

Minutes of Planning and Development Committee

Meeting Date: 24 July 2014 starting at 6.30pm
Present: Councillor T Hill (Chairman)

Councillors:

S Bibby	I Sayers
I Brown	R Sherras
S Carefoot	R Thompson
S Knox	D Taylor
G Mirfin	

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

Also in attendance: Councillor A Knox.

149 APOLOGIES

Apologies for absence from the meeting were submitted on behalf of Councillors B Hilton, J Rogerson and M Thomas, J White and A Yearing.

150 MINUTES

The minutes of the meeting held on 26 June 2014 were approved as a correct record and signed by the Chairman.

151 DECLARATIONS OF INTEREST

There were no declarations of interest.

152 PUBLIC PARTICIPATION

There was no public participation.

PLANNING APPLICATIONS UNDER THE TOWN AND COUNTRY PLANNING ACT 1990:

1. APPLICATION NO: 3/2014/0373/P (GRID REF: SD 372728 443884)
REPLACE FLAT ROOF ON THE SIDE OF THE EXISTING BUNGALOW WITH A NEW PITCHED ROOF AND EXTEND EXISTING BUNGALOW AT THE SIDE AND REAR AT MILLHEAD, BEECHTHORPE AVENUE, WADDINGTON, BB7 3HT

GRANTED subject to the following condition(s):

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

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

2. This permission shall relate to the proposal as shown on drawing number KU/003REV.A (showing the retention of the existing timber cladding on the front elevation).

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

3. Unless otherwise agreed in writing with the Local Planning Authority the development shall be carried out in strict accordance with the recommendations of the Bat Survey Report dated 28 April 2014 (Job reference 1423) that was submitted with the application. In particular at least one evening emergence survey and one dawn re-entry survey shall be carried out as described in the "Summary" Section of the Report.

REASON: To ensure that no species/habitat protected by the Wildlife and Countryside Act 1981 are destroyed or harmed, and in order to comply with the requirements of Policy ENV7 of the Ribble Valley Districtwide Local Plan and Policy DME3 of the Ribble Valley Core Strategy Submission Version as proposed to be modified.

2. APPLICATION NO: 3/2014/0451/P (GRID REF: SD 374305 441971)
PROPOSED CHANGE OF USE FROM RETAIL (CLASS A1) TO CAFÉ (CLASS A3) AT UNIT 1, 32 KING STREET, CLITHEROE, BB7 2EP

GRANTED subject to the following condition(s):

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

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

2. The permission shall relate to the development as shown on Drawing Number: Rai/663/1784/02, received on the 08 July 2014.

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

3. The premises shall be used for milkshake and smoothie bar and for no other purpose (including any other purpose in Class A3 of the Schedule to the Town and Country Planning (Use Classes) Order 1987, or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification.

REASON: To control non A1 retail development within the town centre to ensure the vitality and viability of Clitheroe town centre shopping area is not compromised in the long term and to comply with Policy S1 of the Ribble Valley Districtwide Local Plan and Key Statement EC2 and Policy DMR1 of the Ribble Valley Core Strategy proposed main modifications.

4. The use hereby permitted shall only be conducted between 0900 and 1700 hours on weekdays and 0900 and 1700 hours on Saturdays and Sundays and Public Holidays.

REASON: In order to maintain the amenities of the area and to ensure that the development accords with Policies G1 and S1 of the Ribble Valley Districtwide Local Plan and Policies DMG1 and DMR1 of the Ribble Valley Core Strategy proposed main modifications.

(Kelly Rea spoke in favour of the above application).

3. APPLICATION NO: 3/2014/0430/P (GRID REF: SD374011 440935)
PROPOSED DEMOLITION OF EXISTING BUNGALOW AND ERECTION OF 16 HOUSES AND PUMPING STATION WITH ASSOCIATED ACCESS AND SERVICES AT 15 PARKER AVENUE, CLITHEROE

WITHDRAWN

4. APPLICATION NO: 3/2014/0300/P (GRID REF: SD 382571 448871)
OUTLINE APPLICATION WITH SOME MATTERS RESERVED FOR PROPOSED CONSTRUCTION OF 28 NO. RESIDENTIAL PROPERTIES AT LAND OFF MILL LANE, GISBURN BB7 4LN

REFUSED for the following reasons:

1. The application is considered contrary to Para.103 of the National Planning Policy Framework in that the application has failed to demonstrate that the risk of flooding to the site has been assessed or considered and therefore the Local Planning Authority is unable to make an informed decision or assessment in relation to the potential for the risk of flooding.
2. 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.

3. 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.
4. The proposal by virtue of its location would result in an outward expansion of the village into the Defined Open Countryside beyond the existing settlement limits to the detriment of the character and appearance of the immediate and wider landscape context. As such, the proposal is contrary to Policies G1 and ENV3 of the Ribble Valley Districtwide Local Plan and policy DMG1, EN2 and DME2 of the Ribble Valley Core Strategy Proposed Main Modifications (May 2014).
5. The proposal by virtue of its location and density would result in a significant encroachment of built development into the Defined Open Countryside adjacent the Forest of Bowland Area of Outstanding Natural Beauty resulting in significant harm to the character and setting of the Forest of Bowland AONB. As such, the proposal is contrary to Policies G1 and ENV2 of the Ribble Valley Districtwide Local Plan and policy DMG1, EN2 and DME2 of the Ribble Valley Core Strategy Proposed Main Modifications (May 2014).

5. APPLICATION NO: 3/2013/0665/P (GRID REF: SD 372508 436005)
 OUTLINE APPLICATION FOR A PROPOSED DEVELOPMENT OF 18 DWELLINGS TO INCLUDE 5 AFFORDABLE UNITS AND 13 OPEN MARKET DWELLINGS, TOGETHER WITH ASSOCIATED ACCESS ROADS, GARAGES AND GARDENS AT LAND OFF DALE VIEW, BILLINGTON, BB7 9LL

The Head of Planning Services reported on late information and commented that the Environment Agency were still objecting to this particular application.

REFUSED for the following reason:

1. The Flood Risk Assessment (FRA) does not comply with the requirements set out in Section 10, paragraph 30 of the Flood Risk and Coastal change category of the PPG to the NPPF. It has therefore not been demonstrated that development would not increase flood risk elsewhere and that where possible it would reduce the flood risk overall. Therefore, based on the submitted FRA, the proposal is contrary to the requirements of the NPPF and Policy DME6 of the Ribble Valley Core Strategy submission version as proposed to be modified.

(Gary Hoerty spoke in favour of the above application).

6. APPLICATION NO: 3/2013/0771/P (GRID REF: SD 373964 438141)
PROPOSED RESIDENTIAL DEVELOPMENT OF 102 No. DWELLINGS
(INCLUDING 20 No. AFFORDABLE UNITS) ON LAND OFF MIDDLE LODGE
ROAD BARROW, BB7 9WA

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

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

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

2. Standard amended plans condition. (Full drawing list to be added to decision notice)

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

3. Precise specifications or samples of walling, roofing and window/door framing materials including their colour and texture shall have been submitted to and approved in writing by the Local Planning Authority before their use in the proposed works.

REASON: In order that the Local Planning Authority may ensure that the materials to be used are appropriate to the locality in accordance with Policy G1 of the Ribble Valley Districtwide Local Plan and Policy DMG1 of the Core Strategy 2028 to 2018 A Local Plan for Ribble Valley Regulation 22 Submission Draft.

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

REASON: In the interests of biodiversity and to enhance nesting/roosting opportunities for species of conservation concern and reduce the impact of development in accordance with Policies G1 and ENV7 of the Ribble Valley

Districtwide Local Plan and Policies DMG1 and EN4 of the Core Strategy 2008 – 2028 Regulation 22 Submission Draft.

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

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

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

REASON: In order that the Local Planning Authority may ensure that the materials to be used are appropriate to the locality in accordance with Policies G1 and ENV16 of the Ribble Valley Districtwide Local Plan and Policies DMG1, DMG2 and DME4 of the Core Strategy 2008 – 2028 Regulation 22 Submission Draft, ensuring a satisfactory standard of appearance and given its location.

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

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

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

8. Notwithstanding any indication on the approved plans, no development approved by this permission shall commence until a scheme for the disposal of foul and surface waters for the entire site has been submitted to and approved in writing by the Local Planning Authority. For the avoidance of doubt, surface water must drain separate from the foul and no surface water will be permitted to discharge directly or indirectly into existing sewerage systems. The development shall be completed, maintained and managed in accordance with the approved details.

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

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

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

10. No phase of development shall take place until a Construction Management Plan has been submitted to and approved in writing by the Local Planning Authority for that phase. The approved Statement shall be adhered to throughout the construction period and shall provide for:
 - The parking of vehicles of site operatives and visitors;
 - Loading and unloading of plant material;
 - Storage of plant materials used in the construction of development;
 - The erection and maintenance of security hoardings;
 - Wheel washing facilities;
 - A management plan to control the emission of dust and dirt during construction identifying suitable mitigation measures;
 - Details of the storage of potential ground and water contaminants
 - A scheme for protecting trees;
 - A scheme for recycling/disposing of waste resulting from construction work; and
 - A scheme to control noise during the construction phase.

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

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

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

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

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

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

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

NOTES

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

Authority detailing how this suspected contamination can be dealt with and obtained written approval from the Local planning Authority. The remediation strategy shall be implemented as approved.

(Peter Kilshaw spoke in favour of the above application).

7. APPLICATION NO: 3/2014/0381/P (GRID REF: SD 373169 441067)
PROPOSED REPLAN OF 80 UNITS. AMENDMENTS TO APPROVAL
3/2013/0035 AT LAND AT HENTHORN ROAD, CLITHEROE

The Head of Planning Services reported an additional letter of objections.

DEFERRED and DELEGATED to the Director of Community Services for approval following the satisfactory completion of a Legal Agreement within 3 months from the date of this Committee Meeting or delegated to the Director of Community Services in conjunction with Chairman and Vice Chair of Planning & Development Committee should exceptional circumstances exist beyond the period of 3 months and subject to the following conditions:

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

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

2. The approved landscaping scheme submitted with this application shall be implemented in the first planting season following occupation or use of the development and shall be maintained thereafter for a period of not less than 5 years to the satisfaction of the Local Planning Authority. This maintenance shall include the replacement of any tree or shrub which is removed, or dies, or is seriously damaged, or becomes seriously diseased, by a species of similar size to those original planted.

REASON: In the interests of the amenity of the area and to comply with Policy G1 of the Ribble Valley Districtwide Local Plan and Policy DMG1 of the Core Strategy 2008 – 2028 Regulation 22 Submission Draft.

3. No development shall take place until details of the provisions to be made for building dependent species of conservation concern, artificial bird nesting boxes and artificial bat roosting sites for that phase have been submitted to, and approved in writing by the Local Planning Authority. The details shall be submitted on a dwelling/building dependent bird/bat species development site plan and include details of plot numbers and the numbers of artificial bird nesting boxes and artificial bat roosting site per individual building/dwelling and type. The details shall also identify the actual wall and roof elevations into which the above provisions shall be incorporated. The artificial bird/bat boxes shall be incorporated into those individual dwellings/buildings during the actual construction of those individual dwellings/buildings identified on the

submitted plan before each such dwelling/building is first brought into use, unless otherwise agreed in writing by the Local Planning Authority.

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

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

REASON: In the interests of the visual amenities of the area in accordance with Policies G1 and ENV1 of the Ribble Valley Districtwide local Plan and Policies DMG1 and DMG2 of the Core Strategy 2008 – 2028 Regulation 22 Submission Draft.

5. Precise specifications and samples of walling and roofing materials and details of any window and door surrounds including materials to be used shall have been submitted to and approved in writing by the Local Planning Authority before their use in the proposed works.

REASON: In order that the Local Planning Authority may ensure that the materials to be used are appropriate to the locality in accordance with Policies G1 and ENV16 of the Ribble Valley Districtwide Local Plan and Policies DMG1, DMG2 and DME4 of the Core Strategy 2008 – 2028 Regulation 22 Submission Draft, ensuring a satisfactory standard of appearance and given its location.

6. Prior to commencement of development on any of the plots, if there is any deviation from the approved slab levels of the original consent relating to individual plots further details of slab levels shall be submitted to the Local Planning Authority and agreed in writing.

REASON: In the interest of visual amenity in accordance with Policies G1 and ENV1 of the Ribble Valley Districtwide Local Plan and Policies DMG1 and DMG2 of the Ribble Valley Core Strategy Submission version as proposed to be modified.

NOTES

1. The applicant's attention is drawn to conditions attached by planning consent 3/2010/0719/P and the informatives that apply equally to this consent.
2. The grant of planning permission will require the applicant to enter into an appropriate Legal Agreement, with the County Council as Highway Authority.

The Highway Authority hereby reserved the right to provide the highway works within the highway associated with this proposal. Provision of the highway works includes design, procurement of the work by contract and supervision of the works. The applicant should be advised to contact the Executive Director at PO Box 9, Guild House, Cross Street, Preston PR1 8RD in the first instance to ascertain the details of such an agreement and the information to be provided.

153 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:

154 APPLICATIONS APPROVED

<u>Plan No</u>	<u>Proposal</u>	<u>Location</u>
3/2013/0713/P	Proposed conversion of traditional buildings and demolition and partial rebuilding of modern agricultural buildings to form two dwellings, to include partial demolition of single storey barn approved under prior notification 3/2013/0273/P	Dewhurst Farm Longsight Road Langho
3/2014/0139/P	Conversion of barn into unit of holiday accommodation	Dilworth Barn Back Lane Newton in Bowland
3/2014/0178/P	Two storey side extension	28 Maple Close Wilpshire
3/2014/0276/P	Two storey side and rear extension	20 Sunnyside Ave Ribchester
3/2014/0333/P	Replacement of temporary mobile office buildings (two storey) with a permanent two storey lean to extension	Ribble Farm Fare Shays Drive Longridge
3/2014/0352/P	New agricultural livestock building	The Hills Farm Higher Road, Longridge
3/2014/0355/P	Erection of single storey extension to western gable elevation and erection of single storey glazed link between main dwelling and existing outbuilding, and associated works	Giles Farm Four Acre Lane Thornley
3/2014/0356/P	Proposed two storey side extension	24 Longsight Avenue Clitheroe
3/2014/0371/P	Alterations and roof change to existing front porch	1 Fountains Avenue Simonstone

<u>Plan No</u>	<u>Proposal</u>	<u>Location</u>
3/2014/0374/P	Agricultural storage building to service land	Lower Flass Farm Settle Road Bolton by Bowland
3/2014/0378/P	Change to existing single storey detached building (garage and store). Alteration of roof from single to double pitch (gable end)	Knotts Barn Knotts Farm, Tosside
3/2014/0379/P	Single storey lounge and kitchen extension at the rear	New Hall Farm Blackburn Road Ribchester
3/2014/0384/P	Porch to front of dwelling	Guild House Mitton Road Whalley
3/2014/0388/P	Discharge of conditions 8, 14 and 18 of planning consent 3/2011/0278/P	Clough Farm Carters Lane Paythorne
3/2014/0390/P	Erection of a building for the storage and drying of wood for biomass; tractor storage; a secure workshop and office and welfare facility to be used alongside an existing agricultural contracting business	Moorgate Farm Moorgate Lane Dinckley
3/2014/0399/P	Detached garage at the rear	88 Whalley Road Langho
3/2014/0402/P	Discharge of condition No 4 relating to highway arrangements	Northcote Northcote Road Langho
3/2014/0412/P	New field access	Meadow Top Farm Back Lane, Chipping
3/2014/0414/P	Replace rear window located on second floor. New window to be installed of white painted wood with a single opening and double glazing. Design as close to existing design as possible and installed in the same position as existing	21 Church Street Ribchester
3/2014/0421/P	Conversion of existing workshop to form a granny flat	1 Wheatsheaf Avenue Longridge
3/2014/0449/P	Erection of multi-purpose agricultural building	Chapel House Chaigley
3/2014/0456/P (LBC)	Remedial work to the gable end at the coping stones level. Lead under coping stones and re-bed the copings. To stop the ingress of water from the stone slates under	Coach House 23 Main Street Bolton-by-Bowland
Cont/		

<u>Plan No</u>	<u>Proposal</u>	<u>Location</u>
Cont...	the copings affecting the inside and outside wall/gable	
3/2014/0480/P	Non-material amendment to planning consent 3/2014/0148 to reduce the height of block work walls to four courses in height (900mm) and increase the cladding elements of the walling and set back the wall of the link corridor and other minor changes including a pedestrian doorway on the front elevation	AJA Smith and Deli Med Salthill Industrial Estate Lincoln Way Clitheroe
3/2014/0510/P	Non-material amendment in respect of planning consent 3/2011/0393 reduction in the scale of the extension, blocking up of the proposed door on the east elevation, installation of a window to the west elevation	129 Whalley Road Sabden

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APPLICATIONS REFUSED

<u>Plan No</u>	<u>Proposal</u>	<u>Location</u>	<u>Reasons for Refusal</u>
3/2011/0146/P	Change of use of coach house to dwellinghouse	Coach House 1 Ashcroft Cottages Clitheroe Road West Bradford	G1, DMG1 – Over intensification of use to the detriment of residential amenity.
3/2014/0086/P	Proposed holiday cottage at	Kitchens Farm Bashall Eaves	Policies G1, ENV1, RT1, DMG1, DMG2, DME2, DMB3 and NPPF – unsustainable location of the site contrary to the requirements of NPPF and detriment to visual amenity and the amenities of nearby residents.
3/2014/0143/P	Erection of four 3 bedroom houses at land adjacent	52 Chapel Hill Longridge	G1, ENV5, DMG1, DME4 – detrimental to the character and appearance of the Conservation Area and Buildings of Townscape Merit.
Cont/			G1, DMG1 – incompatible use to the detriment of

<u>Plan No</u>	<u>Proposal</u>	<u>Location</u>	<u>Reasons for Refusal</u>
Cont...			future occupiers amenities.
3/2014/0175/P	Proposed erection of one new dwelling	20 Brookside Old Langho	Key Statement DS1 and Policy DMG2 of the Core Strategy as proposed to be modified - Creation of a new dwelling in a Tier 2 Settlement 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. Policy G1 of the DWLP and Policy DMG1 of the Core Strategy Submission Version as proposed to be modified - unsatisfactory access and parking layout to the detriment of highway safety. Approval of the proposal would create a harmful precedent.
3/2014/0357/P	Conservatory to rear of property	1 Kayfold Lodge Ramsgreave	Policies G1, H10, SPG Extensions and Alterations to Dwellings, DMG1, DMH5, DME4 and NPPF – Inappropriate design and external materials to the detriment of the appearance and character of the converted agricultural building (a non-designated heritage asset).
3/2014/0369/P 3/2014/0370/P	Single storey side extension. Detached garage and alteration	Sands Cottage 34 The Sands Whalley	Harm to character, appearance, setting and significance of listed building and Whalley Conservation Area. Loss of historic fabric;
Cont/			

<u>Plan No</u>	<u>Proposal</u>	<u>Location</u>	<u>Reasons for Refusal</u>
Cont...			dominance, incongruity and visual intrusiveness of garage and extension. NPPF 17, 131, 132; RVDLP ENV20, ENV19, ENV16, G1; Core Strategy DME4, DMG1; SPG 'Extensions and alterations to dwellings'.
3/2014/0419/P	Outline application for one dwelling within the garden area including access	7 Whins Lane Simonstone	<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)</p> <p>- Creation of a new dwelling 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.</p> <p>Policies G1, T1 and ENV13 of the DWLP and Key Statement EN2 and Policies DMG1, DMG3 and DME2 of the Core Strategy Proposed Main Modifications (May 2014)</p> <p>- Inadequate information submitted regarding impact on highway safety to adequately assess its impacts.</p> <p>Create a harmful precedent.</p>
3/2014/0496/P	Non material amendment to planning consent 3/2012/0908 - position and change of roof	3 Arley Rise Mellor	The proposed amendment to the western gable would result in a development which would potentially affect residential amenity and thus this change cannot
Cont/			

<u>Plan No</u>	<u>Proposal</u>	<u>Location</u>	<u>Reasons for Refusal</u>
Cont...	line on West Elevation and colour of window frames changed to black		be classed as a non-material amendment.
3/2014/0497/P	Non-material amendment to planning permission 3/2011/0746/P for external and landscape alterations to the approved scheme	Ribble Valley Remembrance Park Mitton Road Whalley	As the proposed alterations include a considerable increase in the floor area of the building, and would fundamentally change the design of the building, it is not appropriate to determine as a non-material amendment.

156 OBSERVATIONS TO ANOTHER LOCAL AUTHORITY

<u>Plan No</u>	<u>Proposal</u>	<u>Location</u>
3/2014/0508/P	Erection of a 85 units (3-5 bedrooms), associated car parking, landscaping and public open space	land at Parsonage Road Ramsgreave

157 PROPOSED LARGER HOME EXTENSION NOTIFICATION WHERE PRIOR APPROVAL **WILL** BE REQUIRED

<u>Plan No</u>	<u>Proposal</u>	<u>Location</u>
3/2014/0393/P	Prior notification of a larger home extension which will extend beyond the rear wall by 4.5 metres, the maximum height of the proposed extension will be 3.5 metres measured externally from the natural ground level and the height at the eaves of the proposed extension measured externally from natural ground level will be 2.3 metres	14 Kingfisher Crescent Clitheroe

158 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>
3/2014/0466/P	Prior notification of a concrete water trough length 18m, height to eaves 1.2m, breadth 3mm	Osbaldeston Hall Farm Osbaldeston Lane Osbaldeston

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APPLICATIONS WITHDRAWN

<u>Plan No</u>	<u>Proposal</u>	<u>Location</u>
3/2014/0135/P	Demolition of redundant outbuilding (with accommodation works to newly exposed gable) and treatment of cleared site to provide an improved public house car park and rear perimeter fence.	Craven Heifer 105 Whalley Road Clitheroe
3/2014/0293/P	Two storey extension to existing dwelling	The Lodge Clitheroe Road Whalley
3/2014/0294/P	Removal of condition 30 (works to plot 48) of planning consent 3/2011/1011	Land at Chapel Hill Longridge
3/2014/0389/P	Change of use of part of a mixed use building currently used for agricultural, office, staff facilities and cider making for use as a holiday cottage	Dove Syke Nursery Eaves Hall Lane West Bradford

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SECTION 106 APPLICATIONS

<u>Plan No</u>	<u>Location</u>	<u>Date to Committee</u>	<u>Number of Dwellings</u>	<u>Progress</u>
3/2012/0785	Clitheroe Hospital Chatburn Road Clitheroe	6/12/12	57	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
<u>Non Housing</u>				
3/2011/0649P	Calder Vale Park Simonstone	15/3/12		Subject to departure procedures, draft 106 received from Lancashire County Council

<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>
3/2013/0737	Hanson Garden Centre Whalley Road Barrow	13/2/14	19 weeks	43	Decision 24/6/14

3/2013/0440	Land R/O Pendle Street East Sabden	10/4/14	9 weeks	17	106 Signed 8/7/14
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161 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>
3/2013/0578 R	06/02/14	Wolfen Hall Chipping	LB		Awaiting decision
3/2013/0848 Condition	20/02/14	7 Church Close Mellor	WR		Appeal allowed 12 th June 2014
3/2014/0064 R	16/04/14	14 Green Park Whalley	HH		Appeal allowed 11 th June 2014
3/2013/1060 R	23/04/14	70a Downham Road Chatburn	HH		Appeal allowed 4 th June 2014 Costs application refused.
3/2013/0445 R	29/04/14	Higher Farm	Flass	Hearing	30 July 2014 Awaiting hearing
3/2013/1048 R	07/05/14	Holmes Cottage Clitheroe	HH		Appeal dismissed 12 th June 2014
3/2013/0722 Non Det	16/05/14	Englands Farm Paythorne	WR		Awaiting decision
3/2013/0448 R	05/06/14	Oakfield Longsight Road Clayton le Dale	WR		Awaiting decision
3/2014/0124 R	06/06/14	5 The Crescent, Dunsop Bridge	HH		Awaiting decision
3/2014/0195 R	02/06/14	98 Durham Road, Wilpshire	HH		Awaiting decision
3/2014/0319 R	23/06/14	Land at Whitehall Lane, Grindleton	WR		Notification sent Questionnaire sent Statement due 28/07/14
3/2014/0116 R	30/06/14	Blue Trees Copster Green	WR		Notification sent Questionnaire sent Statement due August 14

162 APPEALS

- (a) 3/2013/1048/P – demolition of the existing garage and the erection of a new garage with accommodation over and an extension to the existing annex at Holmes Cottage, Woone Lane, Clitheroe – appeal dismissed.
- (b) 3/2013/0848/P – small extension to front of garage, bedroom, en-suite and study extension above garage, small extension to utility room, extension to

lounge to bring in to front of house, replacement of a wooden outbuilding with a brick outbuilding at 7 Church Close, Mellor – appeal allowed with deletion of condition 4.

- (c) 3/2014/0064/P – new single storey rear extension at 14 Green Park, Whalley – appeal allowed.
- (d)(i) 3/2013/1060/P – construction of a part two storey, part single storey side extension at 70A Downham Road, Chatburn – appeal allowed with conditions.
- (d)(ii) 3/2013/1060/P – construction of a part two storey, part single storey side extension at 70A Downham Road, Chatburn – application for costs refused.

The meeting closed at 7.25pm.

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