

Minutes of Planning and Development Committee

Meeting Date: Tuesday, 13 February 2014 starting at 6.30pm
Present: Councillor T Hill (Chairman)

Councillors:

S Bibby	J Rogerson
I Brown	I Sayers
S Carefoot	M Thomas
J Holgate	J White
S Knox	A Yearing

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

Also in attendance: Councillor S Hore.

603 APOLOGIES

Apologies for absence from the meeting were submitted on behalf of Councillors B Hilton, G Mirfin, D Taylor and R Thompson.

604 MINUTES

The minutes of the meeting held on 16 January 2014 were approved as a correct record and signed by the Chairman.

605 DECLARATIONS OF INTEREST

There were no declarations of interest.

606 PUBLIC PARTICIPATION

There was no public participation.

607 PLANNING APPLICATIONS

1. APPLICATION NO: 3/2013/0815/P (GRID REF: SD 360367 437006)
OUTLINE PLANNING APPLICATION WITH ALL MATTERS RESERVED FOR PROPOSED TWO STOREY BUILDING TO FORM 4 NO. ONE BEDROOM FLATS WITH ASSOCIATED PARKING AND LANDSCAPING ON LAND ADJACENT TO 25 LITTLE LANE LONGRIDGE

GRANTED subject to the following condition(s):

1. An application for approval of reserved matters shall be made to the Local Planning Authority not later than the expiration of three years beginning with the date of this permission and the development shall be begun not later than the expiration of two years from the final approval of the reserved matters.

REASON: Required to be imposed pursuant to Section 92 of the Town and Country Planning Act 1990, as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

2. (a) No development shall take place without the prior written approval of the Local Planning Authority of the reserved matters, that is, details of: (i) the layout (ii) the scale (iii) the appearance (iv) the means of access to the buildings (including the provision to be made for vehicle and cycle parking, demonstrating at least 2no. car parking spaces within the curtilage of the site) and (v) the landscaping of the site (including any proposed changes to existing ground levels, means of enclosure and boundary treatment, hard surfaced areas and materials planting plans, specifications and schedules, existing plants to be retained and showing how account has been taken of any underground services);

(b) The approved proposals relating to means of access to the buildings and parking provision shall be carried out in accordance with the approved details prior to the first occupation of the development and retained thereafter at all times.

(c) The approved proposals relating to landscaping shall be implemented in accordance with the approved details in the first planting season following the first occupation of the development. Any trees or shrubs planted in accordance with this condition which are removed, uprooted, destroyed, die or become severely damaged or seriously diseased within 5 years of planting shall be replaced within the next planting season by trees or shrubs of similar size and species to those originally required to be planted, unless the Local Planning Authority give its written consent to any variation.

REASON: To comply with Policy G1 of the Ribble Valley Districtwide Local Plan and Policy DMG1 of the Ribble Valley Core Strategy (Post Submission Version Including Proposed Main Changes) in order that the Local Planning Authority should be satisfied as to the details, because the application was made for outline permission without the details referred to in the condition.

3. The reserved matters application shall be accompanied by a scheme for the disposal of foul and surface waters. The scheme shall be implemented in accordance with the approved details prior to the completion of the development.

REASON: To prevent increased risk of flooding and pollution of the water environment and to ensure satisfactory means of foul drainage in accordance with Policies ENV7, ENV9 and ENV13 of the Ribble Valley Districtwide Local Plan and Policies EN2, EN4, DME2 and DME3 of the Ribble Valley Core Strategy (Post Submission Version Including Proposed Main Changes).

4. The removal of vegetation including trees and hedges shall be undertaken outside the nesting bird season [March - August inclusive] unless the vegetation has been surveyed for nesting birds by a suitably qualified ecologist immediately prior to its removal and the survey submitted to and approved in writing by the Local Planning Authority prior to the vegetation

removal. The vegetation shall be removed in accordance with the requirements of the survey.

REASON: To ensure that there are no adverse effects on the favourable conservation status of birds in accordance with Policies G1 and ENV7 of the Ribble Valley Districtwide Local Plan, Policies DMG1 and DME3 and Key Statement EN5 of the Core Strategy (Post Submission Version Including Proposed Main Changes).

5. Prior to the commencement of development, the following information shall be submitted to the Local Planning Authority (LPA) for approval in writing:
 - (a) A Desk Study which assesses the risk of the potential for on-site contamination and ground gases and migration of both on and off-site contamination and ground gases.
 - (b) If the Desk Study identifies potential contamination and ground gases, a detailed Site Investigation shall be carried out to address the nature, degree and distribution of contamination and ground gases and shall include an identification and assessment of the risk to receptors as defined under Part IIA of the Environmental Protection Act 1990, focusing primarily on risks to human health and controlled waters. The investigation shall address implications of the health and safety of site workers, of nearby occupied building structures, on services and landscaping schemes and on wider environmental receptors including ecological systems and property. The sampling and analytical strategy shall be submitted to and approved in writing by the LPA prior to the site investigation survey.
 - (c) If the site investigation indicates remediation is necessary, a Remediation Statement detailing the recommendations and remedial measures to be implemented within the site shall be submitted to and approved in writing by the LPA. The remediation shall be carried out in accordance with the agreed statement and on completion of the development/remedial works, the developer shall submit a Verification Report to the LPA for approval in writing that certifies that all works were completed in accordance with the agreed Remediation Statement prior to the first occupation of the development.

REASON: To ensure that the site investigation and remediation strategy will not cause pollution of ground and surface waters both on and off site and to ensure the site is suitable for its end use in accordance with Policies ENV7, ENV9 and ENV13 of the Ribble Valley Districtwide Local Plan and Policies EN2, EN4, DME2 and DME3 of the Ribble Valley Core Strategy (Post Submission Version Including Proposed Main Changes).

2. APPLICATION NO: 3/2013/1050/P (GRID REF: SD 365170 435244)
PROPOSED ERECTION OF A NEW RIBCHESTER WAR MEMORIAL AND ASSOCIATED LANDSCAPING ON LAND AT THE END OF GREENSIDE CAR PARK, GREENSIDE, RIBCHESTER

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 development hereby permitted shall be carried out in accordance with drawing No's 1310/001A, 002, 003 and 004A and in accordance with the details relating to landscaping and appearance as contained in the submitted Design and Access Statement.

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

3. APPLICATION NO: 3/2013/0691/P (GRID REF: SD 359596 440551)
PROPOSED CONVERSION OF THREE BARNs TO FOUR DWELLINGS, ERECTION OF AGRICULTURAL BUILDING FOLLOWING DEMOLITION OF EXISTING STRUCTURES AND CREATION OF AGRICULTURAL ACCESS ROAD. (RESUBMISSION OF APPLICATION 3/2013/0100) AT ELMRIDGE FARM, ELMRIDGE LANE, CHIPPING PR3 2NY

MINDED TO APPROVE and further delegated to the Director of Community Services for appropriate conditions and Section 106 Agreement.

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

(Councillor Hore was given permission to speak on the above application.)

4. APPLICATION NO: 3/2013/0901/P (GRID REF: SD 373283 436277)
CHANGE OF USE FROM RESIDENTIAL DWELLING TO A2 FINANCIAL AND PROFESSIONAL SERVICES AT 4 GEORGE STREET, WHALLEY, BB7 9TH

REFUSED for the following reason:

1. The proposal would result in the introduction of a use that would result in an increased level of pedestrian and vehicular activity within a residential area, within close proximity to neighbouring dwellings, being of detriment to the inherent character of the area and the residential amenities of neighbouring occupiers contrary to policy G1 of the Ribble Valley Districtwide Local Plan and policy DMG1 of the Ribble Valley Core Strategy (Regulation 22 Submission Draft).

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

(Mr Kent, on behalf of Whalley Parish Council, spoke against the above application.)

5. APPLICATION NO: 3/2013/0737/P (GRID REF: SD 373883 438848)
PROPOSED RESIDENTIAL DEVELOPMENT (UP TO 43 DWELLINGS INCLUDING 30% AFFORDABLE) WITH PARTIAL MEANS OF ACCESS TO, BUT NOT WITHIN, THE SITE AT HANSONS GARDEN CENTRE, WHALLEY ROAD, BARROW

The Head of Planning Services informed Committee of changes to the conditions and additional representations.

DEFERRED and DELEGATED to the Director of Community Services for approval following the satisfactory completion of a Legal Agreement within 3 months from the date of this committee meeting and subject to the following conditions:

1. An application for approval of reserved matters shall be made to the Local Planning Authority not later than the expiration of three years beginning with the date of this permission and the development shall be begun not later than the expiration of two years from the final approval of the reserved matters.

REASON: Required to be imposed pursuant to Section 92 of the Town and Country Planning Act 1990, as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

2. (a) No development shall take place without the prior written approval of the Local Planning Authority of the reserved matters, that is, details of: (i) the layout (ii) the scale (iii) the appearance (iv) the means of access to the buildings (including the provision to be made for vehicle and cycle parking, demonstrating at least 2no. car parking spaces within the curtilage of the site) and (v) the landscaping of the site (including any proposed changes to existing ground levels, means of enclosure and boundary treatment, hard surfaced areas and materials planting plans, specifications and schedules, existing plants to be retained and showing how account has been taken of any underground services);

(b) The approved proposals relating to means of access to the buildings and parking provision shall be carried out in accordance with the approved details prior to the first occupation of the development and retained thereafter at all times.

(c) The approved proposals relating to landscaping shall be implemented in accordance with the approved details in the first planting season following the first occupation of the development. Any trees or shrubs planted in accordance with this condition which are removed, uprooted, destroyed, die or become severely damaged or seriously diseased within 5 years of planting shall be replaced within the next planting season by trees or shrubs of similar size and species to those originally required to be planted, unless the Local Planning Authority give its written consent to any variation.

REASON: To comply with Policy G1 of the Ribble Valley Districtwide Local Plan and Policy DMG1 of the Ribble Valley Core Strategy (Post Submission Version Including Proposed Main Changes) in order that the Local Planning

Authority should be satisfied as to the details, because the application was made for outline permission without the details referred to in the condition.

3. The reserved matters application shall be accompanied by a scheme for the disposal of foul and surface waters, which shall be based on sustainable drainage principles and shall include an assessment of hydrological and hydrogeological context. The scheme shall demonstrate the surface water run off generated up to and including the 1 in 100 year plus climate change critical storm will not exceed previous run off rates following the corresponding rainfall event. The scheme shall be implemented in accordance with the approved details prior to the completion of the development.

REASON: To prevent increased risk of flooding and pollution of the water environment and to ensure satisfactory means of foul drainage in accordance with Policy G1 of the Ribble Valley Districtwide Local Plan and Policy DMG1 of the Ribble Valley Core Strategy (Post Submission Version Including Proposed Main Changes).

4. Prior to the commencement of development, the following information shall be submitted to the Local Planning Authority (LPA) for approval in writing:

(a) A Desk Study which assesses the risk of the potential for on-site contamination and ground gases and migration of both on and off-site contamination and ground gases.

(b) If the Desk Study identifies potential contamination and ground gases, a detailed Site Investigation shall be carried out to address the nature, degree and distribution of contamination and ground gases and shall include an identification and assessment of the risk to receptors as defined under Part IIA of the Environmental Protection Act 1990, focusing primarily on risks to human health and controlled waters. The investigation shall address implications of the health and safety of site workers, of nearby occupied building structures, on services and landscaping schemes and on wider environmental receptors including ecological systems and property. The sampling and analytical strategy shall be submitted to and approved in writing by the LPA prior to the site investigation survey.

(c) If the site investigation indicates remediation is necessary, a Remediation Statement detailing the recommendations and remedial measures to be implemented within the site shall be submitted to and approved in writing by the LPA. The remediation shall be carried out in accordance with the agreed statement and on completion of the development/remedial works, the developer shall submit a Verification Report to the LPA for approval in writing that certifies that all works were completed in accordance with the agreed Remediation Statement prior to the first occupation of the development.

REASON: To ensure that the site investigation and remediation strategy will not cause pollution of ground and surface waters both on and off site and to ensure the site is suitable for its end use in accordance with Policies ENV7, ENV9 and ENV13 of the Ribble Valley Districtwide Local Plan and Policies

EN2, EN4, DME2 and DME3 of the Ribble Valley Core Strategy (Post Submission Version Including Proposed Main Changes).

5. The reserved matters application shall be accompanied by a crime prevention statement detailing crime prevention principles have been incorporated into the design of the proposals to minimise the opportunity for crime.

REASON: To minimise risk of crime, having regard to Policy G1 of the Ribble Valley Districtwide Local Plan and Policy DMG1 of the Ribble Valley Core Strategy (Post Submission Version Including Proposed Main Changes).

6. Prior to commencement of any site works including delivery of building materials and excavations for foundations or services all trees and hedges along all site boundaries 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. 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 or hedge surgery or pruning shall be implemented without the prior written consent of the local planning authority, which shall be undertaken in accordance with BS3998 for tree work and carried out by an approved arboricultural contractor. Prior to the removal of trees and hedges forming the boundary vegetation has been surveyed for nesting birds by a suitably qualified ecologist immediately prior to its removal and the survey submitted to and approved in writing by the Local Planning Authority prior to the vegetation removal.

REASON: In order to ensure that trees of visual amenity and ecological value are protected during the construction works, having regard to Policies G1 and ENV7 of the Ribble Valley Districtwide Local Plan, Policies DMG1 and DME3 and Key Statement EN5 of the Core Strategy (Post Submission Version Including Proposed Main Changes).

7. Demolition and site clearance shall be undertaken outside the nesting bird season [March - August inclusive] unless the site has been surveyed for nesting birds by a suitably qualified ecologist immediately prior to any site works, the results of which shall be submitted to and approved in writing by the Local Planning Authority prior to any site works. The development shall be carried out in accordance with the requirements of the survey.

REASON: To ensure that there are no adverse effects on the favourable conservation status of birds in accordance with Policies G1 and ENV7 of the Ribble Valley Districtwide Local Plan, Policies DMG1 and DME3 and Key Statement EN5 of the Core Strategy (Post Submission Version Including Proposed Main Changes).

8. The reserved matters application shall include the provision of roosting opportunities for bats and nesting birds in accordance with the recommendations of the ecological appraisal dated October 2013, reference R-1525-01.3. The roosting opportunities shall be made available for use prior to the first occupation of the development and shall be retained at all times thereafter unless otherwise agreed in writing by the local planning authority.

REASON: To maintaining continuity and permanence of a roosting/nesting opportunity on the site and to enable the planning authority to fulfil its obligations under the Wildlife and Countryside Act 1981 (as amended), having regard to Policies G1 and ENV7 of the Ribble Valley Districtwide Local Plan, Policies DMG1 and DME3 and Key Statement EN5 of the Core Strategy (Post Submission Version Including Proposed Main Changes).

9. Notwithstanding the submitted access proposals, 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 construction work takes place within the site. Visibility splays 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 Whalley Road to points measured 70m in each direction along the nearer edge of the carriageway of Whalley Road from the centre line of the estate road, and shall be constructed and maintained at footway/verge level in accordance with a scheme to be agreed by the Local Planning Authority in conjunction with the Highway Authority. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 there shall not at any time in connection with the development hereby permitted be erected or planted or allowed to remain upon the land hereinafter defined any building, wall, fence, hedge, tree, shrub or other device.

REASON: To ensure that satisfactory access is provided and thereafter maintained at all times and before the construction of the development hereby permitted commences.

10. No site works shall take place until a Construction Management Plan has been submitted to and approved in writing by the Local Planning Authority. The approved Statement shall be adhered to throughout the construction period and shall provide for:
 - i. Sustainable travel options for journeys to and from work for the site operatives, including pedestrian routes, travel by bicycles, journeys by train, car sharing schemes and other opportunities to reduce journeys by motor car.
 - ii. The parking of vehicles of site operatives and visitors;
 - iii. Loading and unloading of plant and materials;

- iv. Storage of plant materials used in the construction of development;
- v. wheel washing facilities;
- vi. Periods when plant and materials trips should not be made to and from the site (mainly peak hours, but the developer to suggest times when trips of this nature should not be made).
- vii. Routes to be used by vehicles carrying plant and materials to and from the site which shall have been constructed to base course level.
- viii. Measures to ensure that construction vehicles do not impede adjoining accesses.
- ix. The erection and maintenance of security hoardings;
- x. Details of the storage of potential ground and water contaminants
- xi. A scheme for recycling/disposing of waste resulting from construction work; and
- xii. A scheme to control noise during the construction phase.

REASON: In the interests of protecting residential amenity from noise and disturbance and in the interests of highway safety in accordance with Policy G1 of the Ribble Valley Districtwide Local Plan and Policy DMG1 of the Ribble Valley Core Strategy (Regulation 22 Submission Draft).

11. No development shall take place until a scheme for the treatment and management of invasive plant species present on the site, including a method statement and timescale of works, has been submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented in accordance with the approved details.

REASON: To avoid the spread of an evasive and prohibited plant species having regarding to Policy G1 of the Districtwide Local Plan and Policy DMG1 of the Ribble Valley Core Strategy (post submission version including proposed main changes).

12. 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 in accordance with Policies G1 and T1 of the Ribble Valley Districtwide Local Plan and Policies DMG1 and DMG3 of the Ribble Valley Core Strategy (Post Submission Version Including Proposed Main Changes).

13. Prior to the installation and use of any external lighting, including during the construction phase, full details of the lighting shall be submitted to and approved in writing by the local planning authority. The development shall take place in accordance with the approved details unless otherwise agreed in writing by the local planning authority.

REASON: In the interests of protected species, having regards to the location of the site and in accordance with Policies G1 and ENV7 of the Ribble Valley Districtwide Local Plan, Policies DMG1 and DME3 and Key Statement EN5 of

the Core Strategy (Post Submission Version Including Proposed Main Changes).

14. The reserved matters application shall be accompanied by a scheme to demonstrate that an appropriate assessment of the level of risk potentially posed to the future occupancy of the dwellings and golf balls has been undertaken and appropriate mitigation, where necessary incorporating the design and layout of the proposed development.

REASON: In the interests of the amenity of future occupants of the dwellings and with regards to Policy G1 of the Ribble Valley Districtwide Local Plan and Policy DMG1 of the Ribble Valley Core Strategy (post submission version including proposed main changes).

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

6. APPLICATION NO: 3/2013/0747/P (GRID REF: SD 372661 435732)
PROPOSED RESIDENTIAL DEVELOPMENT COMPRISING 56NO DWELLINGS INCLUDING 15NO AFFORDABLE HOUSING UNITS, TOGETHER WITH ALL ASSOCIATED INFRASTRUCTURE WORKS AT WILKINSON'S HAULAGE YARD AND ADJACENT LAND AT WHALLEY ROAD, BILLINGTON

The Head of Planning Services informed Committee of changes to conditions as well as consultation responses from the housing section and Lancashire County Council Education.

DEFERRED and DELEGATED to the Director of Community Services for approval following the satisfactory completion of a Legal Agreement within a period of 3 months from the date of this decision as outlined in the Section 106 Agreement sub-heading within this report and 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. This permission shall relate to the development as shown on drawing numbers L(90)02D, L(90)03D, L(90)04D, C-963-01, BRO1.7, LIC1.7, DOR1.7, NOR1.7, SHE1.7, GRE1.7, OAK1.7, MAY1.7 and HOL1.7.

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

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

REASON: In order that the Local Planning Authority may ensure that the materials to be used are appropriate to the locality in accordance with Policy G1 of the Ribble Valley Districtwide Local Plan and Policy DMG1 of the Core Strategy Regulation 22 Submission Draft – Post Submission Version (including Proposed Main Changes).

4. Precise details of the boundary treatment of all residential curtilages (walls, fences or hedges) shall be submitted to and approved in writing by the Local Planning Authority. No properties shall be occupied until a precise means of boundary treatment for that property have been implemented in accordance with the approved details.

REASON: In the interests of visual amenity and the amenities of adjoining residents and to comply with the requirements of Policy G1 of the Ribble Valley Districtwide Local Plan and Policy DMG1 of the Core Strategy Regulation 22 Submission Draft – Post Submission Version (including Proposed Main Changes).

5. If, during development, contamination not previously identified was found to be present at the site, then no further development (unless otherwise agreed in writing by the Local Planning Authority) shall be carried out until the developer has submitted a remediation strategy to the Local Planning Authority dealing how this unsuspected contamination shall be dealt with and shall obtain written approval from the Local Planning Authority. The remediation strategy shall be implemented in its entirety in accordance with the approved details.

REASON: To protect the water environment from contamination and to comply with Policy G1 of the Ribble Valley Districtwide Local Plan and Policy DMG1 of the Core Strategy Regulation 22 Submission Draft – Post Submission Version (including Proposed Main Changes).

6. A visibility splay at the junction of the site access on to Whalley Road shall be provided in accordance with details shown on drawing No L(90)02D. This shall be constructed and maintained at footway/verge level in accordance with a scheme to be agreed by the Local Planning Authority.

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 there shall not at any time in connection with the development hereby permitted be erected or planted or allowed to remain within the visibility splay defined any building, wall, fence, hedge, tree, shrub or other device over the height of 0.6m from the channel level.

REASON: To ensure adequate visibility at the street junction or site access and in the interests of highway safety and to comply with Policy G1 of the Ribble Valley Districtwide Local Plan and Policy DMG1 of the Core Strategy Regulation 22 Submission Draft - Post submission Version (including Proposed Main Changes).

7. The new estate Road / access between the site and Whalley Road shall be constructed in accordance with the Lancashire County 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 the development hereby permitted is occupied in the interests of highway safety and to comply with Policy G1 of the Ribble Valley Districtwide Local Plan and Policy DMG1 of the Core Strategy Regulation 22 Submission Draft - Post submission Version (including Proposed Main Changes).

8. No part of the development hereby approved shall commence until a scheme for the construction of the site access and off-site works of highway improvement has been submitted to and approved by the Local Planning Authority. No part of the development shall then be occupied until the scheme has been constructed and completed in accordance with the approved details.

REASON: To ensure that satisfactory access is provided to the site for both construction vehicles and general traffic following the completion of the development in the interests of highway safety and to comply with Policy G1 of the Ribble Valley Districtwide Local Plan and Policy DMG1 of the Core Strategy Regulation 22 Submission Draft - Post submission Version (including Proposed Main Changes) .

9. The existing access into the site from Whalley New Road shall be physically and permanently closed and the existing verge / footway and kerbing of the vehicular crossing shall be reinstated in accordance with the Lancashire County Council Specification for the Construction of Estate Roads concurrent with the formation of the new access.

REASON: To limit the number of access points and to maintain the proper construction of the highway in the interests of highway safety and to comply with Policy G1 of the Ribble Valley Districtwide Local Plan and Policy DMG1 of the Core Strategy Regulation 22 Submission Draft - Post submission Version (including Proposed Main Changes) .

10. Prior to the commencement of development, a Construction Method Statement shall be submitted to and approved in writing by the Local Planning Authority. The Statement shall provide details of:

- i) Sustainable travel options for journeys to and from work for the site operatives, including pedestrian routes, travel by bicycles, journeys by train, car sharing schemes and other opportunities to reduce journeys by motor car.
 - ii) the parking of vehicles of site operatives and visitors;
 - iii) loading and unloading of plant and materials;
 - iv) storage of plant and materials used in the construction of the development;
 - v) the erection and maintenance of security fencing;
 - vi) wheel washing facilities;
 - vii) measures to control the emission of dust and dirt during construction;
- and

- viii) a scheme for recycling/disposing of waste resulting from construction works.
- ix) Periods when plant and materials trips should not be made to and from the site (mainly peak hours, but the developer to suggest times when trips of this nature should not be made).
- x) Routes to be used by vehicles carrying plant and materials to and from the site which shall have been constructed to base course level.
- xi) Measures to ensure that construction vehicles do not impede adjoining accesses.
The approved construction method statement shall be adhered to throughout the entire period of construction works.

REASON: In order to ensure safe working practices on or near the highway in the interests of safety and in the interests of the amenities of nearby residents in accordance with the requirements of Policy G1 of the Ribble Valley Districtwide Local Plan and Policy DMG1 of the Core Strategy Regulation 22 Submission Draft - Post submission Version (including Proposed Main Changes).

11. The dwellings hereby approved shall be constructed in accordance with the details and methods outlined for Carbon and Energy Analysis report submitted with the application dated March 2013 unless otherwise agreed in writing by the Local Planning Authority.

REASON: In order to encourage renewable energy and to comply with the requirements of the National Planning Policy Framework and Policy G1 of the Ribble Valley Districtwide Local Plan and Policy DME5 of the Ribble Valley Core Strategy (post submission version including proposed main changes).

12. The development hereby permitted shall not be commenced until such time a scheme for the disposal of foul and surface waters has been submitted to and approved in writing by the Local Planning Authority, The scheme shall be fully implemented in accordance with the approved details.

REASON: In order to ensure satisfactory drainage of the site and prevent the risk of flooding and to comply with Policy G1 of the Ribble Valley Districtwide Local Plan and Policy DMG1 of the Core Strategy Regulation 22 Submission Draft - Post submission Version (including Proposed Main Changes).

13. 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 dwellings on Plot numbers 42-56 inclusive 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 Core Strategy

Regulation 22 Submission Draft - Post Submission Version (including Proposed Main Changes).

14. The development shall be carried out in accordance with the requirements and advice in the Arboricultural Development Report dated March 2013 by Tree Check Ltd. that was submitted with the application. Prior to commencement of any development works including delivery of building materials and excavations for foundations or services, all trees identified for retention in that Arboricultural Development Report shall be protected with a root protection area in accordance with the BS5837 [Trees in Relation to Construction]. Details of a tree protection monitoring schedule shall also be submitted to and agreed in writing by the Local Planning Authority before any site works are begun. The monitoring schedule shall then be implemented in accordance with the agreed details.

The root protection area 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 zone. In addition no impermeable surfacing shall be constructed within the protection zone.

No tree surgery or pruning shall be implemented without prior written permission of the Local Planning Authority, which will only be granted when the Authority is satisfied that it is necessary, will be in accordance with BS3998 for tree work and will be carried out by an approved arboricultural contractor.

REASON: In order to ensure that the trees within the site that are to be retained are afforded maximum physical protection from the adverse effects of development in order to comply with Policy G1 of the Ribble Valley Districtwide Local Plan and Policy DMG1 of the Core Strategy Regulation 22 Submission Draft - Post Submission Version (including Proposed Main Changes).

NOTES:

1. The grant of planning permission does not entitle a developer to obstruct a right of way and any proposed stopping up or diversion of a right of way should be the subject of an Order under the appropriate Act.
2. The grant of planning permission will require the applicants to enter into an appropriate Legal Agreement with the County Council as Highway Authority. The Highway Authority hereby reserves the right to provide the highway works within the highway associated with this proposal. Provision of the highway works includes the design, procurement of the work by contract and the supervision of the works. For the avoidance of doubt, the highway works relate to the repositioning of the kerbed build-out on Whalley Road opposite the proposed site entrance, provision of "quality bus" standard bus stops on Whalley Road and the provision of vehicle activated signs on Whalley Road.

7. APPLICATION NO: 3/2013/0771/P (GRID REF: SD 373964 438141)
PROPOSED RESIDENTIAL DEVELOPMENT OF 102No. DWELLINGS
(INCLUDING 20 No. AFFORDABLE UNITS) LAND OFF MIDDLE LODGE ROAD
BARROW, BB79WA

DEFERRED and DELEGATED to the Director of Community Services for approval following the satisfactory completion of a Legal Agreement within 3 months from the date of this Committee Meeting and 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. Standard amended plans condition. (Full drawing list to be added to decision notice)

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

3. Precise specifications or samples of walling, roofing and window/door framing materials 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. No development shall take place until details of the provisions to be made for building dependent species of conservation concern, artificial bird nesting boxes and artificial bat roosting sites for that phase have been submitted to, and approved in writing by the Local Planning Authority. The details shall be submitted on a dwelling/building dependent bird/bat species development site plan and include details of plot numbers and the numbers of artificial bird nesting boxes and artificial bat roosting site per individual building/dwelling and type. The details shall also identify the actual wall and roof elevations into which the above provisions shall be incorporated. The artificial bird/bat boxes shall be incorporated into those individual dwellings/buildings during the actual construction of those individual dwellings/buildings identified on the submitted plan before each such dwelling/building is first brought into use, unless otherwise agreed in writing by the Local Planning Authority.

REASON: In the interests of biodiversity and to enhance nesting/roosting opportunities for species of conservation concern and reduce the impact of development in accordance with Policies G1 and ENV7 of the Ribble Valley Districtwide Local Plan and Policies DMG1 and EN4 of the Core Strategy 2008 – 2028 Regulation 22 Submission Draft.

5. Notwithstanding the submitted details no development approved by this permission shall be commenced until design details and specifications of the internal streetscape and its associated lighting, street furniture, walls, fencing, boundary treatments and details of any surface materials to be used including their colour and texture has been submitted to and approved in writing by the Local Planning Authority. The works shall then be completed in accordance with approved details.

REASON: In the interests of the visual amenities of the area in accordance with Policy G1 of the Ribble Valley Districtwide local Plan and Policies DMG1 and DMG2 of the Core Strategy 2008 – 2028 Regulation 22 Submission Draft.

6. No development shall take place until details of the public open space, woodland track and any associated play equipment/surfacing at the southeast extents of the development site have been submitted to and approved in writing by the Local Planning Authority.

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 Policies DMG1, DMG2 and DME4 of the Core Strategy 2008 – 2028 Regulation 22 Submission Draft, ensuring a satisfactory standard of appearance and given its location.

7. 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.

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.

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 for the entire site has been submitted to and approved in writing by the Local Planning Authority. For the avoidance of doubt, surface water must drain separate from the foul and no surface water

will be permitted to discharge directly or indirectly into existing sewerage systems. The development shall be completed, maintained and managed in accordance with the approved details.

REASON: To prevent the increased risk of flooding, both on and off site. In accordance with Policies ENV7, ENV9 and ENV13 of the Ribble Valley Districtwide Local Plan and Policies EN2, EN4, DME2 and DME3 of the Ribble Valley Core Strategy Regulation 22 Submission Draft.

9. Notwithstanding the details shown on the submitted plans, the proposed driveway/hard surfacing to the front of the property shall be constructed using permeable materials on a permeable base, or provision shall be made to direct run-off water from the hard surface to a permeable or porous area or surface within the boundaries of the property (rather than to the highway), unless otherwise agreed to in writing by the Local Planning Authority.

REASON: In the interests of Highway Safety and to prevent flooding. In accordance with Policies ENV7, ENV9 and ENV13 of the Ribble Valley Districtwide Local Plan and Policies EN2, EN4, DME2 and DME3 of the Ribble Valley Core Strategy Regulation 22 Submission Draft.

10. No phase of development shall take place until a Construction Management Plan has been submitted to and approved in writing by the Local Planning Authority for that phase. The approved Statement shall be adhered to throughout the construction period and shall provide for:

- The parking of vehicles of site operatives and visitors;
- Loading and unloading of plant material;
- Storage of plant materials used in the construction of development;
- The erection and maintenance of security hoardings;
- Wheel washing facilities;
- A management plan to control the emission of dust and dirt during construction identifying suitable mitigation measures;
- Details of the storage of potential ground and water contaminants
- A scheme for protecting trees;
- A scheme for recycling/disposing of waste resulting from construction work; and
- A scheme to control noise during the construction phase.

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

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

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

12. Prior to any phase of the development being occupied a Framework Travel Plan for the whole development shall be submitted to and approved in writing

by the Local Planning Authority. Thereafter, prior to the commencement of development on any phase or portion of the development, a separate Travel Plan (or up-dated information for the Framework Travel Plan) for each phase shall also be submitted to and approved in writing by the Planning Authority. The Travel Plan shall be implemented, audited and updated within the timescale set out in the approved plan.

REASON: To ensure a multi-modal transport provision for the development and reduce the traffic impact on the local road network, in the interests of highway safety and to comply with Policy G1 of the Ribble Valley Districtwide Local Plan and Policy DMG1 of the Core Strategy 2008 to 2028 A Local Plan for Ribble Valley Regulation 22 Submission Draft

13. Prior to the commencement of the development, a written scheme of archaeological investigation relating to that phase shall be submitted to and approved in writing by the Local Planning Authority. Each scheme will outline (if required) a programme of archaeological work which is to be implemented within the phase. The development of the phase shall be carried out in accordance with the approved scheme.

REASON: To ensure and safeguard the recording and inspection of matters of archaeological importance associated with the site in accordance with Policies G1 and ENV14 of the Ribble Valley Districtwide Local Plan and Policies EN5, DME3 and DME4 of the Ribble Valley Core Strategy (Regulation 22 Submission Draft).

NOTES

1. This consent requires the construction, improvement or alteration of an access to the public highway. Under the Highways Act 1980 Section 184 the County Council as Highway Authority must specify the works to be carried out. Only the Highway Authority or a contractor approved by the Highway Authority can carry out these works and therefore before any access works can start you must contact the Ribble Valley District Highways Office, Lancashire County Council, Riddings Lane, Whalley BB7 9RW (tel. 0845 0530011) and quote the planning application number.
2. If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the local planning authority) shall be carried out until the developer has submitted a remediation strategy to the Local Planning Authority detailing how this suspected contamination can be dealt with and obtained written approval from the Local planning Authority. The remediation strategy shall be implemented as approved.

8. APPLICATION NO: 3/2013/0981/P (GRID REF: SD 375231 443018)
PROPOSED RESIDENTIAL DEVELOPMENT COMPRISING 20 DWELLINGS (INCLUDING 6 UNITS OF SOCIAL HOUSING), 3 CLOSE-CARE APARTMENTS AND A 60 BED CARE HOME (WITH ALL MATTERS RESERVED FOR SUBSEQUENT APPROVAL) ON LAND AT CHATBURN ROAD, CLITHEROE

DEFERRED and DELEGATED to the Director of Community Services for outline approval following the satisfactory completion of a Legal Agreement within a period of 3 months from the date of this decision as outlined in the Section 106 Agreement sub-heading within this report and subject to the following conditions:

1. Application for approval of reserved matters must be made not later than the expiration of 3 years beginning with the date of this permission and the development must be begun not later than whichever is the latter of the following dates:
 - (a) the expiration of 3 years from the date of this permission; or
 - (b) the expiration of 2 years from final approval of the reserved matters, or in the case of approval of different dates, the final approval of the last such matter to be approved.

REASON: In order that the Local Planning Authority shall be satisfied as to the details and because the application was made for outline permission and comply with Policy G1 of the Ribble Valley Districtwide Local Plan.

2. Plans and particulars of the reserved matters referred to in condition 1 above, relating to the access, layout, scale, appearance and landscaping of the site, shall be submitted in writing to the Local Planning Authority and shall be carried out as approved.

REASON: In order that the Local Planning Authority shall be satisfied as to the details and because the application was made for outline permission and comply with 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 development hereby permitted in outline relates to the erection of 20 dwellings, 3 close care apartments and a 60 bed care home. The application for reserved matters shall not exceed the stated number of dwellings, the stated number of close care units, or the stated number of bedrooms in the care home.

REASON: To define the scope of the permission and to ensure that the development complies with 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).

4. Any reserved matters application shall include a detailed arboricultural assessment/tree constraints plan that shall indicate how the existing trees have informed the detailed layout that has been submitted for reserved matters approval. The details shall include a plan to a scale and level of accuracy appropriate to the proposal that shows the position of every tree on site with a stem diameter over the bark measured at 1.5 metres above ground level of at least 75 millimetres, and also the details of all hedgerows within the site and on its boundaries.

In addition any tree on neighbouring or nearby ground to the site that is likely to have an effect upon or be affected by the proposal (e.g. by shade, overhang from the boundary, intrusion of the Root Protection Area - BS5837, 2012, Trees in Relation to Demolition, Design & Construction) must also be shown.

The details of each tree as required in accordance with BS5837 in a separate schedule, a schedule of tree works for all the trees, specifying those to be removed, pruning and other remedial or preventative work.

The details of any proposed alterations to the existing ground levels or the position of any proposed excavations within 5 metres of the Root Protection Area of any retained tree, including those on neighbouring ground.

The details of all the appropriate tree protection measures for every retained tree before and for the entire duration of the course of the development.

A statement setting out the principles of arboricultural sustainability in terms of landscape, spatial integration and post development pressure shall be included in the submitted details. This shall also include details of reinstatement and management of all existing hedgerows.

REASON: In order to ensure that the detailed layout of the development has been informed by the location and condition of existing trees and to ensure that trees of visual amenity value are given maximum physical protection from the adverse effects of development in order to comply with Policies G1 and ENV13 of the Ribble Valley Districtwide Local Plan and Policies DMG1 and DME1 of the Ribble Valley Core Strategy Regulation 22 Submission Draft - Post Submission Version (including proposed main changes).

5. Any reserved matters application shall include details of provisions to be made for building dependent species of conservation concern, including artificial bird nesting boxes and artificial bat roosting sites.

The details shall specify the plot numbers of the dwellings upon which the provisions are to be made and shall identify the actual wall and roof elevations into which the provisions are to be incorporated (which should be north/north east elevations for birds & elevations with a minimum of 5 hours morning sun for bats).

The provisions shall be provided in accordance with the approved details prior to the first occupation of the individual dwellings upon which they have been provided.

REASON: To protect the bird/bat population from damaging activities and reduce or remove the impact of development in order to comply with Policy ENV7 of the Ribble Valley Districtwide Local Plan and Policy DME3 of the Ribble Valley Core Strategy Regulation 22 Submission Draft - Post Submission Version (including proposed main changes).

6. Any reserved matters application shall include details of all proposed artificial external lighting. The details shall include the type, location, intensity and direction of all proposed lighting; and shall also include details of mitigation measures designed to reduce the impact of artificial lighting on protected species or 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 any protected species or species of conservation concern in order to comply with Policy ENV7 of the Ribble Valley Districtwide Local Plan and Policy DME3 of the Ribble Valley Core Strategy Regulation 22 Submission Draft - Post Submission Version (including proposed main changes).

7. Any removal of vegetation including trees and hedges associated with the development hereby permitted in outline shall be undertaken outside the nesting bird season (March - August inclusive). Any removal of vegetation out with the nesting bird season shall first be agreed by the Local Planning Authority and shall be preceded by a pre-clearance check by a licensed ecologist on the day of removal.

REASON: To ensure that there are no adverse effects on the favourable conservation status of birds, and to protect the bird population from damaging activities and reduce or remove the impact of development in order to comply with Policy ENV7 of the Ribble Valley Districtwide Local Plan and Policy DME3 of the Ribble Valley Core Strategy Regulation 22 Submission Draft - Post Submission Version (including proposed main changes).

8. No part of the development hereby permitted in outline shall be commenced until a non-native species removal and disposal method statement has been submitted to and agreed in writing by the Local Planning Authority. The details of which shall include details of the eradication and removal from the site all Japanese Knotweed and Himalayan Balsam.

REASON: To ensure that there is no risk of further spread of a non-native plant species and to ensure that there are no residue non-native plant species parts remaining in order to comply with Policy ENV7 of the Ribble Valley Districtwide Local Plan and Policy DME3 of the Ribble Valley Core Strategy Regulation 22 Submission Draft - Post Submission Version (including proposed main changes).

9. No part of the development hereby permitted in outline shall commence until a water vole and great crested newt survey has been carried out during the optimum period, and details of its findings, including all protection and mitigation measures for non-disturbance and protection of all streams and watercourses, has been submitted to and approved in writing by the Local Planning Authority. The details shall include measures to ensure that the streams and watercourses are protected against spillage incidents and pollution that may arise during construction works.

REASON: To ensure that the development is not detrimental to the ecological wildlife value of the watercourse that crosses the site and to comply with Policy ENV7 of the Ribble Valley Districtwide Local Plan and Policy DME3 of the Ribble Valley Core Strategy Regulation 22 Submission Draft - Post Submission Version (including proposed main changes).

10. The development hereby permitted in outline shall not be commenced until details of the landscaping of landscape buffers around habitat zones have been submitted to, and approved in writing by, the Local Planning Authority. The details shall indicate, as appropriate, the types and numbers of trees and shrubs, their distribution on site, including details of any changes of level or landform and the types and details of all mammalian friendly fencing and screening.

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 5 years to the satisfaction of the Local Planning Authority. This maintenance shall include the replacement of any tree or shrub, which is removed, or dies, or is seriously damaged, or becomes seriously diseased, by a species of similar size to those originally planted.

REASON: In the interests of visual amenity and to ensure that the development provides appropriate habitat protection and mitigation measures and enhances biodiversity value in order to comply with Policies G1 and ENV7 of the Ribble Valley Districtwide Local Plan and Policies DMG1 and DME3 of the Ribble Valley Core Strategy Regulation 22 Submission Draft - Post Submission Version (including proposed main changes).

11. The development hereby permitted in outline shall only be carried out in accordance with the approved Flood Risk Assessment (FRA) (Ref: P4558-Rev003 dated 5 July 2013) and the following mitigation be filled within the FRA:

- Limiting the surface water run-off from the site to a maximum of its 17l/s so that it will not exceed the run-off from the undeveloped site and not increase the risk of flooding off site.

The mitigation measures shall be fully implemented prior to occupation of any dwelling and subsequently in accordance with the timing/phasing arrangements embodied within the scheme, or within any other period as may subsequently be agreed in writing by the Local Planning Authority.

REASON: To prevent flooding by ensuring the satisfactory storage/disposal of surface water from the site and to reduce the risk of flooding to the proposed development and future occupants in order to comply with Policy G1 of the Ribble Valley Districtwide Local Plan and Policy DMG1 of the Ribble Valley Core Strategy Regulation 22 Submission Draft - Post Submission Version (including proposed main changes).

12. No development shall take place until a surface water drainage scheme for the site, based on sustainable drainage principles and an assessment of the hydrological and hydrogeological context of the development, has been submitted to and approved in writing by the Local Planning Authority. The drainage strategy should demonstrate that the surface water run-off generated up to and including the 1:100 year 6 hour critical storm will not exceed the run-off from the undeveloped site following the corresponding rainfall event. The scheme shall subsequently be implemented in accordance with the approved details before the development is completed and shall also include details of how the scheme shall be maintained and managed thereafter in perpetuity.

REASON: To prevent the risk of flooding both on and off site and to comply with Policy G1 of the Ribble Valley Districtwide Local Plan and Policy DMG1 of the Ribble Valley Core Strategy Regulation 22 Submission Draft - Post Submission Version (including proposed main changes).

13. No development shall take place until a scheme for the provision and management of a minimum of 5m buffer zone alongside Pimlico watercourse has been submitted to and approved in writing by the Local Planning Authority. Thereafter, the development shall be carried out in accordance with the approved scheme and any subsequent amendments shall be agreed in writing by the Local Planning Authority. The buffer zone scheme shall be free from built development including lighting, domestic gardens and formal landscaping; and could form a vital part of green infrastructure provision.

REASON: To protect and enhance the Pimlico watercourse as a wildlife corridor and key green infrastructure asset and to comply with Policy ENV7 of the Ribble Valley Districtwide Local Plan and Policy DME3 of the Ribble Valley Core Strategy Regulation 22 Submission Draft - Post Submission Version (including proposed main changes).

14. Any reserved matters application shall include detailed plans for any footbridge that is proposed to be erected over the Pimlico watercourse.

REASON: In order to ensure the retention of a continuous buffer strip of broadly natural character, providing a corridor for the passage of wildlife and reduce of pollution from run-off, and in the interests of visual amenity and to comply with Policies G1 and ENV7 of the Ribble Valley Districtwide Local Plan and Policies DMG1 and DME3 of the Ribble Valley Core Strategy Regulation 22 Submission Draft - Post Submission Version (including proposed main changes).

15. The development hereby permitted in outline shall not be commenced until a scheme for the disposal of foul waters for the entire site has been submitted to and approved in writing by the Local Planning Authority. Within the scheme, surface water must drain separate from the foul and no surface water will be permitted to discharge directly or indirectly into existing sewerage systems. The development shall be completed, maintained and managed in accordance with the approved details.

REASON: To ensure a satisfactory form of development including the satisfactory treatment and disposal of foul drainage in order to comply with the requirements of 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).

16. Prior to the commencement of development, a Construction Method Statement shall be submitted to and approved in writing by the Local Planning Authority. The Statement shall provide details of:

- i) Sustainable travel options for journeys to and from work for the site operatives, including pedestrian routes, travel by bicycles, journeys by train, car sharing schemes and other opportunities to reduce journeys by motor car.
- ii) the parking of vehicles of site operatives and visitors;
- iii) loading and unloading of plant and materials;
- iv) storage of plant and materials used in the construction of the development;
- v) the erection and maintenance of security fencing;
- vi) wheel washing facilities;
- vii) measures to control the emission of dust and dirt during construction; and
- viii) a scheme for recycling/disposing of waste resulting from construction works.
- ix) Periods when plant and materials trips should not be made to and from the site (mainly peak hours, but the developer to suggest times when trips of this nature should not be made).
- x) Routes to be used by vehicles carrying plant and materials to and from the site which shall have been constructed to base course level.
- xi) Measures to ensure that construction vehicles do not impede adjoining accesses.

The approved construction method statement shall be adhered to throughout the entire period of construction works.

REASON: In order to ensure safe working practices on or near the highway in the interests of safety and in the interests of the amenities of nearby residents in accordance with the requirements of 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).

17. Prior to the commencement of development, an intrusive ground investigation shall be carried out as recommended and described in Section 7 (Recommendations) of the Preliminary Risk Assessment Report by Thomas Consulting (ref. P4459-01-R1 dated October 2013) that was submitted with the outline application; and a report of the findings of the investigation shall be submitted for the written approval of the Local Planning Authority. Any mitigation measures that are found to be necessary shall be carried out to the satisfaction of the Local Planning Authority prior to the commencement of development. In the event that unforeseen problems arise during construction works, the Local Planning Authority shall be informed and shall advise in

writing on any appropriate remediation/mitigation measures that the developer will be required to implement.

REASON: In the interests of providing an appropriate environment for the end users of the development and to comply with Policy G1 of the Ribble Valley Districtwide Local Plan and Policy DMG1 of the Ribble Valley Core Strategy Regulation 22 Submission Draft - Post Submission Version (including proposed main changes).

18. No development shall begin until a details identifying how a minimum of 10% of the energy requirements generated by the development will be achieved by renewable energy production methods, has been submitted to and approved in writing by the Local Planning Authority. The scheme shall then be implemented in accordance with the approved details prior to occupation of the development and thereafter retained in a condition commensurate with delivering the agreed level of energy generation.

REASON: In order to encourage renewable energy and to comply with the requirements of the National Planning Policy Framework.

19. Prior to the first occupation of the development hereby permitted in outline, the existing access on to Chatburn Road shall be physically and permanently closed and the existing footway and kerbing of the vehicular crossing shall be reinstated with the Lancashire County Council Specification for Construction of Estate Roads.

REASON: To limit the number of access points to, and to maintain the proper construction of the highway in the interests of highway safety and to comply with Policy G1 of the Ribble Valley Districtwide Local Plan and Policy DMG1 of the Ribble Valley Core Strategy Regulation 22 Submission Draft - Post Submission Version (including proposed main changes).

20. No part of the development hereby permitted in outline shall be commenced until all the highway works that facilitate construction traffic access have been constructed in accordance with a detailed scheme that has first been submitted to and approved in writing by the Local Planning Authority.

REASON: To enable all construction traffic to enter and leave the premises in a safe manner in the interests of highway safety and to comply with Policy G1 of the Ribble Valley Districtwide Local Plan and Policy DMG1 of the Ribble Valley Core Strategy Regulation 22 Submission Draft - Post Submission Version (including proposed main changes).

21. No part of the development hereby permitted in outline shall be occupied until all the off-site highway works have been constructed in accordance with the scheme that shall have first been submitted to and approved in writing by the Local Planning 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 in the interest of highway safety and to comply with Policy G1 of the Ribble Valley Districtwide Local Plan and Policy DMG1

of the Ribble Valley Core Strategy Regulation 22 Submission Draft - Post Submission Version (including proposed main changes).

22. Prior to commencement of development a landscape management plan including long term design objectives, timing of the works, management responsibilities and maintenance schedules for all landscaped areas (other than within curtilages of buildings) including the proposed area of public open space on the north western part of the site, shall be submitted to and approved in writing by the Local Planning Authority. The management plan shall also provide precise details of any play equipment and its maintenance and indicate a timescale when any such equipment will be provided and made available for use. The landscape management plan shall be carried out in accordance with the details so approved.

REASON: In the interests of residential and visual amenity in accordance with 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).

NOTES

1. The development for which outline planning permission is hereby granted requires the construction, improvement or alteration of an access to the public highway. Under the Highways Act 1908, 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 are commenced, the applicant or developer is advised to contact Customer Services at highways@lancashire.gov.uk and on 0845 0530000.
2. As the application site immediately adjoins an operational railway line, Network Rail has advised that the applicant or developer should submit a method statement and risk assessment to Network Rail's Asset Protection Engineer for approval prior to any works commencing on site (email: assetprotectionlnwnorth@networkrail.co.uk) Network Rail has also provided advice and guidance on matters relating to boundary fencing; encroachment on to railway land; scaffolding; drainage; excavation/earthworks in the vicinity of the railway; a 2m gap required between buildings on the site and the boundary fencing to the railway; and landscaping. The applicant or developer is therefore advised that it would be appropriate to consult Network Rail on these matters before the commencement of development, and ideally before the submission of any reserved matters planning applications (email: townplanninglnw@networkrail.co.uk).

608

ITEMS DELEGATED TO DIRECTOR OF COMMUNITY SERVICES UNDER SCHEME OF DELEGATED POWERS

The following proposals have been determined by the Director of Community Services under delegated powers:

APPLICATIONS APPROVED

<u>Plan No</u>	<u>Proposal</u>	<u>Location</u>
3/2012/0987/P	Application for discharge of condition 1 (notes), condition 2 (slab levels), condition 3 (bird/bat provisions), condition 4 (construction method statement), condition 5 (gable windows) and condition 6 (acoustic requirements) of planning permission 3/2012/0394/P	Montgomerie Gardens off Woone Lane Clitheroe
3/2012/0996/P	Application to discharge condition 1 (reserved matters application), condition 3 (amended plans), condition 4 (renewable energy methods), condition 5 (acoustic assessment), condition 7 (surface water regulation), condition 10 (walling/roofing material) and condition 11 (landscaping scheme) of outline planning permission 3/2008/0526/P	Montgomerie Gardens off Woone Lane Clitheroe
3/2013/0439/P	Application to discharge condition No.2 (Materials) and No.3 (Landscaping) of planning permission 3/2012/0961	Quakerfield House Lambing Clough Lane Hurst Green
3/2013/0785/P	Proposed 50kw wind turbine on a 25m monopole tower to provide renewable electricity for the farm (tip height 34.2m)	Paradise Farm Horton
3/2013/0795/P	Renewal of Planning Permission 3/2010/0521	The Hawthorns Rimington Lane Rimington
3/2013/0840/P	Change of use from redundant stone barn to four-bedroom house	Mill House Farm Chipping Road Chaigley
3/2013/0887/P	Conversion of existing barn to residential use and construction of linked single storey outbuilding to provide kitchen and family room with works ancillary thereto	Bay Gate Barn Bolton-by-Bowland
3/2013/0897/P	Two Storey rear extension to existing house at Netherleigh, 2 Whalley Road, Wilpshire. Two Storey rear extension to existing house	Netherleigh 2 Whalley Road Wilpshire
3/2013/0926/P	Proposed double garage with increased width of access from road	Church Gates 14 Sawley Road Chatburn

<u>Plan No</u>	<u>Proposal</u>	<u>Location</u>
3/2013/0934/P	Remodelling of dwelling incorporating erection of extensions, replacement roof with increased roof height and associated external alterations to provide additional living accommodation	Markhor Eaves Hall Lane West Bradford
3/2013/0950/P	Discharge of conditions 3 (external windows and doors) Condition 4 (repair methods windows and doors) Condition 5 (re-pointing of walls) condition 6 (replacement fireplace) of planning application 3/2013/0683/P	Higher Lickhurst Farmhouse Leagram Chipping
3/2013/0958/P	Single storey side extensions	The Poplars 4 Whalley Road Wilpshire
3/2013/0964/P	Change of 35 Whalley Road into hot food takeaway and new duct to rear with new entrance door to 37 Whalley Road	35-39 Whalley Road Clitheroe
3/2013/0973/P	Conversion of existing single storey attached garage extension into an additional opticians consulting/store room and waste store in association with existing use of opticians business	Stephen Taylor Opticians 13 Berry Lane Longridge
3/2013/0974/P	Creation of a new access to land (application for retrospective consent)	Hothersall Lodge Hothersall Lane Hothersall
3/2013/0983/P (LBC)	External repair and refurbishment	31 Wellgate Clitheroe
3/2013/0987/P	Retrospective application for directional signs to Taylor Wimpey housing sites in Clitheroe at three separate sites	Edisford Road Bawdlands and Henthorn Road Clitheroe
3/2013/0988/P	Discharge of conditions 2 - drawing detail clarification and 7 - Landscape Plan of planning permission 3/2012/05	Laneside Farm Pendleton
3/2013/0989/P	Detached double garage with link domestic home office to be built within the garden curtilage of Tythe Barn Stables	Tythe Barn House Whins Lane Simonstone
3/2013/0997/P & 3/2013/0998/P	Planning permission and listed building consent for formation of car park and alterations	Eaves Hall Moor Lane West Bradford

<u>Plan No</u>	<u>Proposal</u>	<u>Location</u>
3/2013/1000/P	Demolition of existing extension and erection of green oak frame and stone garden room	4 Horton Lodge Horton
3/2013/1003/P	Conversion of ground floor restaurant and ancillary kitchen, sanitary and storage areas into two separate self-contained apartments	The Manse Church Street Longridge
3/2013/1005/P	Substitution of approved house type plans and elevations for Plot 52 for proposed site layout 02.01 REV0	land off Chapel Close Low Moor Clitheroe
3/2013/1011/P	Design amendments to previously approved scheme submitted under 3/2009/0133 for alterations and extensions to the hotel and erection of a single storey outbuilding as a smoking bothy and associated external landscaping	Northcote Northcote Road Langho
3/2013/1018/P	Erection of polycarbonate lean-to canopy with timber supporting posts	Chatburn CE Primary School Sawley Road, Chatburn
3/2013/1022/P	Single storey kitchen extension to rear of property	Black Bull Inn Old Langho Road Old Langho
3/2013/1024/P	Demolition of existing conservatory and replacement with brick extension	4 Dewhurst Road Langho
3/2013/1030/P	Change of use of existing shop and living accommodation to provide one three-bedroom house and one two-bedroom house (including first floor extension to east elevation). Alteration of (west) elevation to return fenestration closer to original arrangement	6 Church Lane Mellor
3/2013/1056/P	Discharge of conditions 3 and 6 of planning permission 3/2010/0574	Ribble View York Lane, Langho
3/2013/1061/P	Non-material amendment to provide a separate working area to planning permission 3/2013/0473	29 Beaufort Close Read
3/2014/0005/P	Application to discharge conditions 1,2,3,5,6,7,8,9 and 10 of planning application 3/2013/0844/P	The Bowling Green Brockhall Village Old Langho

APPLICATIONS REFUSED

<u>Plan No</u>	<u>Proposal</u>	<u>Location</u>	<u>Reasons for Refusal</u>
3/2013/0919/P	Retrospective application for consent for replacement timber windows to the front elevation	38 Higher Road Longridge	The implemented works are unduly harmful to character, setting and significance of the listed buildings and the character, appearance and significance of Longridge Conservation Area because ... ENV20, ENV19 and G1, NPPF paragraph 17, 131 and 132 and CSReg22 SD DME4 and DMG1.
3/2013/0959/P	Retrospective application for consent for roof repair and installation of damp proof course	38 Higher Road Longridge	The implemented works are unduly harmful to character, setting and significance of the listed buildings and the character, appearance and significance of Longridge Conservation Area because of loss of important historic fabric and prominence, incongruity and visual intrusion of concrete tile roof. ENV20, ENV19 and G1, NPPF paragraph 17, 131 and 132 and CSReg22 SD DME4 and DMG1.

<u>Plan No</u>	<u>Proposal</u>	<u>Location</u>	<u>Reasons for Refusal</u>
3/2013/0984/P	Two storey extensions and dormers	60 Taylor Street Clitheroe	Contrary to Policies G1 and H10 of DWLP and Policies DMG1 and DMH5 of the Draft CS and the adopted SPG on Extensions and Alterations to Dwellings.
3/2013/0990/P (LBC)	Retrospective consent to undertake works to eradicate and control an active outbreak of Serpula Lacrymans (dry rot) and replacement of failed cement render on a like for like basis to ensure that there is no further water ingress into the property	Shireburn Arms Hotel Whalley Road Hurst Green	Harmful to character and significance of the listed building (removal and re-application of cement-based and non-breathable renders). Policy ENV20, NPPF paragraph 17, 131 and 132 and CSReg.22 SD Policy DME4.
3/2013/0999/P	Proposed single storey grant annex within the garden of Stonehouse Nook to be constructed behind the main building line both Stonehurst Nook	Stonehurst Nook Hollowhead Lane Wilpshire WITHDRAWN	NPPF and Policies G1, ENV3, ENV4, H9, DMG1, DME2, EN1 and DMH5 – the proposed building would provide more than a modest level of annex accommodation and represents inappropriate development that would be detrimental to the openness of the greenbelt.

<u>Plan No</u>	<u>Proposal</u>	<u>Location</u>	<u>Reasons for Refusal</u>
3/2013/1010/P	Two log cabins for holiday let use on land adjacent	Shire Lane Hurst Green	Policies G1, ENV1 and RT1 of the Local Plan; Policies DMG1, DME2 and Key Statement EN2 of the emerging Core Strategy; and NPPF – adverse impact upon the visual amenities of the AONB and upon highway safety.
3/2013/1013/P	Increase the height of the existing barn arch opening	Neddy Barn Neddy Lane Billington	Contrary to policies G1, H17 of DWLP, Policies DMG1, DMH4 of the CS and Sections 7 & 12 of NPPF.

611 OBSERVATIONS TO ANOTHER LOCAL AUTHORITY

<u>Plan No</u>	<u>Proposal</u>	<u>Location</u>
3/2014/0001/P	Erection of a 50Kw Wind turbine on an 18m Monopole (Total height of 27.1m) and ancillary works, including erection of meter house, formation of crane pad, access track and installation of underground cable (Re-submission)	Rattenclough Farm Wesley Street Sabden

612 CERTIFICATE OF LAWFULNESS FOR A PROPOSED USE OR DEVELOPMENT

<u>Plan No</u>	<u>Proposal</u>	<u>Location</u>
3/2013/1012/P	Application for a Lawful Development Certificate for a proposed use from holiday let permanent use for residential letting at	Simney Nook Cottage Ribchester Road Ribchester
3/2013/1051/P	Application for a Lawful Development Certificate for proposed erection of a new garden room	300 Pleckgate Road Blackburn

613 APPLICATIONS WITHDRAWN

<u>Plan No</u>	<u>Proposal</u>	<u>Location</u>
3/2013/0900/P	Non illuminated fascia sign to front elevation	4 George Street Whalley
3/2013/0925/P	Subdivision of existing dwelling and erection of two storey rear extension to form one dwelling and two flats	47 Preston Road Longridge
3/2013/0963/P	New dwelling in garden of The Warren	Land adjacent The Warren Warren Fold Hurst Green
3/2013/0986/P	Proposed replacement dwelling	Lonsdales Farm Showley Rd Clayton le Dale

614 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
3/2012/0964	Land to the north of Whalley Road Hurst Green	14/3/13	30	With Applicants solicitor for signature
3/2013/0161	Strawberry Fields Main Street, Gisburn	7/11/13	11	With LCC
3/2013/0711	Land off Henthorn Road Clitheroe	7/11/13	140	With Applicants solicitor for signature
3/2013/0747	Land at Whalley Road Billington	7/11/13	56	Going back to committee
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 LCC

<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>
3/2013/0782	Spout Farm Preston Road Longridge	12/12/13	5 weeks	32	Decision 16/1/14
3/2013/0851	The Whins Whins Lane, Read	12/12/13	7 weeks	16	Decision 27/1/14

615

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
3/2012/1088 R	28/03/13	8 Church Brow Clitheroe	LB		Part allowed Part dismissed 13/1/14
3/2012/0913 R	28/03/13	land off Waddington Road, Clitheroe	Inquiry	19/09/13 (1 day)	Appeal dismissed 23/01/14
3/2012/0972 R	23/04/13	Shays Farm Tosside	WR		Appeal dismissed 21/01/14
3/2013/0099 Undetermined	20/05/13	land to the west of Whalley Road Barrow	changed to Hearing WR	05/11/13 2 days	Awaiting decision
3/2013/0419 R	08/08/13	Wolfen Mill	WR		Appeal dismissed 02/01/14
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			
3/2013/0378 R	09/12/13	1 2 and 3 Greendale View Grindleton	WR		Awaiting decision
3/2013/0909 R	02/01/14	9 Manor Road Whalley	HH		Awaiting decision
3/2013/0703 R	07/01/14	Goose Chase Preston Road Ribchester	HH		Awaiting decision
3/2013/0793 R	07/01/14	Great Mitton Hall Mitton Road Mitton	HH		Awaiting decision

616

REPLACEMENT TREE PLANTING PROVISION OFF-SITE

The Director of Community Services submitted a report informing Committee and seeking their agreement to improve the way the Council ensures sufficient replacement tree planting in relation to development. He informed Committee that in order to secure sufficient replacement tree planting at a minimum ratio of 2:1 whilst allowing sustainable and economically viable development to occur on suitable sites it was proposed that the Council uses planning conditions and Section 106 Agreements to secure funding for tree planting and maintenance on Council owned sites within the local community. The use of conditions and Section 106 Agreements must comply with the relevant statutory guidance and in

particular circular 11/95 on conditions and 2005/05 relating to planning obligations. This only be used in cases where it was not appropriate or possible to secure sufficient replacement tree planting on site.

RESOLVED: That Committee

1. agree to the use of planning conditions and Section 106 Agreements where appropriate in order to secure necessary replacement trees on alternative Council owned sites including but not limited to:
 - Clitheroe Castle grounds;
 - Brungerley Park, Clitheroe;
 - Highmoor Park (public open space), Clitheroe;
 - Henthorn Park, Clitheroe;
 - Edisford Park, Edisford Bridge;
 - Church Raike, Chipping;
 - Village Green, Horton;
 - John Smith playing fields, Longridge;
 - Kestor Lane recreation ground, Longridge;
 - Hacking Drive playing fields, Longridge;
 - Greenside, Ribchester;
 - Padiham Heights, Sabden;
 - Calderstones Park/Whalley Moor Woods, Whalley;
 - Street trees (in agreement with Lancashire County Council)
2. support the inclusion of these conditions and Section 106 Agreements when considering further applications.

617 APPEALS

- (a) 3/2012/0913/P – Outline application for residential development and a crèche at land off Waddington Road, Clitheroe – appeal dismissed.
- (b) 3/2012/0972/P – Replacement of an agricultural building with 4 holiday cottages and new package treatment plant at Shays Farm, Tosside – appeal dismissed.
- (c) 3/2013/0419/P – Conversion of existing dwelling and cottage to nine holiday lets without complying with a condition attached to planning permission 3/2001/0781 at Wolfen Mill, Chipping – appeal dismissed.
- (d) 3/2012/1088/P – i) Modernise the basement kitchen; ii) move basement toilet to new position; iii) use of attic hallway to install small washroom at 8 Church Brow, Clitheroe – appeal dismissed for (iii) and allowed for (i) and (ii).

618 REPRESENTATIVES ON OUTSIDE BODIES

There were no reports from representatives on outside bodies.

The meeting closed at 8.05pm.

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