which is removed, or dies, or is seriously damaged, or becomes seriously diseased, by a species of similar size to those originally planted.

REASON: In the interests of the amenity of the area and to comply with Policies G1, ENV3 and ENV13 of the Ribble Valley Districtwide Local Plan and Policies DMG1, EN2 and DME3 of the Ribble Valley Core Strategy Regulation 22 Submission Draft.

6. No part of the development hereby granted consent shall be commenced until details of all external artificial lighting has been submitted to and agreed by the Local Planning Authority, the details of which shall include the location, intensity of lighting, type of application and direction.

The details shall include the light mitigation measures designed to reduce the impact of artificial lighting on protected species/species of conservation concern identified and/or other named species.

REASON: In order to reduce the harmful impact of artificial lighting on the natural foraging/roosting/nesting behaviour of a protected/species of conservation concern and to comply with Policies G1, ENV3 and ENV13 of the Ribble Valley Districtwide Local Plan and Policies DMG1, EN2 and DME3 of the Ribble Valley Core Strategy Regulation 22 Submission Draft.

7. The development hereby permitted shall not be commenced until full details of the proposed refurbishment of the existing Hydro building including any internal and external alterations has been submitted to and agreed by the Local Planning Authority.

REASON: In the interests of the visual amenity of the area and to comply with Policies G1, ENV3 and ENV13 of the Ribble Valley Districtwide Local Plan and Policies DMG1, EN2 and DME3 of the Ribble Valley Core Strategy Regulation 22 Submission Draft.

8. 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 have been submitted, and approved by the local planning authority.

REASON: To ensure that bird and bat 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 in accordance with policies G1, ENV9 and ENV10 of the Ribble Valley Districtwide Local Plan and policies DMG1, EN4 and DME3 of the Ribble Valley Core Strategy (Regulation 22 Submission Draft).

9. Prior to commencement of the development or any site works including delivery of building materials and excavations for foundations or services, all

trees identified to be retained on the submitted tree removal plan and within the Arboricultural Report 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 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. 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.

REASON: In order to ensure that all retained trees affected by development are afforded maximum physical protection from the potential adverse affects of development in accordance with Policies G1, ENV3 and ENV13 of the Ribble Valley Districtwide Local Plan and Policies DMG1, EN2 and DME3 of the Ribble Valley Core Strategy Regulation 22 Submission Draft.

10. No development approved by this permission shall be commenced until a scheme for the disposal of foul and surface waters has been approved by the Local Planning Authority. Such a scheme shall be constructed and completed in accordance with the approved plans.

REASON: To ensure a satisfactory means of drainage in accordance with Policies G1, ENV3 and ENV13 of the Ribble Valley Districtwide Local Plan and Policies DMG1, EN2 and DME3 of the Ribble Valley Core Strategy Regulation 22 Submission Draft.

11. Surface water run off from as a result of the development should be restricted to existing rates in order that the proposed development does not contribute to an increased risk of flooding.

REASON: To reduce the increased risk of flooding in accordance with Policies G1, ENV3 and ENV13 of the Ribble Valley Districtwide Local Plan and Policies DMG1, EN2 and DME3 of the Ribble Valley Core Strategy Regulation 22 Submission Draft.

12. Notwithstanding the provisions of Classes A to H of Part 1 of the Town and Country Planning (General Permitted Development) (Amendment) (No.2) (England) Order 2008, or any Order revoking and re-enacting that Order, the dwelling hereby permitted shall not be altered or extended, no new windows shall be inserted, and no buildings or structures shall be erected within the curtilage of the new dwelling unless planning permission has first been granted by the Local Planning Authority.

REASON: To enable the Local Planning Authority to exercise control over development which could materially harm the character and visual amenities of the development and locality and the amenities of nearby residents in accordance with Policies G1, ENV3 and H10 of the Ribble Valley Districtwide Local Plan and Policies DMG1, DME2 and DMH5 of the Ribble Valley Core Strategy (Regulation 22 Submission Draft).

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

515 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:

516 APPLICATIONS APPROVED

<u>Plan No</u>	<u>Proposal</u>	<u>Location</u>
3/2012/0811/P	Application for the discharge of condition no.3 (materials – walling, roofing and surface), condition no.6 (programme of archaeological work), condition no.8 (highways works), condition no.10 (access treatment) and condition no.12 (tree constraints plan) and part discharge of condition no.7 (visibility splays) of permission 3/2012/0052P	41 Dilworth Lane Longridge
3/2013/0775/P (LBC)	Internal ground floor alterations to existing dwelling	36 Chapel Brow Downham
3/2013/0799/P	Discharge of conditions; 3,4,5,6,7 & 11 of planning consent 3/2012/1049	Jones Stroud Insulations Queen Street Longridge
3/2013/0824/P	Fabric repairs to external masonry including cleaning/repointing/repairs to well; redecoration of external joinery; removal of modern tubular handrail and replacement with new handrails either side of stair	Stydd Almshouses Stydd Lane Ribchester
3/2013/0872/P	Discharge of conditions 3, 5, 6, 7, 9, 10 and 11 of consent 3/2012/0277/P which relates to a new sports hall	Clitheroe Royal Grammar School Chatburn Road Clitheroe
3/2013/0877/P	Change of house type to the previously approved under 3/2010/0973 from a 4 bedroom detached house to a 1 bedroom detached bungalow	2 Parlick Avenue Longridge
3/2013/0878/P	Proposed first floor side extension over the attached double garage	11 Holme Hill Clitheroe
3/2013/0885/P	External wall insulation. Rendering to match	6 Kirklands Chipping
3/2013/0907/P	External wall insulation. Rendering to match	5 Kirklands Chipping
3/2013/0910/P	Erection of first floor side and rear extension	14 The Hawthorns Wilpshire

<u>Plan No</u>	<u>Proposal</u>	<u>Location</u>
3/2013/0912/P	Minor material amendment to substitute plans and elevations on approved drawing 09-1411-PO6 for the revised plans on drawing 09-1441-W04E and elevations on drawing 09-1441-W05G showing the incorporation of PV panels	Land adj 14 Church Raikie Chipping
3/2013/0917/P	Removal of planning condition 4 of permission 3/1003/0356	Nuffield House Eaves Hall Lane West Bradford
3/2013/0918/P	Application for the renewal of planning consent 3/2010/0891P for the demolition of an existing cabin and carport and the erection of a detached workshop, store and carport	Sunnyhurst Lambing Clough Lane Hurst Green
3/2013/0922/P	Raise the roof to create two additional bedrooms and en suite bathroom in the roof space. Re-roof the rear conservatory and reconstruct the front porch	8 Church Close Waddington
3/2013/0931/P	Single storey extension to side	Stump Cross Cottage West Stump Cross Lane Bolton-by-Bowland
3/2013/0935/P	Change of use of first floor rooms from showroom (A1) to tattoo and piercing studio (sui generis)	68/70 Whalley Road Clitheroe
3/2013/0954/P	Construction of dormer window to the rear elevation and the alteration of the attic space to form a new bedroom	25 Longworth Road Billington
3/2013/0955/P	Discharge of condition 16 (visibility splay) from planning permission 3/2010/0113/P on land adjacent	Whalley Road Sabden
3/2013/0972/P	Request to discharge conditions 10 (desk study) and 12 (historic recording) of planning permission 3/2013/0421/P	Jacksons Barn Bolton-by-Bowland Road Sawley
3/2013/0985/P	Demolition and reconstruction of two storey extension to south elevation. Removal of existing conservatory and greenhouse and kennels. Rebuild existing garage and first floor bedrooms and re-clad barn in timber and various other minor alterations	Cob House Green Lane Grindleton

APPLICATIONS REFUSED

<u>Plan No</u>	<u>Proposal</u>	<u>Location</u>	<u>Reasons for Refusal</u>
3/2013/0509/P	Proposed two-storey extension to the side of the house a detached garage and extension of curtilage	1 Brookside Old Langho	Contrary to Policies G1 and H10 of the DWLP, Policies DMG1 and DMH5 of the CS and the Adopted SPG and Extensions and Alterations to Dwellings.
3/2013/0868/P	Internal alterations	12 Church Street Clitheroe	The proposals have an unduly harmful impact upon the character and significance of the listed building because of the loss and alteration of important historic fabric and plan form. This is contrary to the National Planning Policy Framework Paragraph 17 (conserve heritage assets in a manner appropriate to their significance), Paragraph 131 (development sustaining and enhancing the significance of heritage assets and positively contributing to local character and distinctiveness) and Paragraph 132 (great weight to conservation), Ribble Valley Districtwide Local Plan Policy ENV20 and Core Strategy Regulation 22 Submission Draft Post Submission Revision (including proposed main changes) Policy DME4.

<u>Plan No</u>	<u>Proposal</u>	<u>Location</u>	<u>Reasons for Refusal</u>
3/2013/0875/P	Proposed first floor extension	5 Limefield Avenue Whalley	Contrary to Policies G1, H10 and T7 of DWLP and Policies DMG1, DMH5, DMG3 of the CS and adopted SPG on Extensions and Alterations to Dwellings.
3/2013/0914/P	Proposed conservatory rear elevation	to 26 Goose Lane Cottages Goose Lane Chipping	<p>1. Policies G1, ENV1, and H17 of the DWLP, the SPG: Extensions and Alterations to Dwellings, Policies DMG1, DME2, EN2, DME4 of the Core Strategy (Post Submission Draft) and Sections 7, 11 and 12 of the NPPF - visually discordant feature to the detriment of the character and appearance of the traditional converted rural building and the AONB in which it is set.</p> <p>2. Policies G1 and H10 of the DWLP and the SPG on alterations and extensions to dwellings and Policies DMG1 and DMH5 of the Core Strategy (Reg. 22 Post Submission Draft) - It would overshadow neighbouring windows resulting in a significant loss of light to habitable rooms.</p> <p>3. The proposal if approved would set a dangerous precedent for the acceptance of other similar proposals which would cause visual harm to the landscape as well as the amenity of nearby</p>

Cont/

<u>Plan No</u>	<u>Proposal</u>	<u>Location</u>	<u>Reasons for Refusal</u>
Cont...			residents, and render more difficult the implementation of the established planning principles of the Local Planning Authority.
3/2013/0924/P	Proposed conversion of agricultural barn to residential dwelling	Duddle House Farm Clitheroe Road Dutton	Contrary to policies G1, G5, ENV3, H2, H15, H16 and H17 of DWLP and policies DMG1, DMg2, DME2 and DMH4 of the CS.

518 OBSERVATIONS TO ANOTHER LOCAL AUTHORITY

<u>Plan No</u>	<u>Proposal</u>	<u>Location</u>
3/2013/0993/P	Consultation on LCC application for the retention of demountable units to provide additional two classrooms and link corridor	Hillside Special School Ribchester Road Hothersall

519 CERTIFICATE OF LAWFULNESS FOR A PROPOSED USE OR DEVELOPMENT

<u>Plan No</u>	<u>Proposal</u>	<u>Location</u>
3/2013/0942/P	Certificate of Lawfulness for a proposed single storey rear extension to existing dwelling	35 Lindale Road Longridge
3/2013/0951/P	Lawful Development Certificate for extension into existing roof void to provide additional bedroom and shower room including construction of two dormer window extensions, insertion of a roof light, and alterations to existing kitchen/dining room including replacement of two bay windows with one	6 Hollowhead Lane Wilpshire

520 REFUSAL OF CERTIFICATE OF LAWFULNESS FOR A PROPOSED USE OR DEVELOPMENT

<u>Plan No</u>	<u>Proposal</u>	<u>Location</u>
3/2013/0671/P	Application for a Lawful Development Certificate for proposed single storey extensions to increase the room sizes	Blue Trees Copster Green

521 APPLICATIONS WITHDRAWN

<u>Plan No</u>	<u>Proposal</u>	<u>Location</u>
3/2013/0736/P	Erection of one dwelling house	Cherry Hall, Main Street Grindleton
3/2013/0787/P	Single storey garage to side	Rylstone 47 Edisford Road, Clitheroe
3/2013/0962/P	Variation of condition 2 of planning permission 3/2011/0222 to substitute amended plans for those originally approved	Calder Vale Park Simonstone Lane Simonstone
3/2013/0969/P	Proposed agricultural building for livestock, storage and garaging	Chapel House Barn Chaigley

522 SECTION 106 APPLICATIONS

<u>Plan No</u>	<u>Location</u>	<u>Date to Committee</u>	<u>Number of Dwellings</u>	<u>Progress</u>
3/2012/0379	Primrose Mill Woone Lane, Clitheroe	16/8/12	14	Deed of Variation Applicants solicitor
3/2012/0785	Clitheroe Hospital Chatburn Road Clitheroe	6/12/12	57	Ongoing issues may refer back to committee
3/2012/0964	Land to the north of Whalley Road Hurst Green	14/3/13	30	Ongoing issues may refer back to committee
3/2013/0161	Strawberry Fields Main Street Gisburn	7/11/13	11	With Lancashire County Council
3/2013/0711	Land off Henthorn Road Clitheroe	7/11/13	140	With Applicants Solicitor
3/2013/0747	Land at Whalley Road Billington	7/11/13	56	Ongoing issues regarding education contributions
3/2013/0782	Spout Farm Preston Road Longridge	12/12/13	32	With Legal
3/2013/0851	The Whins Whins Lane, Read	12/12/13	16	With Legal
3/2012/0942	Land at Higher Standen Farm & part Littlemoor Farm Clitheroe	12/12/13	1040	Subject to 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

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APPEALS UPDATE

<u>Application No</u>	<u>Date Received</u>	<u>Applicant Proposal/Site</u>	<u>Type of Appeal</u>	<u>Date of Inquiry/Hearing</u>	<u>Progress</u>
3/2012/0630 Undetermined	22/01/13	land SW of Barrow and W of Whalley Road, Barrow	Inquiry	11/09/13 (up to 2 days)	Awaiting decision
3/2012/0402 R	18//2/13	Mason House Farm Clitheroe Road Bashall Eaves	WR		Appeal dismissed 26/11/13
3/2012/1088 R	28/03/13	8 Church Brow, Clitheroe	LB		Awaiting decision
3/2012/0913 R	28/03/13	land off Waddington Road, Clitheroe	Inquiry	19/09/13 (1 day)	Awaiting decision
3/2012/0792 R	30/04/13	Hodder Bank Stonyhurst	WR		Appeal allowed 18/11/13
3/2012/0972 R	23/04/13	Shays Farm Tosside	WR		Awaiting decision
3/2013/0099 Undetermined	20/05/13	land to the west of Whalley Road, Barrow	changed to Hearing	05/11/13 2 days	Awaiting decision
3/2013/0419 R	08/08/13	Wolfen Mill	WR		Awaiting decision
3/2013/0447 R	21/10/13	Bleak House, Kemple End, Stonyhurst	WR		Awaiting decision
3/2013/0448 invalid	Awaiting validation by PINS	Oakfield, Longsight Road, Clayton le Dale			
3/2013/0643 R	13/11/13	8 Whitewell Drive, Clitheroe	HH		Appeal dismissed 12/12/13
3/2013/0378 R	09/12/13	1 2 and 3 Greendale View, Grindleton	WR		Notification sent Questionnaire sent Statement due 20/01/14
3/2013/0909 R	Awaiting validation by PINS	9 Manor Road, Whalley			
3/2013/0703 R	Awaiting validation by PINS	Goose Chase Preston Road, Ribchester			
3/2013/0793 R	Awaiting validation by PINS	Great Mitton Hall Mitton Road Mitton			

524 REVISED CAPITAL PROGRAMME 2013/2014

The Director of Resources sought Committee's approval to the revised capital programme for the current financial year for this Committee. She reported that there was only one scheme for this Committee which was to provide MVM software at a cost of £11,975.

RESOLVED: That Committee approve the revised capital programme for 2013/2014.

525 PROPOSED CAPITAL PROGRAMME 2014/2017

Members were asked to approve the proposed future three year capital programme 2014/2015 to 2016/2017 for this Committee.

The Director of Resources' report reviewed the draft programme of schemes to be carried out in the following three years based on the bids that had been received from Heads of Service. Heads of Service had been asked to review the current programme and submit any new scheme bids for consideration. This Committee had two schemes in its capital programme for 2014 to 2017 which were Site Allocation Work Software - £26,300 and Community Infrastructure Levy (CIL) Consultancy Work - £110,000.

RESOLVED: That it be recommended to Special Policy and Finance Committee that the future three year capital programme for this Committee's services as detailed in the report.

526 REVISED REVENUE BUDGET 2013/2014

The Director of Resources asked Committee to agree a revised revenue budget for 2013/2014 for consideration by Special Policy and Finance Committee.

She reminded Members that the original estimate that was provided in March 2013 and was shown in the budget book, did not show the detailed estimates for the Core Strategy which were submitted to this Committee in July 2013.

To allow a better comparison of the budget to the revised estimate within this report, the budget that had been originally been approved in March had been restated to include the estimate for the Core Strategy and any virements between budget heads approved by the Director of Resources.

Overall, the total net budget for the Council had not changed but at Committee levels this had the impact of increasing or decreasing the budget levels on a number of service cost centres, which for this Committee resulted in no change in budget after allowing for transfers to and from earmarked reserves.

The Director of Resources drew Committee's attention to the level of planning inspection fee income which was not anticipated to meet the revised estimate by the end of March. She explained that any shortfall would be met from the planning earmarked reserve.

RESOLVED: That Committee approve the revised budget for 2013/2014 and submit this to the Special Policy and Finance Committee subject to any further consideration by the Budget Working Group.

527 ORIGINAL REVENUE ESTIMATE 2014/2015

The Director of Resources asked Committee to agree the draft revenue budget for 2014/2015 for consideration at Special Policy and Finance Committee.

She reported that the three year forecast the Policy and Finance Committee in September showed that significant reductions in our budget of £526,000 and £1,126,000 would be necessary for 2014/2015 and 2015/2016 based on our indicative grant allocation following a consultation in the summer.

A provisional settlement funding assessment announced on 18 December 2013 was £2,603,416 for 2014/2015 and £2,204,012 for 2015/2016. In comparison our current year's allocation is £2,961,659. These represent therefore a reduction of 12% and 26% respectively. The Budget Working Group was meeting regularly to consider the Council's budget for next year and had suggested four options to address the budget shortfall.

- Whether the Council Tax should be increased for 2014/2015
- Examination in detail of our underspends and overspends to ensure our base budget was accurate
- Consider increasing the amount of new homes bonus we use to finance the revenue budget
- Examination of how much business rate growth we can realistically expect to rely on

The Budget Working Group would continue to meet over the coming weeks and would ultimately make recommendations to Special Policy and Finance Committee on 11 February 2014.

The Director of Resources highlighted the main variations between the original estimate for 2013/2014 and the draft estimate for 2014/2015. She also drew Members' attention to the subscriptions which fell within this Committee's budget. A number of questions were asked.

RESOLVED: That Committee agree the revenue budget for 2014/2015 and submit this to the Special Policy and Finance Committee subject to any further consideration by the Budget Working Group.

528 PROPOSED ARTICLE 4 DIRECTION AT 30/31 CHURCH STREET, RIBCHESTER

The Head of Planning Services sought Committee's agreement to the withdrawal of permitted development rights from two unlisted dwelling-houses in Ribchester Conservation Area by means of an Article 4 Direction.

Committee considered a detailed report which quoted from many different sources on the need to retain the historic nature of individual buildings and the specifics of 30/31 Church Street, Ribchester. He explained that by withdrawing permitted development rights by way of an Article 4 Direction, this would enable

officers to continue to protect the architectural and historic nature of the two properties in question.

RESOLVED: That Committee authorise the Director of Community Services to expedite the making of an immediate Article 4 Direction in respect of those permitted development rights detailed at paragraph 4.3 relating to 30/31 Church Street, Ribchester.

529 PLANNING APPLICATION WITH NON COMPLETED LEGAL AGREEMENTS

The Head of Planning Services requested Committee's authorisation to allow for an extension of time to complete the Section 106 Agreements in relation to the following applications.

3/2012/0786 – outline proposal for 57 residential units at Clitheroe Community Hospital, Chatburn Road, Clitheroe.

3/2012/0964 – full proposals for 30 units at Whalley Road, Hurst Green.

He commented that it was important to progress applications in an efficient manner and expressed his disappointment that these applications had not progressed. However, it was clear that there were very good reasons in both cases why this work had not progressed as quickly as we had hoped. He commented that in this instance, he was of the opinion that it would be reasonable to give the applicants a further two months and inform them that if the Section 106 had not been duly signed within those two months, then the applications were likely to be determined as finally disposed unless there were exceptional circumstances.

RESOLVED: That Committee authorise the applications in Appendix 1 of this report and refer to the main body be finally disposed of ie deemed withdrawn if no agreement had been reached within two months of the date of this report unless exceptional circumstances had been submitted and agreed by the Head of Planning Services.

530 SAMLESBURY ENTERPRISE ZONE PROPOSED MASTERPLAN AND LOCAL DEVELOPMENT ORDERS

Councillor Brunskill was given permission to speak on this item and she again referred to the lack of open space and footpath provision which this development was creating.

Committee were given an update on the progress in relation to the consultation process of the proposed Masterplan and Local Development Order at Samlesbury. The Head of Planning Services commented that the consultation period had now lapsed and it was clear that the concern had mainly been expressed in relation to highways matters. Lancashire County Council had been fully briefed of the concerns and was of the opinion that the document in its current form was acceptable and would not significantly infringe on highway safety. It was important that the document was not unduly restrictive to prevent development taking place and that a balance was needed to address any highway and residential amenity concern. He was of the opinion that the document and the associated Local Development Order fulfilled that duty.

RESOLVED: That Committee

1. adopt the Masterplan submitted to the Council for development management purposes and used as a strategic context for the site in relation to the Enterprise Zone. This was in accordance with the broad principles of the consultation document submitted by Wilson Mason and subject to minor changes as necessary which were delegated to the Head of Planning Services;
2. authorise the Local Development Order (2013) (Appendix 2 of this report) submitted as a consultation document and subject to minor changes as necessary delegated to the Head of Planning Services and to be submitted to the Secretary of State for their consideration prior to formal adoption.

531 FORMER RIDDINGS DEPOT AND LAND NORTH AND SOUTH OF WHITTINGHAM ROAD, LONGRIDGE – CONSULTATION FROM NEIGHBOURING AUTHORITY

Committee were advised of the Council's response to a proposed development in a neighbouring authority. In a nutshell, the Council's views were that subject to consideration being given to matters concerning impacts upon the local highway network and infrastructure provision, approval of this application by Preston City Council would authorise what was considered to be sustainable development in accordance with the requirements of the National Policy Framework and that would accord with the emerging Ribble Valley Core Strategy. Preston City Council had therefore been advised that this Council raised no policy objection to the proposal but that the matters set out in section 3 of this report be taken into consideration when determining the application.

RESOLVED: That the response be noted.

532 APPEALS

- (a) 3/2012/0792/P – replacement of a wood front door and two side panels with a uPVC front door and side panels – antique wood grain effect at Hodder Bank, Hodder Court, Stonyhurst – appeal allowed and listed building consent granted with conditions.
- (b) 3/2012/0402/P – erection of a 50kw wind turbine (34.2m to tip height) to supply electricity to the farming operations at Mason House Farm, Clitheroe Road, Bashall Eaves – appeal dismissed.
- (c) 3/2013/0643/P – erection of single storey extension to rear of 8 Whitewell Drive, Clitheroe – appeal dismissed.

The meeting closed at 8.48pm.

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