

**RIBBLE VALLEY BOROUGH COUNCIL  
REPORT TO PLANNING AND DEVELOPMENT COMMITTEE**

Agenda Item No

meeting date: THURSDAY, 26 JUNE 2014  
 title: PLANNING APPLICATIONS  
 submitted by: DIRECTOR OF COMMUNITY SERVICES

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

APPLICATION NO: 3/2014/0179/P (GRID REF: SD 374112 438276)  
 CONSTRUCTION OF A B8 SELF STORAGE UNIT TOGETHER WITH B1 OFFICE ACCOMMODATION, ASSOCIATED CAR PARKING AND LANDSCAPING – LAND AT BARROW BROOK BUSINESS VILLAGE, HOLM ROAD, BARROW

WISWELL PARISH COUNCIL: No objection. Are in favour of the scheme and associated employment benefits. The tree survey notes an oak tree and the Parish Council requests that it is retained and protected by a tree preservation order.

ELECTRICITY NORTH WEST: No objection. There is a live ENW substation within the site and associated live HV/LV main cables.

ENVIRONMENT DIRECTORATE (AONB OFFICE): Objection. The proposed development shown on the amended plans remains unacceptable. The principal concerns regarding this application relate to a general lack of recognition by the applicant of the landscape and visual impacts of the proposed development on the local landscape and the Forest of Bowland AONB (a nationally protected landscape). The proposed development is just over 1km from the AONB boundary. This close proximity means that the size, scale and height of the proposed building is likely to have an unacceptable impact on views from within the AONB (particularly from access land and public footpaths on Wiswell Moor, and also public footpaths and the road leading up to Nick O' Pendle). In addition, if the applicant is considering amending the proposals to re-submit, I would also suggest that applicant is requested to provide a 'Landscape and Visual Impact Assessment', including details of how landscape and visual impacts can be mitigated.

ENVIRONMENT DIRECTORATE (COUNTY ECOLOGY): No objection subject to conditions, including revised common toads methods statement prior to commencement.

ENVIRONMENT DIRECTORATE (COUNTY SURVEYOR): No objection. Applicant has demonstrated that the traffic associated with the development can be accommodated on the highway network and a sufficient level of parking is proposed. Conditions recommended.

- ENVIRONMENT AGENCY: Amended flood risk assessment overcomes previous objection. Conditions recommended to require internal floor levels to be 150mm above external ground level and to require submission of a surface water drainage scheme.
- LANCASHIRE CONSTABULARY: No objection. Recommend measures to reduce the risk of crime.
- UNITED UTILITIES: No objection subject to drainage conditions.
- ADDITIONAL REPRESENTATIONS: Three letters of objection have been received from local residents on Hey Road. The main concerns raised include:
- Barrow Brook is also a residential area and the development proposal should be considered carefully.
  - There would be an increase in traffic and HGVs that would make the roads more hazardous for residents and in particular children.
  - There is noise already from Total Foods with trucks arriving at 6am and alarms/beeping sounds disturbing sleep. 24 hour operation is not suitable so close to residential properties.
  - The introduction of a 24 hour storage warehouse of the size proposed would increase noise pollution to intolerable levels and would impact heavily on the family and local wildlife. Consideration should be given to assess the suitability to 24 hour access at this site. What will be done to reduce noise pollution?
  - Proposed signage is unsightly and contravenes restrictions at McDonalds.
  - Point of access should be moved to the east near to the petrol station. The current access is near residential properties.
  - The unit would be an eyesore and will restrict view. It will be a high building with no windows.
  - Potential impact of lighting on sleep.

### **Proposal**

Planning permission is sought for the erection of a two to two and a half storey building to accommodate B8 self storage floor space and B1 office floor space, with associated car parking and landscaping. The applicant proposes that the facility would be open 24 hours a day, seven days a week. Vehicular access to the site would be taken from the existing access off Holm Road, which was constructed under a previous consent.

### **Site Location**

The application site lies within the Barrow Brook Business Village to the north of Holm Road, which is tree lined and provides access from the A59 to the residential and commercial uses located within Barrow Brook. The Texaco petrol station and food store lies to the east of the site

and beyond this immediately adjacent to the A59 is McDonalds. On the opposite side of Holm Road, to the south of the site is a large pond and on the opposite side of the roundabout to the south west of the site is the Printworks building, beyond which are recently constructed residential properties on Hey Road. To the west of the site is a two to two and a half storey warehouse building occupied by Total Foods. Land immediately to the north of the site benefits from an extant outline consent for the erection of B1, B2 and B8 business units. The vacant site to the west benefits from an extant consent for the erection of office buildings.

### **Relevant History**

3/2006/0643 - Construction of 2 arterial roads (extension of existing on-site road networks to allow access to outer parts of the site) – Approved March 2007.

#### **Land off Middle Lodge Road**

3/2013/0771 - Proposed residential development of 102 dwellings (including twenty affordable units) – Committee resolution to grant - awaiting s106.

3/2012/0158 - Outline application for the erection of 73 open market detached dwellings and 31 social housing properties - Appeal Allowed November 2012.

#### **Land to North**

3/2012/0739 - Outline planning application with all matters reserved for up 13,000 sq.m of mixed use Class B1m B2 and B8 employment floorspace with access and assorted landscaping.– Approved February 2013.

3/2012/0346 - Outline application for mixed B1, B2 and B8 industrial use including means of access – Approved February 2013.

#### **Barrow Brook**

3/2011/0307 - Residential development of 37 dwellings – Approved February 2012.

3/2010/0568 - Proposed erection of 64no. dwellings and associated infrastructure – Approved November 2010.

3/2007/1065 - Unit No. 1 office complex - plans and elevations as a revision to the reserved matters approval 3/2002/0878 – Approved February 2008.

3/2006/0564 - Proposed food service distribution facility and associated offices (site area = 1.5 acres) – Approved September 2006.

3/2005/0568 – Certificate of lawfulness for erection of office blocks in accordance with reserved matters application 3/02/0878 approved on 12 August 2003 for siting, design and external appearance – Granted August 2005.

### **Relevant Policies**

#### **Ribble Valley Districtwide Local Plan (1998):**

Policy G1 - Development Control

Policy G4 – Settlement Strategy

Policy G11 - Crime Prevention

Policy EMP8 – Employment outside Main Settlements

Policy ENV2 – Development outside the AONB  
Policy ENV7 - Species Protection  
Policy ENV10 - Development Affecting Nature Conservation  
Policy ENV13 - Landscape Protection  
Policy T1 - Development Proposals - Transport Implications  
Policy T7 - Parking Provision

Draft Ribble Valley Core Strategy 2008-2028 (Regulation 22 Submission Draft Post Submission Version Including Proposed Main Changes):

Key Statement DS1 – Development Strategy  
Key Statement DS2 – Sustainable Development  
Key Statement EN2 – Landscape  
Key Statement EN3 – Sustainable Development and Climate Change  
Key Statement EN4 – Biodiversity and Geodiversity  
Key Statement EC1 – Business and Employment Development  
Key Statement DMI1 – Planning Obligations  
Key Statement DMI2 – Transport Considerations  
Policy DMG1 – General Considerations  
Policy DMG2 – Strategic Considerations  
Policy DMG3 – Transport and Mobility  
Policy DME1 – Protecting Trees and Woodlands  
Policy DME2 – Landscape and Townscape Protection  
Policy DME3 – Site and Species Protection and Conservation  
Policy DME4 – Protecting Heritage Assets  
Policy DME6 – Water Management

Other Material Considerations:

National Planning Policy Framework (NPPF)  
Technical Guidance to the National Planning Policy Framework  
Planning Practice Guidance (PPG)

**Environmental, AONB, Human Rights and Other Issues**

**Principle**

Development proposals are required to be determined in accordance with the development plan unless material considerations indicate otherwise. It is recognised that the Districtwide local plan adopted in 1998 could be regarded as out of date, but where policies in the plan are consistent with the National Planning Policy Framework (NPPF) and the draft core strategy, they can be afforded weight in planning decisions. In cases where the local plan is out of date, the presumption in favour of sustainable development applies and planning permission should be granted unless the adverse impacts of doing so would significantly and demonstrably outweigh the benefits. The core strategy is at an advanced stage and is also therefore a material consideration.

The application site lies in the Barrow Brook Business Village, which is also known as Barrow Brook Enterprise Park and is promoted by the Council as one of the key employment areas in the Borough - the draft Core Strategy notes that it has significant potential to provide economic growth and deliver sustainable development. The development proposes a mixed use comprising B1 office accommodation and B8 self storage accommodation. The principle of the

proposed development is considered to be acceptable in this location in accordance with Policy EMP8 of the Districtwide Local Plan and Policies DMB1 and EC1 of the draft Core Strategy.

Whilst the economic benefits of the proposal have not been quantified, the applicant states that Store First will assist small and local businesses by providing suitable facilities on a flexible basis at reasonable costs. Customers range from small start-up businesses including plumbers, plasterers, printers, solicitors, schools, solar panel specialists to large companies such as British Gas. Store First provide a range of storage units alongside office facilities including PO Box addresses, meeting rooms, desks and workstations, a gym and canteen.

### **Design and AONB**

Barrow Brook lies on the western side of the A59 within the setting of Pendle Hill, part of the Forest of Bowland Area of Outstanding Natural Beauty (AONB) to the east of the A59. The AONB is a nationally designated protected landscape and is also a designated heritage asset and therefore whilst the principle of the development is acceptable, the site is located within a sensitive area forming the setting of the AONB and the proposed development of the site therefore needs to be appropriate in its context. Policy DMG1 also states that development must protect and enhance heritage assets and their settings and Key Statement EN2 of the draft Core Strategy notes that the landscape and character of those areas that contribute to the setting and character of the AONB will be protected and conserved and wherever possible, enhanced. Particular regard, consistent with the designation as AONB, will be given to matters of design and impact with an expectation that the highest standards of design will be required - developers should adopt a non-standardised approach to design which recognises and enhances local distinctiveness.

Despite the sensitivity of the landscape, the applicant did not engage in pre-application discussions in relation to this major development and this has resulted in considerable officer time expended in negotiating an appropriate form of development for this site. The proposal also attracted an objection from the AONB officer. The application site slopes down from east to west and there is a difference of approximately 5m in levels across the site.

Following extensive discussions with the applicant, the height of the proposed building has been reduced from three storey to between two and two and a half storey and discussions are ongoing in respect of the design, massing, elevational treatment, site layout and materials. Amendments have been requested to further reduce the visual impact and these amended plans will be reported in the late item. Subject to the requested amendments being made, it is anticipated that the amended proposals, along with appropriate conditions and a high quality landscaping scheme, would overcome some of the concerns raised by the AONB officer and would result in an acceptable form of development.

Holm Road is a tree lined avenue and the trees and landscaping already planted in association with the existing developments are important features in the street scene. Additional tree planting is required to enhance this avenue of trees and a high quality landscaping scheme would assimilate the development into the surrounding area. Tree protection measures are also necessary to protect the existing trees during construction works.

Whilst I am mindful that the signage have been raised by objectors, the signage is indicative only and would require a separate application for advertisement consent. Amenity and public safety would be considered in respect of any future application for advertisement consent to ensure the signage is appropriate in the context of the area.

## **Amenity**

Following the completion of the residential development on Hey Road to the south west of the site (planning permission reference 3/2011/0307) and the approval on appeal of a scheme for 104 dwellings to the south of the site, Barrow Brook is becoming a mixed use area and the residential dwellings are/would be accessed from the roundabout adjacent to the site. There are residential dwellings in close proximity to the application site on Hey Road and the potential impact of this development on the amenity of these residents requires careful consideration.

The proposed building would be more than 100m from the nearest residential property on Hey Road and given the orientation and siting of the building in respect of properties on Hey Road, no undue loss of light, overbearing impact or loss of privacy would arise. The outlook from these properties would clearly change, however there are extant consents for the development of various sites in Barrow Brook for similar commercial uses, including the vacant site immediately opposite the dwellings on Hey Road and it is therefore considered that, in the context of the area, the proposed building is acceptable and would have no undue impact on the amenity of the occupants of neighbouring properties.

In respect of the proposed use of the building, the facility is proposed to be accessible 24 hours a day 7 days a week. The servicing area is proposed to the north of the building and the plans indicate this would be accessible by HGVs. It is unclear whether staff would be present 24 hours a day or whether clients would be provided with unsupervised access but given the nature of the use, users of the facility could access the facility at any time. Potential sources of noise nuisance include reversing beepers on vehicles including at unsociable hours, such as in the early morning as noted by objectors.

Whilst residents living in a mixed use area such as Barrow Brook should expect noise levels to be generally higher than they would be in a residential area during the day, noise at unsociable hours such as early morning and late evening should be avoided to protect the amenity of these residents. As vehicles accessing the facility would do so from the roundabout, unrestricted access by HGVs and other service vehicles and the potential loading and unloading of goods externally could result in undue noise disturbance if undertaken at unsociable hours. A noise assessment has been requested by the environmental health officer and the applicant intends to provide this in advance of the committee meeting to inform suitable conditions to protect these residents from activities at the site. This could for example include restrictions on the times that HGV and service vehicles can access the site and management measures to control reversing warning sounds. Further information would be reported in the late item but conditions are recommended in the event that this report is not available prior to committee.

Site lighting would need to be afforded careful consideration to protect the amenity of neighbouring residential properties. No details of lighting have been provided with the application, hence a lighting scheme would be required by condition.

## **Access, Highways and Parking**

The local highway authority considers that the proposal would have no undue impact on the local highway network and the proposed access and parking arrangements are also confirmed to be acceptable. Facilities are proposed for motorcycles and covered cycle parking would also be provided on site. A travel plan would be required to encourage sustainable modes of travel

and Lancashire County Council have requested a contribution of £6000 is secured for the monitoring of this. Conditions are recommended accordingly.

Whilst I am mindful of objectors concerns that the increase in HGVs would make the roads more hazardous for residents and in particular children, Barrow Brook is a mixed use area accommodating both residential and commercial uses and there are extant consents for B1, B2 and B8 uses to be delivered in Barrow Brook. Such vehicles are to be expected in this area and the roads have been planned to accommodate HGVs - pedestrian pavements in the vicinity of the site provide refuge for pedestrians and the local highway authority considers that the development would have no undue impact on highway and pedestrian safety. The proposal is therefore in accordance with Policies T1 and T7 of the Districtwide Local Plan and Policy DMG3 of the draft Core Strategy.

### **Ecology and Biodiversity**

The NPPF states that pursuing sustainable development involves moving from a net loss of biodiversity to achieving net gains for nature (paragraph 9). Specifically, paragraph 109 states that the planning system should contribute to and enhance the natural and local environment by minimising impacts on biodiversity and providing net gain in biodiversity where possible, contributing to the Government's commitment to halt the overall decline in biodiversity. An appropriate landscaping scheme would be secured by condition.

Ecological assessment has been undertaken by the applicant and subject to an amended common toad methods statement, the proposed development would have no undue impact on species and habitats. Conditions are recommended accordingly. Given the proximity of the site to the water on the opposite side of Holm Road, opportunities for bat and bird boxes and high quality landscaping should be maximised.

### **Conclusion**

The principle of the proposed development is considered to be acceptable in this location and accords with the strategic vision for Barrow Enterprise Park. Subject to the receipt of amended plans and a noise assessment that demonstrates that there would be no undue noise disturbance with appropriate mitigation, there would be no significant adverse impacts that would outweigh the benefits of the proposal and I therefore recommend accordingly.

RECOMMENDATION: Grant 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 accordance with the amended plans received by the local planning authority on \_\_ June 2014 and drawing reference numbers:

(To be listed on receipt of amended plans)

REASON: To clarify the permission.

3. Notwithstanding the submitted details, samples of the materials to be used in the construction of the external surfaces of the development hereby permitted shall be submitted to and approved in writing by the local planning authority prior to their use in the proposed works. The development shall be carried out in accordance with the approved details prior to the first occupation of the development.

REASON: In the interests of visual amenity, having regard to Policies G1 and ENV2 of the Districtwide Local Plan and Policies DMG1 and DME4 of the draft Core Strategy (post submission version including proposed main changes).

4. No part of the development hereby permitted shall be occupied or brought into use until the parking/turning/servicing areas are provided in accordance with the approved plans. The areas shall be retained thereafter at all times when the premises are in use and shall not be used for any purpose other than parking/turning/loading and unloading of vehicles. There shall be no outside storage of materials at any time and notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 there shall not at any time be erected or planted or allowed to remain upon the land identified as the visibility splay any building, wall or fence and any hedge, tree or shrub planted therein shall be maintained at height of not more than 600mm at all times.

REASON: In the interests of highway and pedestrian safety, having regard to Policies G1 and T7 of the Districtwide Local Plan and Policies DMG1 and DMG3 of the draft Core Strategy (post submission version including proposed main changes).

5. No site works shall take place unless and until a Construction Management Plan has been submitted to and approved in writing by the Local Planning Authority. The approved plan shall be adhered to throughout the construction period and shall provide for:
  - i. The parking of vehicles of site operatives and visitors;
  - ii. Loading, unloading and storage of plant and materials;
  - iii. Wheel washing facilities;
  - iv. Periods when plant and materials trips should not be made to and from the site;
  - v. Measures to ensure that construction vehicles do not impede adjoining accesses;
  - vi. Details of the storage of potential ground and water contaminants; and
  - vii. 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 Policies G1 and T7 of the Districtwide Local Plan and Policies DMG1 and DMG3 of the draft Core Strategy (post submission version including proposed main changes).

6. Prior to the commencement of the development, a scheme for the disposal of foul and surface waters shall be submitted to and approved in writing by the local planning authority. The surface water drainage scheme for the site shall be based on sustainable drainage principles and an assessment of the hydrological and hydrogeological context of the development and should demonstrate the surface water run-off generated up to and including the 1 in 100 year plus climate change critical storm will not exceed the run-off from the undeveloped site following the corresponding rainfall event. The scheme shall be implemented in accordance with the approved details prior to the first occupation of the development and retained thereafter at all times.



REASON: To prevent pollution of the water environment and flooding in accordance with Policy G1 of the Districtwide Local Plan and Policy DMG1 of the draft Core Strategy (post submission version including proposed main changes).

7. No tree felling, vegetation clearance works, site clearance works, demolition work or other works that may affect nesting birds shall take place between 1st March and 31<sup>st</sup> August inclusive, unless the site has been subject to additional surveys by a competent ecologist, the results of which shall be submitted to and approved in writing by the local planning authority. The development shall thereafter be carried out in accordance with the ecological survey.

REASON: To protect any nesting birds that may be present on the site, having regard to Policies G1, ENV7 and ENV10 of the Districtwide Local Plan and Policies DMI1, DME1 and DME3 of the draft Core Strategy (post submission version including proposed main changes).

8. Prior to the commencement of any site works, a revised common toad mitigation method statement shall be submitted to and approved in writing by the local planning authority. For the avoidance of doubt, the revised methods statement shall accord with the comments of Lancashire County Council dated 29<sup>th</sup> April 2014. Site works shall thereafter be carried out in complete accordance with the approved method statement.

REASON: In the interests of amphibians and in accordance with Policies G1, ENV7 and ENV10 of the Districtwide Local Plan and Policies DMI1, DME1 and DME3 of the draft Core Strategy (post submission version including proposed main changes).

9. Prior to commencement of any site works, including delivery of building materials and excavations for foundations or services, a tree protection and monitoring scheme shall be submitted to and approved in writing by the local planning authority. Trees shall be protected in accordance with BS5837 2012 'Trees in Relation to Construction'. 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 and no impermeable surfacing shall be constructed within the protection zone. No tree surgery or pruning shall be implemented without prior written consent.

REASON: To protect trees and hedgerows on and adjacent to the site during the construction works in accordance with Policies G1, ENV7 and ENV10 of the Districtwide Local Plan and Policies DME1 and DME3 of the draft Core Strategy (post submission version including proposed main changes).

10. Prior to installation of any external lighting, a scheme for the external lighting of the site shall be submitted to and approved in writing by the local planning authority. The scheme shall be implemented in accordance with the approved details prior to the first occupation of the development. External lighting associated with the development shall be directed downwards and designed to avoid excessive light spill and shall not illuminate bat roosting opportunities including trees and hedgerows within or adjacent to the site.

REASON: In the interests of visual and residential amenity and in the interests of protected species, having regard to Policies G1, ENV7 and ENV10 of the Districtwide Local Plan and Policies DMG1, DME1 and DME3 of the draft Core Strategy (post submission version including proposed main changes).

11. No site works shall take place unless and until a hard and soft landscaping scheme and scheme for boundary treatment including vegetation and hedgerows to be retained, has been submitted to and approved in writing by the local planning authority. The hard landscaping shall be implemented in accordance with the approved details prior to the first occupation of the development and the soft landscaping shall be implemented in accordance with the approved details in the first planting season following completion of the development and shall be maintained for a period of not less than 5 years to the satisfaction of the local planning authority. This maintenance shall include the replanting of any tree or shrub that dies, becomes diseased or seriously damaged, or is removed with a similar species of the same size as originally planted.

REASON: To ensure the site is satisfactorily landscaped and to ensure adequate provision for pedestrian movement within the site, having regard to Policies G1 and ENV13 of the Districtwide Local Plan and Policies DMG1 and DME1 of the draft Core Strategy (post submission version including proposed main changes).

12. Notwithstanding the provisions of the Town and Country Planning (Use Classes) Order 1987 (As Amended) the development hereby permitted shall be used as B1 (office) and B8 (storage and distribution) and for no other purpose. The B1 (office) floor space shall not exceed \_\_\_\_\_ square metres and notwithstanding the provisions of the General Permitted Development Order 1995 (as amended) no fencing shall be erected unless consent has first been granted on application to the local planning authority.

REASON: To protect the amenity of the occupants of nearby residential properties, the visual amenities of the area and in the interests of highway safety, having regard to Policies G1 and T7 of the Districtwide Local Plan and Policies DMG1 and DMG3 of the draft Core Strategy (post submission version including proposed main changes).

13. Prior to the commencement of the development, details of the finished floor levels and finished ground levels shall be submitted to and approved in writing by the local planning authority. Finished floor levels shall be no lower than 150mm above external ground levels.

REASON: To reduce the risk of flooding in accordance with Policy G1 of the Districtwide Local Plan and Policies DMG1 and DME6 of the draft Core Strategy (post submission version including proposed main changes).

14. Prior to the commencement of the development, a noise assessment shall be submitted to and approved in writing by the local planning authority. The development and use shall thereafter be carried out in accordance with the approved noise assessment at all times unless otherwise agreed in writing by the local planning authority.

REASON: To protect the amenity of the occupants of nearby residential properties in accordance with Policy G1 of the Districtwide Local Plan and Policy DMG1 of the draft Core Strategy (post submission version including proposed main changes).

15. Prior to the commencement of any site works, the site shall be surveyed for species listed in Schedule 9 of the Wildlife and Countryside Act 1981 (as amended). Any Schedule 9 species that occur on site shall be eradicated and working methods shall be adopted to prevent their spread in accordance with Environment Agency guidance.

REASON: To ensure that there is no risk of further spread of a non-native plant species and to ensure no non-native plant species parts remain in accordance with Policy G1 of the Districtwide Local Plan and Policy DMG1 of the draft Core Strategy (post submission version including proposed main changes).

16. Prior to the first occupation of the development, full details of cycle and motorcycle parking provision shall be submitted to and approved in writing by the local planning authority. The cycle and motorcycle parking shall be implemented prior to the first occupation of the development and retained thereafter at all times unless otherwise agreed in writing by the local planning authority.

REASON: To ensure adequate provision is made for the parking of cycles and motor cycles in accordance with Policies G1 and T7 of the Districtwide Local Plan and Policies DMG3 and DMI2 of the draft Core Strategy (post submission version including proposed main changes).

17. The development hereby permitted shall not be accessed by wagons and HGVs except between the hours of 07.00 – 20:00 Monday to Friday; 07:30-18:00 on Saturdays and 09:30-17:00 on Sundays and Bank Holidays.

REASON: To safeguard the living conditions of occupiers of nearby dwellings, having regard to Policy G1 of the Districtwide Local Plan and Policy DMG1 of the draft Core Strategy (post submission version including proposed main changes).

18. 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 the Environmental Protection Act 1990, Part IIA, focusing primarily on risks to human health and controlled waters. The investigation shall also address the 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 be approved in writing by the LPA prior to the start of the site investigation survey.

- (c) A Remediation Statement, detailing the recommendations and remedial measures to be implemented within the site.

Any works identified in these reports shall be undertaken when required with all remedial works implemented by the developer prior to the first use of the development. On completion of the development/remedial works, the developer shall submit a Verification Report to the LPA which certifies that all works were completed in accordance with the agreed Remediation Statement.

REASON: To ensure the site is suitable for its end use and to prevent pollution of ground and surface waters, in accordance with Policy G1 of the Districtwide Local Plan and Policies

DMG1 and DME6 of the draft Core Strategy (post submission version including proposed main changes).

19. No development shall commence until a Travel Plan has been submitted to and approved in writing by the local planning authority. Monitoring of the travel plan will require the applicant to enter into a legal agreement with Lancashire County Council prior to commencement of the development unless otherwise agreed in writing by the local planning authority. The provisions of the Travel Plan shall be implemented and operated in accordance with the timetable contained therein unless otherwise agreed in writing with the Local Planning Authority and all elements shall continue to be implemented at all times thereafter for as long as any part of the development is occupied or used, for a minimum period of at least 5 years.

REASON: To ensure that the development provides sustainable transport options in accordance with Policies G1 and T7 of the Districtwide Local Plan and Policies DMG1 and DMG3 of the draft Core Strategy (post submission version including proposed main changes).

20. No development shall take place until a scheme artificial bird and bat boxes/roosting sites has been submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented in accordance with the approved details prior to the first use of the development 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 in accordance with Policies G1, ENV7 and ENV10 of the Districtwide Local Plan and Policies DMI1, DME1 and DME3 of the draft Core Strategy (post submission version including proposed main changes).

## **C APPLICATIONS WHICH THE DIRECTOR OF COMMUNITY SERVICES RECOMMENDS FOR REFUSAL**

APPLICATION NO: 3/2014/0204/P (GRID REF: SD 368573 438134)  
OUTLINE PLANNING APPLICATION FOR THE ERECTION OF ONE NEW RESIDENTIAL DWELLING, THE WARREN, WARREN FOLD, HURST GREEN.

PARISH COUNCIL:	No response received.
ENVIRONMENT DIRECTORATE (COUNTY SURVEYOR):	The County Surveyor raised no objection to the proposal
UNITED UTILITIES	No objection.
LCC ARCHAEOLOGY	No objection.
ELECTRICITY N.W	No objection
ADDITIONAL REPRESENTATIONS:	One letter of representation has been received objecting on the following grounds: <ul style="list-style-type: none"><li>• The proposal is out with the defined adopted settlement boundary.</li><li>• The site lies within the AONB and therefore restrictions are in place relating to new development in such locations.</li><li>• The application is contrary to national and local policy and will set a dangerous precedent for future development in similar locations.</li></ul>

### **Proposal**

Consent is sought for Outline Planning Permission for the erection of one residential dwelling with approval being sought for matters of access only at land to north of The Warren, Warren Fold, Hurst Green, BB7 9QS.

The submitted details propose access off the existing track serving The Warren. The point of vehicular access to the proposed dwelling will be formed involving works to the existing access to The Warren resulting in the creation of a Stone Sett Raddi to demark a vehicular turning area. The existing Public Footpath and field access is maintained. As part of the application the applicant has submitted a proposed site plan that illustrates an indicative footprint/location for the dwelling, it should be noted that as the application seeks consent for matters of access only, the siting of the dwelling and scale of the footprint are not for consideration at this stage.

The original submission sought consent for matters of access, layout and scale. Following officer concerns in relation to the overall footprint of the proposed dwelling, the articulation of the footprint and the scale parameters contained within the original submission the applicant subsequently amended the nature of the application to apply for consent for matters of access only.

In relation to the original submission it was considered the scale parameters suggested by the applicant could result in a dwelling that had the potential to be of detriment to the visual amenity of the area by virtue of a scale and a failure to relate to its immediate context or the inherent scale of properties found within the area.

Officer concerns were also raised at this stage in relation to the extensive ground-works/terracing proposed, no details of how this would be executed had been shown on the proposed layout. It was assumed that the level of ground-works would require significant banking/retaining walls and that the details of which should have formed part of the original submission in relation to overall layout.

### **Site Location**

The proposal site is a plot of land located directly to the north of The Warren, Warren Fold, Hurst Green. The land is being currently utilised as agricultural land and is located within the defined Forest of Bowland AONB. The proposed access point lies within the Hurst Green Conservation Area with the remainder of the site being located outside, but in close proximity to the defined boundary of the aforementioned Conservation Area.

### **Relevant Planning History**

- 3/2008/0400: Replacement dwelling, extension to residential curtilage and alterations to vehicular access, and redistribution of excavated material in existing hollows in surrounding agricultural land. (Granted)
- 3/2009/1014: Substitution of house type granted under consent 3/2008/0400P (Granted)
- 3/2010/0765: Substitution of house type previously granted in application 3/2009/1014P (Granted)
- 3/2011/0138: Substitution of house type for applications 3/2009/1014P and 3/2010/0765P (Granted)
- 3/2013/0963: New dwelling in garden of The Warren (Withdrawn)

### **Relevant Policies**

Town and Country Planning (Listed Buildings and Conservation Areas) Act 1990.

*Ribble Valley Districtwide Local Plan*

Policy G1 - Development Control.

Policy G4 – Remainder of the Settlements

Policy G5 - Settlement Strategy.

Policy H2 – Dwellings in the Open Countryside

Policy ENV3 – Development in open Countryside

Policy ENV13 - Landscape Protection.

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

Policy DMG1 – General Considerations.

Policy DMG2 – Strategic Considerations.

Policy DME2 – Landscape and Townscape Protection.

Policy DME3 – Site and Species Protection and Conservation.

Policy DMH3 – Dwellings in the Open Countryside

Policy EN2 – landscape & Townscape Protection

National Planning Policy Framework (NPPF).

Hurst Green Conservation Area Appraisal.

### **Environmental, AONB, Human Rights and Other Issues**

The matters to be considered in the determination of this application relate to the principle of the development in policy terms; any potential effects upon landscape, ecology and trees; the potential visual impact and any impacts upon the character of the Forest of Bowland AONB; and any issues in relation to highway safety.

#### **Principle of Development**

In assessing the proposal it is imperative to establish whether, in principle, the development would be considered acceptable in light of current and emerging policy considerations whilst fully considering the proposal against the aims and objective of the National Planning Policy Framework (NPPF).

In accordance with the economic role of sustainable development, housing is seen as a key component to economic growth and is recognised as such not only within the Framework but in the Government Policy 'The Plan for Growth'. The delivery of new housing of the right type, at the right time in the right location is fundamental to economic growth but what must be remembered is that this application is for a single dwelling and thus its contribution is limited. Para 47 of the NPPF requires LPA's to boost significantly the supply of housing and the theme throughout is that LPA's should make every effort to objectively identify and then meet housing needs. However the Council is in a position to identify a five year supply of housing sites in accordance with the Development Strategy of the emerging Plan.

The Core Strategy was submitted to the Secretary of State for Examination in September 2012 with the formal Hearing Sessions of the Examination in Public (EiP) taking place between 14 and 22 January 2014. Following those sessions it was considered that a series of Main Modifications be made for the purposes of soundness with those proposed Modifications out for a six week consultation period from 23 May to 7 July 2014. The Development Strategy put forward in Key Statement DS1 as proposed to be modified (Main Modification 21 & 25) has already been mentioned and this seeks to direct the main focus of new house building to the Strategic Site and the Principal Settlements of Clitheroe, Longridge and Whalley and Tier 1 villages which are considered the more sustainable of the 32 defined settlements. It further proposes that in the remaining 23 Tier 2 villages (which includes Hurst Geen) development will need to meet proven local needs or deliver regeneration benefits. It is considered the plan is at an advanced stage in the plan making process and the policies within the Core Strategy must therefore be afforded weight in the decision making process.

In respect of dwellings in the open countryside such as this site these are covered by Policy DMH3 which similarly seeks to resist such developments unless they are to meet an identified local need. The site is located outside the defined village boundary as set out in the Districtwide Local Plan.

In respect of the housing requirement for the borough, an annual figure of 280dpa is put forward in the Proposed Main Modifications to the Core Strategy and this has also been adopted for Development Management purposes. In terms of five year land supply, the latest position (31 March 2014) is that the Council is able to demonstrate a 5.16 year supply using the Sedgfield method of calculation. The figure of 250dpa was considered at the Hearing Sessions of the EiP

and has now increased up to 280dpa as a result of comments made by the Inspector following on from those sessions in January of this year.

Housing provision is a benefit when it is of the right type and in the right location but the ability to demonstrate a five year supply alters the weight to be attributed to this 'benefit' in the planning balance under para 14 of the NPPF when determining applications. This said, the modification in relation to the 280 figure is subject of public consultation and may still attract objections and thus the weight to be attached to this and the emerging Development Strategy must be reflected in the overall planning balance. As a consequence I consider that whilst the principles of development still remain the in the first instance to be assessed against the provisions of the NPPF (due to the fact the Core Strategy has not yet been adopted) the weight to be attributed to the Core Strategy has increased post the EiP sessions and this, coupled with the ability to demonstrate a 5yr supply of housing, must be reflected in any decision taken.

The social role of the NPPF seeks to support communities by providing the supply of housing required to meet the needs of the present and future generations and by creating a high quality built environment. It has been determined that the outstanding housing requirement for the 32 'other' settlements in the borough (outside the Principal Settlements of Clitheroe, Longridge and Whalley) will be directed to the most sustainable of these (Tier 1) and that in Tier 2 villages and the open countryside residential development will be restricted to specific categories – none of which apply to this particular proposal for a single market dwelling that lies within open countryside and Forest of Bowland AONB. Thus, the contribution of this site to this aspect of the social role of the NPPF is considered to be limited.

### **Highways**

LCC Highways have raised no objection to the location or nature of the proposed access.

### **Residential Amenity**

In respect of potential impact upon residential amenity, the application seeks consent for matters of access only and therefore matters of any potential impact upon residential amenity in respect of the proposed dwelling would be considered at reserved matters stage. However it is considered that the nature of the vehicular access proposed would not result in any direct impact upon neighbouring residential amenity.

### **Appearance & Visual Amenity**

In respect of the appearance of the proposed dwelling, the application seeks consent for matters of access only and therefore matters of appearance and detailed design would be considered at reserved matters stage. It is recognized that there will be some level of measurable visual impact as a result of the proposed development, the level of harm, if any, cannot be assessed or determined at this stage.

### **Landscape**

In respect of landscape, the application seeks consent for matters of access only and therefore these matters would be considered at reserved matters stage. Given the location and immediate setting it would be considered that any subsequent reserved matters application would be expected to present robust landscaping proposals that would provide visual mitigation for any visual impact resultant.



## **Other Matters**

Representations have been received in respect of the application objecting on the grounds that the proposal is contrary to both Local and National Planning Policy, will set a dangerous precedent for future development and that the development site is located within the Forest of Bowland AONB therefore there are restriction in place regarding development.

## **Conclusion/Planning Balance**

When assessing the proposals against the Core Strategy policies at this stage, one of the central issues for consideration is whether the proposals would cause harm to the Development Strategy (Key Statement DS1). It is considered that here are no identified economic or social benefits associated with the development that would outweigh the harm to the development strategy for the borough and the proposal, as submitted, is therefore considered to represent an unsustainable form of development.

RECOMMENDATION: That Planning Permission be refused for the following reasons:

1. The proposal is considered contrary to Policies G5 and H2 of the Ribble Valley Districtwide Local Plan and key Statement DS1 and policies DMG2 and DMH3 of the Ribble Valley Core Strategy Proposed Main Modifications (May 2014) in that the approval would lead to the creation of a new dwelling in the open countryside and Forest of Bowland AONB without sufficient justification which would cause harm to the development strategy for the borough as set out in the emerging core strategy leading to unsustainable development.
2. The proposed development would create a harmful precedent for the acceptance of other similar unjustified proposals without sufficient justification which would have an adverse impact on the implementation of the emerging planning policies of the Council contrary to the interests of the proper planning of the area in accordance with core principles and policies of the NPPF.

APPLICATION NO: 3/2014/0307/P (GRID REF: SD 367420 43382)  
PROPOSED OUTLINE APPLICATION (MATTERS OF ACCESS ONLY) FOR THE ERECTION OF UP TO 32 NO. DWELLINGS AND ASSOICATED WORKS. LAND AT ALBANY DRIVE, SALESBURY, COPSTER GREEN BB1 9EH

SALESBURY PARISH  
COUNCIL:

The Parish Council objects to the application of the following grounds:

1. The development, when taking into account existing consent and those under construction will equate to 50 dwellings having been approved in the area in a short period of time, representing a 45% increase in the number of dwellings within the settlement.
2. The proposal would undermine the character of the area due to the removal of the green open spaces that characterise the settlement.

3. The development is of a high density.
4. The creation of 32 dwellings, being served off Albany Drive will result in:
  - Additional noise and impact upon existing residents.
  - Increase in traffic numbers within the area.
  - No local café facilities within walking distance.
  - Nearest bus-stop is 400m from the site.
  - Local Schools have no capacity.
  - The proposals are contrary to the emerging Core Strategy.
5. The contours for both the foul and surface water drainage are vague. These do not appear to take into consideration problems that already exist to properties on and adjacent the site.
6. The site is green-field.
7. The traffic generated by the development would have an adverse effect on highways safety when taking into consideration farm traffic etc.
8. To facilitate this development a substantial of mature and established trees would have to be removed. Thus altering the environment both aesthetically and on an ecological basis.

CLAYTON LE DALE PARISH  
COUNCIL:

The Parish Council have recognised that the development is outside their parish but the proposed development site borders the parish boundary and have stated that parishioners have stated concerns in relation to the following:

1. Letters not received
2. Not enough signs on lamp-posts
3. Traffic, Transport & Highways implications
4. Inadequacy of the drainage and sewage system in the area.

ENVIRONMENT  
DIRECTORATE  
(COUNTY SURVEYOR):

The County Surveyor has offered the following comments:

The proposed development has been the subject to pre-application discussions and I am satisfied that the proposals will not result in any adverse highway conditions and would therefore raise no objection to the proposal on highway grounds. However looking at the sketch layout the formation of the access from Albany Drive needs a little work due to concerns as to how the new estate road links to the turning head on Albany Drive (to the north of Plot 32).

I would not consider this to be an insurmountable problem and it is one which could be discussed and resolved with the applicant during the S38 plan approval process.

LANCASHIRE COUNTY  
COUNCIL (ARCHAEOLOGY):

No objections.

LANCASHIRE COUNTY  
COUNCIL (PLANNING  
CONTRIBUTIONS  
OFFICER):

Response Awaited

ENVIRONMENT AGENCY:

The Environment Agency originally objected to the proposal on the following grounds:

In the absence of a Flood Risk assessment (FRA), we object to this application and recommend refusal of planning permission until a satisfactory FRA has been submitted.

The applicant subsequently submitted the requested Flood Risk Assessment. The Environment Agency has requested further information and clarification based on omissions within the document.

This information has now been provided with comments from the Environment Agency currently awaited and these will be reported verbally should they be received prior to the Committee Meeting date.

UNITED UTILITIES:

No objection subject to technical requirements.

LCC ECOLOGY:

Comments awaited.

ADDITIONAL  
REPRESENTATIONS:

78 letters of objection have been received in respect of the proposed development.

Members will note that a number of these letters have multiple signatories and in addition to the aforementioned representations the Copster Green sub-group have submitted a summary document that aims to collate and consolidate the main points of objection by the community whilst raising additional issues/concerns.

Members are referred to the full file for detail.

The nature of the objections are as follows:

- The additional traffic and vehicular movements generated by the development will be of detriment to the residential amenities of existing occupiers.

- The nature of the access is inadequate and will be of detriment to Highways Safety.
- The increase in vehicular trips required due to the isolated location make the development unsustainable.
- The existing road will not be able to accommodate construction traffic.
- There is no footway along Lovely Hall Lane which would preclude the ability for residents to walk to and from the area safely.
- There is very limited public transport to and from the area making it an unsustainable location for such a development.
- There are no nearby amenities, services or shops, the development would therefore result in potential residents having to rely upon the private motor-vehicle.
- The proposed site is Green-Field and therefore has no regeneration benefits.
- Copster Green is a small hamlet community, with the proposed development representing a disproportionate level of growth over a short period of time.
- The site has a history of flooding and drainage problems
- The proposal represents an incursion into the defined open countryside contrary to local and national policy.
- The level of development will change the nature and character of the settlement.
- The existing problems created by on-going construction work in the area will be further exacerbated.
- Loss of privacy to existing residents as a number of the proposed dwellings will be located on ground that is significantly raised in relation to existing gardens.
- There are a number of sites in the area that are/will be coming forward for development. The approval of this proposal will make it harder to refuse these applications.
- There is no local need for market housing

- There will be a significant loss of wildlife and ecology resultant from the development.

### **Proposal**

This is an application made in outline with all matters reserved except for access for the erection of up to 32 residential dwellings and associated works at land off Albany Drive, Copster Green, BB1 9EH. The area of the development site is approximately 1.45ha and is currently used as informal grazing land.

The applicant has submitted a number of indicative site plans that show a primary vehicular route accessed off Albany Drive that sub-divides into two informal cul-de-sacs with courtyard arrangements. A number of the dwellings have in-curtilage parking with a number of detached garages also shown. The indicative site plan also shows a number of bungalows being located to the northern extents of the development site, adjacent the proposed access and to the south of the existing properties in the area.

It should be noted that as the application is for outline consent with solely matters of access applied for that the proposed site-plans/layouts should be considered as illustrative only and do not necessarily reflect an acceptable or the proposed form of development.

### **Site Location**

The application site directly to the south of Albany Drive located within the Defined open Countryside and located outside the defined settlement limit for Copster Green. Albany Drive is a residential Cul-De-Sac that is predominantly occupied by bungalow type properties.

### **Relevant History**

The site has no planning history that is relevant to the current application.

### **Relevant Policies**

*Ribble Valley Districtwide Local Plan*

Policy G1 - Development Control.

Policy G2 - Settlement Strategy.

Policy G5 - Settlement Strategy.

Policy ENV3 - Development in Open Countryside.

Policy ENV6 - Development Involving Agricultural Land.

Policy ENV7 - Species Protection.

Policy ENV13 - Landscape Protection.

Policy H2 - Dwellings in the Open Countryside.

Policy H20 - Affordable Housing - Villages and Countryside.

Policy T1 - Development Proposals - Transport Implications.

Policy T7 - Parking Provision.

*Ribble Valley Core Strategy (Regulation 22 Submission Draft):*

Key Statement DS1 – Development Strategy

Policy DMG1 – General Considerations

Policy DMG2 – Strategic Considerations

Policy DMG3 – Transport & Mobility

Policy EN2 – Landscape & Townscape Protection  
Policy DME1 – Protecting Trees & Woodland  
Policy DME2 – Landscape & Townscape Protection  
Policy H3 – Affordable Housing Criteria

### **Environmental, AONB, Human Rights and Other Issues**

*In assessing the proposal it is imperative to establish whether, in principle, the development would be considered acceptable in light of current and emerging policy considerations whilst fully considering the proposal against the aims and objective of the National Planning Policy Framework (NPPF).*

In accordance with the economic role of sustainable development, housing is seen as a key component to economic growth and is recognised as such not only within the Framework but in the Government Policy 'The Plan for Growth'. Para 47 of the NPPF requires LPA's to boost significantly the supply of housing and the theme throughout is that LPA's should make every effort to objectively identify and then meet housing needs. However the Council is in a position to identify a five year supply of housing sites in accordance with the Development Strategy of the emerging Plan.

The Core Strategy was submitted to the Secretary of State for Examination in September 2012 with the formal Hearing Sessions of the Examination in Public (EiP) taking place between 14 and 22 January 2014. Following those sessions it was considered that a series of Main Modifications be made for the purposes of soundness with those proposed Modifications out for a six week consultation period from 23 May to 7 July 2014. The Development Strategy put forward in Key Statement DS1 as proposed to be modified (Main Modification 21 & 25) seeks to direct the main focus of new house building to the Strategic Site and the Principal Settlements of Clitheroe, Longridge and Whalley and Tier 1 villages which are considered the more sustainable of the 32 defined settlements. It further proposes that in the remaining 23 Tier 2 villages (which includes Copster Green) development will need to meet proven local needs or deliver regeneration benefits. It is considered the plan is at an advanced stage in the plan making process and the policies within the Core Strategy must therefore be afforded weight in the decision making process.

In respect of dwellings in the open countryside such as this site these are covered by Policy DMH3 which similarly seeks to resist such developments unless they are to meet an identified local need it should also be noted that the site is located outside the defined village boundary as set out in the Districtwide Local Plan.

In respect of the housing requirement for the borough, an annual figure of 280dpa is put forward in the Proposed Main Modifications to the Core Strategy and this has also been adopted for Development Management purposes. In terms of five year land supply, the latest position (31 March 2014) is that the Council is able to demonstrate a 5.16 year supply using the Sedgefield method of calculation. The figure of 250dpa was considered at the Hearing Sessions of the EiP and has now increased up to 280dpa as a result of comments made by the Inspector following on from those sessions in January of this year.

Housing provision is a benefit when it is of the right type and in the right location but the ability to demonstrate a five year supply alters the weight to be attributed to this 'benefit' in the planning balance under para 14 of the NPPF when determining applications. This said, the modification in relation to the 280 figure is subject of public consultation and may still attract

objections and thus the weight to be attached to this and the emerging Development Strategy must be reflected in the overall planning balance.

As a consequence I consider that whilst the principles of development still remain the in the first instance to be assessed against the provisions of the NPPF (due to the fact the Core Strategy has not yet been adopted) the weight to be attributed to the Core Strategy has increased post the EiP sessions and this, coupled with the ability to demonstrate a 5yr supply of housing, must be reflected in any decision taken.

The social role of the NPPF seeks to support communities by providing the supply of housing required to meet the needs of the present and future generations and by creating a high quality built environment. It has been determined that the outstanding housing requirement for the 32 'other' settlements in the borough (outside the Principal Settlements of Clitheroe, Longridge and Whalley) will be directed to the most sustainable of these (Tier 1) and that in Tier 2 villages and the open countryside residential development will be restricted to specific categories.

It is recognised that the proposal for up to 32 dwellings includes provision for 5 affordable rented dwellings and 5 shared-ownership dwellings, notwithstanding this element, the consent then proposes an additional 22 open-market dwellings that would be located within the defined open countryside outside the defined settlement limit.

Thus, the contribution of this site to this aspect of the social role of the NPPF has to be considered and balanced against the potential harm to the overall Development Strategy for the Borough.

### **Affordable Housing**

In considering the affordable housing element of the proposal it is important to have regard to Policies H20 and H21 of the Ribble Valley Districtwide Local Plan and policy H3 of the Ribble Valley Core Strategy (Regulation 22 Submission Draft) and the latter requires that on sites over three dwellings or 0.1 hectare or more the Council will seek 30% of the units on site to be affordable.

A draft section 106 document has been submitted outlining that 30% of the proposed dwellings will be affordable comprising:

Affordable Rented Dwellings:

- 3 x 2 bedroom dwellings
- 1 x 3 bedroom dwelling
- 1 x 3 bedroom bungalow

Shared ownership Dwellings:

- 3 x 3 bedroom dwellings
- 2 x 3 bedroom bungalows

The tenure split offered is 50% Affordable Rented, and 50% Shared Ownership.

### Highway Safety

The county Surveyor has raised no objection to the nature of the access in principle and has suggested that some minor modifications may have to be made at a later stage as part of any S.38 process.

### Education

No request for educational contribution has been received as of yet. It is envisaged that should a request for contributions be made that this will be reported verbally.

### Flooding/Drainage/Water Supply

The Environment Agency have raised a number of concerns with regards to the content/information contained within the revised Flood Risk assessment. The applicant has submitted further information to address these concerns, a further response from the Environment Agency is currently awaited.

It is envisaged that should further comments come forward that these will be reported verbally.

### Nature Conservation – Protected Trees/Landscape/Trees

The applicant had submitted an initial preliminary Ecological Assessment and Phase 1 Habitat Survey that had suggested the need for further survey work to be undertaken with regards to the potential for the presence of Great Crested Newt (GCN) in the area.

This additional information has since been submitted that identifies that there is no evident of GCN on site or in any ponds/water courses within close vicinity of the site.

The submitted information concludes that, with the exception of bats, there was no conclusive evidence of any specifically protected species occurring on site or closely adjacent to the site that are likely to be affected by the proposals. Improvements to the wildlife corridor will ensure there is no residual impact upon bats and a favourable conservation status will be maintained. A number of mitigation methods have been proposed within the documentation, detailed comments in relation to these measures are currently from LCC Ecology and these will be reported verbally.

### Layout/Scale/Visual Amenity

In respect of the layout/scale and appearance of the proposed development, the application seeks consent for matters of access only and therefore matters of appearance, landscaping, layout and scale would be considered at reserved matters stage.

It is recognized that there will be some level of measurable visual impact as a result of the proposed development and it is likely that the development would visually result in further encroachment of built form into the Defined Open Countryside potentially resulting in a discordant form of development.

The level of harm resultant, if any, cannot be fully assessed or determined at this outline stage.



## Conclusion/Planning Balance

When assessing the proposals against the Core Strategy policies at this stage, one of the central issues for consideration is whether the proposals would cause harm to the Development Strategy (Key Statement DS1).

It is considered that the economic or social benefits associated, and in particular the provision of market and affordable housing, with the development would not outweigh the harm to the development strategy for the borough and the proposal, as submitted, is therefore considered to represent an unsustainable form of development.

It is for these reasons and having regard to all matters raised that I recommend accordingly.

RECOMMENDATION: That the application be REFUSED for the following reasons:

1. The proposal is considered contrary to Policies G5 and H2 of the Ribble Valley Districtwide Local Plan and key Statement DS1 and policies DMG2 and DMH3 of the Ribble Valley Core Strategy Proposed Main Modifications (May 2014) in that the approval would lead to the creation of new dwellings in the open countryside without sufficient justification which would cause harm to the development strategy for the borough as set out in the emerging core strategy leading to unsustainable development.
2. The proposed development would create a harmful precedent for the acceptance of other similar unjustified proposals without sufficient justification which would have an adverse impact on the implementation of the emerging planning policies of the Council contrary to the interests of the proper planning of the area in accordance with core principles and policies of the NPPF.

APPLICATION NO: 3/2014/0389/P

(GRID REF: SD 373163 445294)

PROPOSED CHANGE OF USE OF PART OF MIXED USE BUILDING CURRENTLY USED FOR AGRICULTURAL OFFICE, STAFF FACILITIES AND CIDER MAKING FOR USE AS A HOLIDAY COTTAGE AT DOVE SYKE NURSERY, EAVES HALL LANE, WEST BRADFORD, BB7 3JG

PARISH COUNCIL:

This application has been discussed at a meeting of West Bradford Parish Council at which Members felt that they would like more information regarding the application and therefore requested a meeting with the Case Officer and Ward Councillors before making their final comments. Whilst the planning officers have agreed to such a meeting, the meeting had not taken place at the time of preparation of this report. Members will be informed orally of any further representations that are received from the Parish Council prior to the Committee meeting.

ENVIRONMENT  
DIRECTORATE  
(COUNTY SURVEYOR):

Comments that the parking associated with the holiday cottage could be accommodated within the large curtilage of the property and that the development is unlikely to have a significant effect on the adjacent highway network. There is therefore no objection to the proposed development on highway grounds.

ADDITIONAL  
REPRESENTATIONS:

Two letters have been received. The first is from the owners/occupiers of two nearby dwellings and the second is from a planning consultant acting on behalf of those same nearby residents. The observations and objections contained in the letters are summarised as follows:

1. The building concerned is unsightly and its use, in part, as a holiday let is inappropriate and contrary to the development plan for the area.
2. The building is an industrial metal clad structure of no design merit. It is not in-keeping with vernacular building styles and is completely out of character with the Area of Outstanding Natural Beauty (AONB).
3. It is unclear from the submitted plans which part of the building is to be used for holiday let purposes as, for example, no bedrooms are shown. It is however, clear that the use as a holiday let will be mixed in with agricultural, office and staff facility uses. The configuration of the building does not lend itself to self contained holiday let use which seems to confirm that the actual use being sought is on site living accommodation for the applicant (a purpose for which it is already being used) and that the reference to a holiday let is a means of securing this. It is made clear in the conclusions of the Planning Statement (paragraph 7.2) that the use is to allow the applicant to reside in the premises for part of the year.
4. The proposed 'holiday cottage' part of the building will not be compatible with the commercial uses of the rest of the building and the overall nursery site. The commercial activities will result in conditions that will be detrimental to the amenities of the occupiers of the 'holiday cottage'.
5. There is no separate clear route to and from the property that is distinct from and not impeded by, in any way, the operation of the commercial unit as previously stipulated in November 2012 by the Lancashire County Council Highways Authority.
6. The property is incapable of being let as a separate concern as there are no defined facilities for the holiday

cottage. Toilet, shower and kitchen facilities are as one with those used by the agricultural workers.

7. The proposal would lead to an increase in vehicular activity along a narrow, unlit and unmade track.
8. There would be a potential increase in noise from the site due to holiday revellers showing little respect for their environment.
9. There could be a worsening of the already untidy nature of the site with rubbish being discarded.
10. It is questioned whether the proposal would conform with the appropriate Building Regulations and Fire Regulations.
11. To allow the development would set a precedent for the conversion of other similar buildings.
12. As no internal alterations, modifications or further adaptations to the building are proposed, it is clear that the proposed holiday cottage will not be for letting or for use by anyone other than the owners themselves.
13. The Planning Statement (PS) submitted with the application refers at length to current planning policy but struggles to show convincing policy support for a holiday let in this location in a building of this nature. For example, whilst NPPF offers support for rural tourism, it is emphasised that they should be in sustainable locations and should respect the character of the area. The saved Local Plan policies and the policies of the emerging Core Strategy reflect these requirements. This building is not in a sustainable location being distant from public transport and shops; it is not well related to the village or other group of buildings; and the design of the conversion is not to a high standard in-keeping with local tradition. Taking all the relevant policies and guidance as a whole, the proposal is clearly contrary to the Development Plan.
14. Contrary to claims in the conclusions section of the Planning Statement, the proposal is clearly contrary to planning policy at all levels as it would constitute an isolated, unsustainable use in an unsuitable building without any proper design for holiday let purposes.

## **Proposal**

The application relates to a building that was granted permission as an agricultural building including office and staff facilities (3/2007/0603/P). Condition No 8 of that permission contains a

restriction on the use of the building stating that 'the building hereby permitted shall be used to house an office, workers' amenities and planting/loading facilities in connection with the existing nursery business on site at present and for no other purpose' and there is also an hours of operation condition, No 9, which states that 'the use of the premises for customers in accordance with the permission shall be restricted to hours between 8am and 6pm Monday to Saturday and 9am to 4pm on Sundays'.

The building is divided into two distinct areas. Over one half, the ground floor is open to the underside of the roof and relatively open and is used for the nursery business and cider making. The ground floor of the second area is sub divided into a series of rooms and there is a first floor above this part of the building which has also been divided into a series of rooms.

The building has been put to a variety of uses with the large open area used in connection with the nursery/landscaping business and also for cider production. There is a ground floor room that is dedicated to Christmas wreath production; a ground floor office and associated store and a living/dining kitchen area and toilet and shower facilities which have been used on a daily basis by the applicants and their staff in connection with the operation of the business. The first floor rooms have been annotated on various plans as being used for storage and office purposes but it is acknowledged by the applicants that they have used these rooms as bedroom accommodation on a number of occasions.

A previous application (3/2012/0870/P) as originally submitted sought permission (partly retrospective) for the change of use of the building to a mixed use for agriculture, office, staff facilities, cider making and holiday cottage use. That application also sought to regularise the first floor accommodation over part of the building, and a number of window openings that were not shown on the original planning permission for the building (3/2007/0603/P) and which had therefore been formed without planning permission.

As shown on the plans originally submitted with that previous application, the holiday let comprised an open plan ground floor room containing living, dining and kitchen accommodation, and a WC and a shower room also on the ground floor, with three bedrooms, a lounge and store room occupying the (at that time unauthorised) first floor accommodation.

A report relating to that application as originally submitted was considered by Committee on 13 June 2013. Whilst expressing no objections to the regularisation of the first floor accommodation and window openings, or to the use of part of the building for cider making, Committee objected to the proposed use of part of the building as a holiday let. Committee therefore resolved that it was minded to refuse the application with the precise reason to be reported back to Committee, but based on the incompatibility of the holiday let use with the adjoining commercial enterprises which would result in conditions to the detriment of future occupiers of the units.

In response to the resolution by Committee on 13 June 2013, the applicant chose to amend the application by entirely deleting any reference to a proposed holiday let. The application forms, plans, Design and Access Statement and Planning Statement were all amended as appropriate.

A report on the application as amended was considered by Committee on 18 July 2013. Purely for information purposes (as the holiday let use was no longer part of the proposal) it was suggested in that report that the following reason would have satisfied the Committee's resolution at their previous meeting:

'The proposed holiday let use of part of the building would not be compatible with the commercial uses of the rest of the building and the overall nursery site. These commercial enterprises would result in conditions that would be detrimental to the amenities or the future occupiers of the holiday let contrary to the requirements of Policy G1 of the Ribble Valley Districtwide Local Plan and Policy DMG1 of the Core Strategy 2008-2028 A Local Plan for Ribble Valley Regulation 22 Submission Draft'.

Committee therefore considered the application on the basis that it sought retrospective permission for the following:

1. The cider making use in part of the building.
2. A number of additional window openings.
3. The formation of the first floor accommodation over part of the building and the use of that first floor accommodation for purposes associated with the nursery and cider making business.

As no objections were raised to any of those elements of the previous application, Committee resolved that planning permission be granted subject to a number of conditions.

Permission is sought by this current application for part of the ground floor and the whole of the first floor accommodation to be used as a holiday let. On an amended plan received by the Local Planning Authority on 11 June 2014, it is stated that the holiday let would comprise an open plan family room with kitchen, dining and living accommodation plus a disabled WC/shower room, a separate WC and a storage room on the ground floor, with a lounge, three bedrooms and a store room at first floor level.

### **Site Location**

The site is located off a single track approximately 350m to the southwest of the junction with Eaves Hall Lane, West Bradford. The track also provides access to two residential properties sited further to the southwest. The site is within the Forest of Bowland Area of Outstanding Natural Beauty.

### **Relevant History**

3/2004/0997/P – Two proposed polytunnels. Approved with conditions.

3/2004/1015/P – Proposed lean-to extension to provide seed planting facilities. Approved with conditions.

3/2005/0650/P – Proposed extension to existing storage shed to provide a covered loading area. Approved with conditions.

3/2005/1055/P – Proposed agricultural building to house office, workers amenities and planting and loading facilities. Approved with conditions.

3/2007/0603/P – Proposed agricultural building to house office and staff facilities including the retention of another existing building. Approved with conditions.

3/2012/0870/P – Change of use of an agricultural building with office and staff facilities to mixed use for agricultural, office, staff facilities and cider making (retrospective). Approved with conditions.

## **Relevant Policies**

*Ribble Valley Districtwide Local Plan*

Policy G1 - Development Control.

Policy G5 - Settlement Strategy.

Policy ENV1 - Area of Outstanding Natural Beauty.

Policy RT1 - General Recreation and Tourism Policy.

Policy RT3 - Conversion of Buildings to Tourism Related Uses.

*Core Strategy Regulation 22 Submission Draft Post Submission Version (including proposed main changes)*

Policy DMG1 – General Considerations.

Policy DMG2 – Strategic Considerations.

Policy DME2 – Landscape and Townscape Protection.

Policy DMB1 – Supporting Business Growth and the Local Economy.

Policy DMB3 – Recreation and Tourism Development.

National Planning Policy Framework (NPPF).

## **Environmental, AONB, Human Rights and Other Issues**

The application seeks permission for the change of use of part of this existing building to form a three bedroom holiday let. It is accepted in the Planning Statement (PS) submitted with the application that the applicants have, on occasions, stayed overnight in this part of the building; and it is stated that the approval of this application would enable them to reside for brief periods of time lawfully at the property and to further diversify their business by enabling them to let the property for the majority of the year to paying visitors.

The agent states in the PS that the standard condition that is imposed by the Local Planning Authority in respect of a restriction of occupation of a property for holiday accommodation does not impose a requirement that it is let on the open market to members of the general public and the use of the accommodation solely by the applicants or by them and their friends and family would not contravene that standard condition. Whilst this might be true, the occupation of a 'holiday let' by the owners of the unit who live a few miles away from the site is certainly not in accordance with the 'spirit' of a permission for a holiday let. Such use would not be contributing towards the provision of tourist facilities, and it would not benefit the rural local economy. These are factors that usually provide the justification for a planning permission for a holiday let.

Irrespective of this particular aspect of the proposal, the application must be considered in relation to the requirements of the relevant policies of the Local Plan, the emerging Core Strategy, and NPPF.

Saved Policy RT3 of the Local Plan deals with the conversion of buildings for tourism related uses and states that 'planning permission will be granted for tourism related uses in rural buildings provided that all of the following criteria are met:

1. The proposed use will not cause unacceptable disturbance to neighbours in any way.
2. The impact of the proposal or additional elements likely to be required for the proper operation of the building will not harm the appearance or function of the area in which it is situated.

3. The access to the site is of a safe standard or is capable of being improved to a safe standard without harming the appearance of the area.
4. The design of the conversion should be of a high standard and be in-keeping with local tradition particularly in terms of materials, geometric form and window and door openings.
5. If the building is isolated from others, then it should have a genuine history of use for agriculture or other rural enterprise and be structurally sound and capable of conversion for the proposed use without the need for major alterations which would adversely affect the character of the building.

I do not consider that this particular use of this part of the building would cause any unacceptable disturbance to the neighbours in any way. All new door and window openings for the proposed holiday let have already been formed and approved, and they do not have any detrimental effects upon the appearance of the locality. There is a safe access to the site and adequate space for the parking and turning of vehicles associated with the proposed use, and the County Surveyor has expressed no objections to the application. The building is part of a group and the proposal does not necessitate any building works. When judged solely in relation to this saved policy of the Local Plan, it could be argued that the proposal is acceptable.

There is no policy in the emerging Core Strategy relating specifically to the conversion of existing buildings for tourism related uses. Policy DMB1 states, however, that 'proposals that are intended to support business growth and the local economy will be supported in principle'. Policy DMB3 states that 'planning permission will be granted for development proposals that extend the range of tourism and visitor facilities in the borough' subject to a number of criteria being satisfied. Two of those criteria are as follows:

1. The proposal must be physically well related to an existing main settlement or village or to an existing group of buildings, except where the proposed facilities are required in conjunction with a particular countryside attraction and there are no suitable existing buildings or developed sites available.
2. The proposals should be well related to the existing highway network. It should not generate additional traffic movements of a scale and type likely to cause undue problems or disturbance. Where possible the proposals should be well related to the public transport network.

The site is located approximately 1.6km (1 mile) away from the settlement of West Bradford, the services of which are limited to a primary school, a village hall and a public house. A bus service (7, 7A, 7B) from Clitheroe to Nelson passes through West Bradford, but does not go up Eaves Hall Lane. The distance between the nearest bus stop at the bottom of Eaves Hall Lane and the application site is approximately 1.4km (0.9 mile); and this is along the access road from the site to Eaves Hall Lane and then down Eaves Hall Lane to the bus stop on the main road between Waddington and West Bradford. The site is approximately 7km (4.4 miles) away from the services and facilities in Clitheroe town centre.

The information in the above paragraph is relevant to the important consideration of the application in relation to NPPF.

At the heart of NPPF is a presumption in favour of sustainable development. Since the previous application for a holiday let at this site was first considered by Committee in May 2013, NPPF

has been a major consideration in the determination of applications and appeals. Of particular relevance to this application is an appeal decision received by the Council on 21 January 2014 relating to a proposal for four holiday cottages on a site at Tosside (3/2012/0972). That application had been refused for a reason relating to visual amenity, and a second reason that, due to its location, isolated from any services, which would need to be accessed primarily by private car, it does not represent sustainable development as required by NPPF. That appeal site is located 3km away from Tosside and 4km away from Slaidburn and is some 10km from the service centre of Clitheroe. The Appeal Inspector noted that there is a local bus service serving nearby villages and Clitheroe but that the service is limited and that the route was some distance away from the appeal site. He commented further that, although there are tourist attractions in the locality, visitors to the proposed development would be dependent on the private car to visit other tourist attractions and to access basic services, amenities and entertainment. The appeal was dismissed because it would have a visual impact on the AONB and (of particular relevance to this application) because it would not be sustainably located.

Whilst Dove Syke is obviously closer to Clitheroe than Tosside is to Clitheroe, it is still a considerable distance from the nearest bus stop and the use of the holiday let at Dove Syke would be heavily dependent on the private car. The nearest settlement to Dove Syke (West Bradford) also has very limited facilities.

I also consider it relevant to note that the precise proposed use of the holiday let at Dove Syke, as described in the submitted Planning Statement, (involving use by the applicants themselves) would diminish its benefits to the provision of tourist accommodation in the locality and would also reduce any benefits to the local economy (as the applicants already live in the locality). For the reasons given above, it is concluded that the proposed holiday let would offer little benefit to the provision of tourist accommodation in the locality and little benefit to the rural local economy and also that, due to its isolated location in respect of services and facilities, would not represent sustainable development, and would therefore be contrary to the principal requirement of NPPF.

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

1. The proposed unit of holiday accommodation would offer only minimal benefit to the provision of tourist accommodation in the locality and consequently minimal benefit to the rural local economy. Due to its location that is isolated from any services and facilities, and its distance of approximately 1 mile from the nearest bus stop (on a country road with no pavements) the use of the holiday let would be heavily dependent upon the use of the private car. The proposal is therefore considered to be contrary to Policy RT1 of the Ribble Valley Districtwide Local Plan, Policy DMB3 of the Ribble Valley Core Strategy Regulation 22 Submission Draft – Post Submission Version (including proposed main changes) and the key sustainability principles of NPPF.



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

<b><u>Plan No</u></b>	<b><u>Proposal</u></b>	<b><u>Location</u></b>
3/2013/0036/P	Discharge of conditions in relation to energy requirements, contamination of land, otters, water vole, vole, Cray fish and badgers, habitat creation enhancement and management plan, methodology and treatment of Himalayan Balsam and construction method statement for application 3/2010/0719	Henthorn Road Clitheroe
3/2014/0057/P	Proposed replacement of a dilapidated timber garage with a double garage	4 Whalley Old Road Langho
3/2014/0104/P	Application for listed building consent for new external signage and lighting	The White Bull Hotel Main Street, Gisburn
3/2014/0105/P	Application for advertisement consent for new external signage and lighting	The White Bull Hotel Main Street, Gisburn
3/2014/0106/P	Proposed demolition of existing dwelling and erection of 3 detached three bedroom dwellings	54 Fairfield Drive Clitheroe
3/2014/0127/P	Erection of one B2 industrial unit	Land adjacent to OBAS
3/2014/0142/P	Proposed erection of stables with collecting yard and midden	Little Middop Farm Burnley Road, Gisburn
3/2014/0145/P	Temporary change of use for 2 years from public house to retail sales	The Victoria Hotel 1 Market Place, Clitheroe
3/2014/0202/P	Removal of existing polytunnel and erection of a single storey shed to be used for sale of plants and as an information centre	Stydd Nursery Stoneygate Lane Ribchester
3/2014/0240/P	Erection of two terraced dwellings fronting Blackburn Road and erection of five two-storey terraced cottages on existing car park (parking spaces will remain for public house). (Revision of planning application ref 3/2010/0934/P)	Black Bull Hotel Church Street Ribchester
3/2014/0251/P	Erection of roof over existing muck midden	Yew Tree Farm Nooke Laithe Bolton-by-Bowland
3/2014/0265/P	Erection of a wooden shed to be used as a beauty salon including a decked entrance area and decked side area; the shed comprises a reception area, two treatment rooms, a store/kitchen and a toilet room	Stydd Nursery Stoneygate Lane Ribchester

<b><u>Plan No</u></b>	<b><u>Proposal</u></b>	<b><u>Location</u></b>
3/2014/0268/P	Discharge of condition in relation to materials for car port and wall	Great Mitton Hall Mitton Road, Mitton
3/2014/0281/P	Demolition of existing welfare facility and garage and replacement with modular office and welfare facility consisting of office, toilet, changing/drying room (including shower) and kitchen/small canteen	Billington Waste Water Treatment Works Elker Lane Billington
3/2014/0285/P	Erection of multi-purpose agricultural building	Hillcrest Farm Startifants Lane, Chipping
3/2014/0288/P	Removal of condition 2 of planning permission 3/2009/0525	6 Lamb Row Sabden
3/2014/0289/P	Proposed single storey garden room to rear	8 The Rydings Langho
3/2014/0292/P	Proposed first floor extension over the existing garage and new first floor rooms with dormer construction to the south elevation	Highfield, Eaves Hall Lane West Bradford
3/2014/0299/P	Discharge of condition 6 – External Lighting, 7 – Compliance with Ecological Survey and Evaluation, 8 – Landscaping and 9 – Materials of planning permission 3/2013/0059/P	Rimington Caravan Park Crosshill Lane Rimington
3/2014/0301/P	Two storey rear extension and first floor extension over existing integral garage and conversion of existing garage to an additional bedroom	57 Moorland Road Langho
3/2014/0302/P	Proposed single storey extension and new pitched roof over the existing flat roof area	Greenbanks Bungalow, Grindleton Road, Grindleton
3/2014/0309/P	Discharge of condition in relation to drainage	AJA Smith Transport Ltd and Deli Solutions Salthill Industrial Estate Lincoln Way, Clitheroe
3/2014/0314/P	Single storey rear extension and re-roofing of the existing garage	138 Preston Road Longridge
3/2014/0315/P	Extension to side elevation consisting of integral garage to ground floor and master bedroom and en suite at first floor	4 Wheatley Drive Longridge
3/2014/0318/P	Porch extension and erection of detached garage	Radcliffe Holme Goose Lane, Chipping
3/2014/0323/P & 3/2014/0324/P (LBC)	Demolish existing lean-to rear extension and construct new single storey rear extension and internal alterations	6 Main Street Bolton-by-Bowland
3/2014/0327/P	Proposed kitchen alterations and extension to rear courtyard, refurbishment of rear porch and new toilets to be constructed internally	Derby Arms Longridge Road, Thornley
3/2014/0334/P	Internal alterations with roof and single storey rear extensions and front porch	West Winds 34 Barker Lane, Mellor

<b><u>Plan No</u></b>	<b><u>Proposal</u></b>	<b><u>Location</u></b>
3/2014/0335/P	Proposed change of use from agricultural land to designated car parking area for residents of 16 – 20 Pollard Row only, 4 spaces at	Gooseleach Lane/ Simonstone Lane Simonstone
3/2014/0341/P	Rear single storey extension	14 Clayton Court, Longridge
3/2014/0343/P	Recovering and repair of roof. Repair of some windows as per plans. Rewiring of property. Replacement of door/screen to lounge with door	Hayhurst Cottage Pendleton
3/2014/0345/P	Proposed single storey side extension	37 Hayhurst Road Whalley
3/2014/0349/P	Roofing over livestock handling area on Field adjacent	Rosebank Lambing Clough Lane Hurst Green
3/2014/0350/P	Single storey side extension	White Carr Lodge Dilworth Bottoms, Ribchester
3/2014/0383/P	Non material amendment to planning permission 3/2011/0909/P. Amendments – original plan stone to window cill height amended to stone to DPC height; original slate roofing amended to slate effect (tile); and relocation of rear door and window on east elevation	22 Waddow Grove Waddington

#### APPLICATIONS REFUSED

<b><u>Plan No</u></b>	<b><u>Proposal</u></b>	<b><u>Location</u></b>	<b><u>Reasons for Refusal</u></b>
3/2013/0194/P	Application to discharge the unilateral obligation dated 23 April 2003 on planning permission 3/2003/0016/P	Old House Barn Gisburn Road Sawley	G5, H2, DMG2, DMH3 and NPPF – unsustainable development of no benefit to the local rural economy.
3/2014/0303/P	Two storey rear extension	3 Fleming Square Longridge	G1, H10, SPG/ DMG1, DMH5 – overbearing, oppressive, overshadowing detrimental to residential amenity.  G1, ENV16, Longridge CAA/ DMG1, DME4 – not subservient to Building of Townscape Merit adversely affecting character.

<b><u>Plan No</u></b>	<b><u>Proposal</u></b>	<b><u>Location</u></b>	<b><u>Reasons for Refusal</u></b>
3/2014/0310/P	Renovation/conversion of former two storey workshop and lean-to outbuilding, to create family dwelling with enclosed yard area to the side	The Old Workshop Grindleton Brow Grindleton	<p>G1, DMG1 – highway safety.</p> <p>G1, H16, DMH4 – lack of structural survey.</p> <p>G1, ENV1, H17, DMG1, EN2, DME2, DMH4 – design detracting from intrinsic character of building.</p>
3/2014/0319/P	Three bed dwelling at land to the north east	Whitehall Lane Grindleton	<p>Policies G5 and H2 of the DWLP and Key Statement DS1 and Policies DMG2 and DMH3 of the Core Strategy Proposed Main Modifications (May 2014) - Creation of a new dwelling in the open countryside without sufficient justification causing harm to the Development Strategy leading to unsustainable development.</p> <p>Policies G1, ENV1, Key Statement EN2 and Policies DMG1, DME2 - Location and design of the dwelling would cause visual harm to AONB.</p> <p>Policies G1, ENV1, ENV13 and Key Statement EN2, Policies DMG1, DME1, DME2 - Inadequate information re impact on visual amenity, arboriculture and detailed elements of design to adequately assess its impacts.</p> <p>Create a harmful precedent.</p>

<b><u>Plan No</u></b>	<b><u>Proposal</u></b>	<b><u>Location</u></b>	<b><u>Reasons for Refusal</u></b>
3/2014/0325/P	Proposed erection of two storey rear extension	34 Wilson Street Clitheroe	G1, H10, SPG/ DMG1 and DMH5 – overbearing and oppressive, overshadowing habitable rooms of no. 36 Wilson Street.
3/2014/0336/P	Advertisement consent application for a non-illuminated plastic coated aluminium sign height 1.9m x 1.3m wide, pole mounted 0.13m from ground level	Littletown Lakes Littletown Farm Bedlam Road Thornley	Policies G1, ENV1, DMG1 and DME2 – the sign is unnecessarily large to the detriment of the visual amenities of the AONB and would obstruct sight lines to the detriment of highway safety.
3/2014/0342/P	The increase in height of garden wall adjacent Primrose Road by one course and the fitting of a gate	11 Primrose Road Clitheroe	G1 and DMG1 – Detrimental to highway safety.

TOWN AND COUNTRY PLANNING (GENERAL PERMITTED DEVELOPMENT) ORDER 1995, PART 11 DEVELOPMENT UNDER LOCAL OR PRIVATE ACTS OR ORDERS

<b><u>Plan No</u></b>	<b><u>Proposal</u></b>	<b><u>Location</u></b>
3/2014/0346/P	Prior notification of proposed reconstruction of Railway Bridge DJH76	adjacent to A59 Chatburn

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

<b><u>Plan No</u></b>	<b><u>Proposal</u></b>	<b><u>Location</u></b>
3/2014/0332/P	Prior notification of proposed steel framed building length 30m by height to eaves 3m x breadth 10m x height to ridge 4.5m as a replacement of original timber frame building for storage of farm machinery and dry fodder	Higher Hodgefield House Whalley Old Road Billington
3/2014/0375/P	Prior notification of proposed agricultural building length 18.290m, height to eaves 4.736m, breadth 12.192m and height to ridge 6.722m	Land adjacent to Radcliffe Farm, Lower Road, Longridge

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

<u>Plan No</u>	<u>Proposal</u>	<u>Location</u>
3/2013/0573/P	Application For prior notification/approval for change of use of the barn at Fishes and Peggy Hill Farm from B1 (Office) to C3 (Residential Dwellinghouse)	Fishes and Peggy Hill Farm Henthorn Road Clitheroe

APPLICATIONS WITHDRAWN

<u>Plan No</u>	<u>Proposal</u>	<u>Location</u>
3/2014/0138/P	Outline application for the erection of four detached dwellings	Land at Bentlea Road Gisburn
3/2014/0329/P	Erection of three detached dwellings, detached garage/car port and access drive	Land at Old Hive Chipping
3/2014/0406/P	Change of use from office to residential use with associated internal and external alterations including single storey extension and proposed extension of residential curtilage	Field Barn Old Langho Road Old Langho
3/2014/0433/P	Change of use of agricultural building to a dwellinghouse	Lanshaw Barn Higher Woodhouse Lane Slaidburn
3/2014/0440/P	Change of use of agricultural building to a dwelling house	Land adjacent Countess Hey Farm, Elmridge Lane Chipping

APPLICATIONS TO BE DETERMINED BY LANCASHIRE COUNTY COUNCIL

<u>Plan No</u>	<u>Proposal</u>	<u>Location</u>
3/2014/0380/P	Observations on application LCC/2014/0060 – provision of a nursery block. The proposal includes the erection of a temporary building to accommodate the nursery that operates from within the school. Due to the increase in pupil numbers, the school wish to free up the room within the school building	St Wilfrid's School Longridge

SECTION 106 APPLICATIONS

<u>Plan No</u>	<u>Location</u>	<u>Date to Committee</u>	<u>Number of Dwellings</u>	<u>Progress</u>
3/2012/0785	Clitheroe Hospital Chatburn Road Clitheroe	6/12/12	57	With Applicants Solicitor
3/2013/0737	Hansons Garden Centre Whalley Road, Barrow	13/2/14	43	With Applicants Solicitor

<u>Plan No</u>	<u>Location</u>	<u>Date to Committee</u>	<u>Number of Dwellings</u>	<u>Progress</u>
3/2013/0771	Land off Middle Lodge Road, Barrow	13/2/14	102	With Applicants Solicitor for signature
3/2014/0981	Land at Chatburn Road Clitheroe	13/2/14	23	With Agent
3/2013/0440	Land R/O Pendle Street East, Sabden	10/4/14	17	With Legal
<b><u>Non Housing</u></b>				
3/2011/0649P	Calder Vale Park Simonstone	15/3/12		Subject to departure procedures, draft 106 received from Lancashire County Council

<u>Plan No</u>	<u>Location</u>	<u>Date to Committee</u>	<u>Time from First Going to Committee to Decision</u>	<u>Number of Dwellings</u>	<u>Progress</u>
3/2013/0691	Elmridge Farm Elmridge Lane Chipping	13/2/14	15 weeks	4	Decision

#### 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>
3/2013/0378 R	09/12/13	1 2 and 3 Greendale View, Grindleton	WR		Appeal dismissed 16/05/14
3/2013/0578 R	06/02/14	Wolfen Hall Chipping	LB		Awaiting decision
3/2013/0848 Condition	20/02/14	7 Church Close Mellor	WR		Awaiting decision
3/2013/0201 R	14/04/14	129 Whalley Road Sabden	HH		Appeal dismissed 23/05/14
3/2014/0064 R	16/04/14	14 Green Park Whalley	HH		Awaiting decision
3/2013/1060 R	23/04/14	70a Downham Road Chatburn	HH		Awaiting decision
3/2013/0445 R	29/04/14	Higher Flass Farm	Hearing		Awaiting hearing date
3/2013/1048 R	07/05/14	Holmes Cottage Clitheroe	HH		Awaiting decision
3/2013/0722 Non Det	16/05/14	Englands Head Farm Paythorne	WR		Statement due 20 <sup>th</sup> June

<u>Application No</u>	<u>Date Received</u>	<u>Applicant Proposal/Site</u>	<u>Type of Appeal</u>	<u>Date of Inquiry/Hearing</u>	<u>Progress</u>
3/2013/0448 R	05/06/14	Oakfield Longsight Road Clayton le Dale	WR		Notification sent, questionnaire due
3/2014/0124 R	Awaiting validation from PINS	5 The Crescent, Dunsop Bridge			