

## Minutes of Planning and Development Committee

Meeting Date: Thursday, 26 June 2014 starting at 6.30pm  
Present: Councillor S Bibby (Chairman)

Councillors:

I Brown	J Rogerson
B Hilton	D Taylor
S Knox	R Thompson
G Mirfin	J White
I Sayers	A Yearing
R Sherras	

In attendance: Director of Community Services, Head of Planning Services and Solicitor.

Also in attendance: Councillor S Hirst.

### 122 APOLOGIES

Apologies for absence from the meeting were submitted on behalf of Councillors S Carefoot, T Hill and M Thomas.

### 123 MINUTES

The minutes of the meeting held on 29 May 2014 were approved as a correct record and signed by the Chairman.

### 124 DECLARATIONS OF INTEREST

Councillor Rogerson declared a non-pecuniary interest in application 3/2014/0389/P.

### 125 PUBLIC PARTICIPATION

There was no public participation.

### 126 PLANNING APPLICATIONS UNDER THE TOWN AND COUNTRY PLANNING ACT 1990:

1. 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

The Head of Planning Services submitted details of several late items.

DEFERRED AND DELEGATED to Director of Community Services pending further negotiation and appropriate conditions.

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

2. 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

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.

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

3. 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

The Head of Planning Services submitted late responses from the Lancashire County Council education authority who required no contribution and the Environment Agency who had no objections to the application and additional objection letters.

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.

(Councillor Hirst was given permission to speak on the above application. Mr Sowerbutts spoke against the above application).

4. 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

WITHDRAWN

- 127 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:

- 128 APPLICATIONS APPROVED

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

<b><u>Plan No</u></b>	<b><u>Proposal</u></b>	<b><u>Location</u></b>
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
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	Rimington Caravan Park

<b><u>Plan No</u></b>	<b><u>Proposal</u></b>	<b><u>Location</u></b>
	Ecological Survey and Evaluation, 8 – Landscaping and 9 – Materials of planning permission 3/2013/0059/P	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
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	Rosebank

<u>Plan No</u>	<u>Proposal</u>	<u>Location</u>
	on Field adjacent	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

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APPLICATIONS REFUSED

<u>Plan No</u>	<u>Proposal</u>	<u>Location</u>	<u>Reasons for Refusal</u>
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.
3/2014/0310/P	Renovation/ conversion of former two storey workshop and lean-to outbuilding, to create family dwelling with enclosed yard	The Old Workshop Grindleton Brow Grindleton	G1, DMG1 – highway safety.  G1, H16, DMH4 – lack of structural survey.  G1, ENV1, H17, DMG1, EN2, DME2, DMH4 – design

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<u>Plan No</u>	<u>Proposal</u>	<u>Location</u>	<u>Reasons for Refusal</u>
	area to the side		detracting from intrinsic character of building.
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>
3/2014/0325/P	Proposed erection of two storey rear extension	34 Wilson Street Clitheroe	G1, H10, SPG/ DMG1 and DMH5 – overbearing and oppressive,

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

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

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

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

<u>Plan No</u>	<u>Proposal</u>	<u>Location</u>
3/2014/0332/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



132 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

133 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

134 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
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135 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
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

136 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

<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>
3/2013/1048 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
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			

137 APPEALS

- (a) 3/2013/0201/P – Demolition of part of the rear of the property and a proposed conservatory extension to the rear and side of the dwelling at 129 Whalley Road, Sabden – appeal dismissed.
- (b) 3/2013/00378/P – Alteration of existing vehicular access, removal of existing concrete steps and formation of 5 ‘off-street’ car parking spaces at 1, 2 and 3 Greendale View, Grindleton – appeal dismissed.

138 REPORTS FROM REPRESENTATIVES ON OUTSIDE BODIES

There were no reports from Representatives on Outside Bodies.

RESOLVED: That by virtue of the fact that the following business be exempt information under Category 5 of Schedule 12A of the Local Government Act 1972 the press and public be now excluded from the meeting.

139 LEGAL UPDATE

The Solicitor gave Committee an update on legal proceedings issued against the Council and the steps to be taken by the Council. Committee noted the current position and the steps which the Council was taking to protect its position.

The meeting closed at 7.40pm.

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