

Minutes of Planning and Development Committee

Meeting Date: 21 August 2014 starting at 6.30pm
Present: Councillor T Hill (Chairman)

Councillors:

S Bibby	I Sayers
I Brown	R Sherras
S Carefoot	D Taylor
B Hilton	M Thomas
S Knox	R Thompson
G Mirfin	A Yearling
J Rogerson	

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

Also in attendance: Councillors J Holgate, K Hind and D Smith.

163 APOLOGIES

Apologies for absence from the meeting were submitted on behalf of Councillor J White.

164 MINUTES

The minutes of the meeting held on 24 July 2014 were approved as a correct record and signed by the Chairman.

165 DECLARATIONS OF INTEREST

There were no declarations of interest.

166 PUBLIC PARTICIPATION

There was no public participation.

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

1. APPLICATION NO: 3/2014/0581/P (GRID REF: SD 373394 440674)
TWO STOREY SIDE EXTENSION WITH SINGLE STOREY EXTENSION TO REAR INCLUDING DEMOLITION OF EXISTING GARAGE AT 111 KEMPLE VIEW, CLITHEROE, BB7 2QJ

The Head of Planning Services reported that the Town Council had no objections.

GRANTED subject to the following condition(s):

1. The development must be begun not later than the expiration of three years beginning with the date of this permission.

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

2. The permission shall relate to the development as shown on Plan Reference:

001-PL-02 - Proposed external layout - received 30th June 2014

001-PL-04 - Proposed front elevation - received 30th June 2014

001-PL-06 - Proposed side elevation - received 30th June 2014

001-PL-08 - Proposed rear elevation - received 30th June 2014

001-PL-10 - Proposed floor plans - received 30th June 2014

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

3. The external facing materials, detailed on the approved plans, shall be used and no others substituted.

REASON: To ensure that the materials to be used are appropriate to the locality in accordance with Policies G1 and H10 of the Ribble Valley Districtwide Local Plan, the adopted Supplementary Planning Guidance - "Extensions and Alterations to Dwellings" and Policies DMG1 and DMH5 of the Ribble Valley Core Strategy 2008-2028 Regulation 22 Post Submission Version including Proposed Main Modifications (May 2014).

4. 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 and report submitted with the application dated 22nd June 2014. Works must only proceed during April and May, and/or September and October in line with the recommendations of the survey.

REASON: To ensure that no species/habitat protected by the Wildlife and Countryside Act 1981 are destroyed and to ensure that there are no adverse effects on the favourable conservation status of a bat population.

5. Prior to commencement of any works which may affect bats identified during the surveys or their breeding sites or resting places, a detailed mitigation strategy shall be submitted to and approved in writing by the local planning authority. All works shall proceed in accordance with the approved strategy with any amendments agreed in writing.

REASON: To ensure that no species/habitat protected by the Wildlife and Countryside Act 1981 are destroyed and to ensure that there are no adverse effects on the favourable conservation status of a bat population.

6. Site contractors and site project managers shall be made aware of the legal protection afforded all species of bats in the UK. The building contractors

shall be made aware that solitary roosting bats can be disturbed or exposed beneath roof materials such as roofing slates, timber battens and roofing membranes.

Building contractors shall take additional care when removing fascia boards, verge tiles, ridge tiles, lead flashing and roofing felt. In the event that any bats are found or disturbed during any part of the development/roofing work, all work shall cease until further advice has been sought from a licensed ecologist.

REASON: To ensure that in the event that any bats are present there will be no adverse effects on the favourable conservation status of a bat population.

2. APPLICATION NO: 3/2013/0539/P (GRID REF: SD 372986, 436769)
PROPOSED CONSTRUCTION OF NEW OUTDOOR MULTI-USE GAMES AREA WITH FLOOD LIGHTING, GREEN GYM AND YOUTH SHELTER AT QUEEN ELIZABETH II PLAYING FIELDS, MITTON ROAD, WHALLEY.

The Head of Planning Services reported upon additional letters of objection and the need to remove Reason 3 should the application be refused.

Minded to Approve and Deferred and Delegated to the Director of Community Services for appropriate conditions.

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

3. APPLICATION NO: 3/2014/0351/P (GRID REF: SD 364763 432731)
THE CONSTRUCTION OF A SINGLE AFFORDABLE ECO DWELLING AND GARAGE NOT FOR MARKET SALE. NO.3 THE GREEN, OSBALDESTON LANE, OSBALDESTON, BB2 7LY

REFUSED for the following reason(s):

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 (submission version as proposed to be modified) in that the approval would lead to the 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, it is further considered that the approval of this application would lead to an unsustainable form of development in an isolated location contrary to the NPPF presumption in favour of sustainable development.

2. The proposal, by virtue of its design, external appearance, scale and elevational language would result in a poorly designed and incongruous form of development that fails to respond positively to or enhance the immediate context, being of detriment to the visual amenity and character of the area contrary to Policies G1 and ENV3 of the Ribble Valley Districtwide Local Plan and policies DMG1, DMG2 and DMH3 of the Ribble Valley Core Strategy (submission version as proposed to be modified).

(Mr Reddy spoke in favour of the above application. Mr Croston spoke against the above application).

4. APPLICATION NO: 3/2014/0438/P (GRID REF: SD 374170 441987)
PROPOSED DEVELOPMENT OF 105 RESIDENTIAL UNITS, INCLUDING AFFORDABLE HOUSING, NEW VEHICULAR AND PEDESTRIAN ACCESSSES, LANDSCAPING, PUBLIC OPEN SPACE AND ECOLOGICAL ENHANCEMENT MEASURES ON LAND TO THE EAST OF CHIPPING LANE, LONGRIDGE

The Head of Planning Services submitted some additional information including three letters of objection and four letters of support and changes needed to the reasons for refusal. He also clarified issues regarding future highway comments and the principle of the development.

REFUSED for the following reason(s):

1. The proposal, by virtue of the proximity of the proposed dwellings to Longridge Cricket Club would prejudice the operation of the cricket club and provide an inadequate level of amenity for future occupants, by virtue of noise disturbance, insufficient outlook and risk of cricket balls causing damage to property and persons. As such the proposal does not comprise sustainable development and is contrary to the National Planning Policy Framework, Policy G1 of the Districtwide Local Plan and Policies DMG1, DMB4 and Key Statement EC2 of the draft Core Strategy (including proposed main modifications).
2. The proposal by virtue of the design, layout, external appearance of the dwellings, the perimeter ball-stop fencing and alterations to Chipping Lane would have a significant adverse effect on the character and appearance of the area. Furthermore, the spatial relationships and proximity between a number of the proposed dwellings would be of detriment to the residential amenities of future occupiers by virtue of lack of privacy and overbearing impact. As such the proposal does not comprise sustainable development and is contrary to National Planning Policy Framework, Policies G1, G5, ENV3 and ENV13 of the Districtwide Local Plan and Policies DMG1, DME2 and Key Statements DS2 and EN2 of the draft Core Strategy (including proposed main modifications).
3. The applicant has failed to demonstrate that the proposal would not have a detrimental impact on European Protected Species. As such the proposal

therefore is contrary to the National Planning Policy Framework, Policies G1 and ENV7 of the Districtwide Local Plan and Policies DMG1, DME3 and Key Statements DS2, EN3 and EN4 of the draft Core Strategy (including proposed main modifications).

4. The applicant has failed to demonstrate the vehicles associated with the development could be adequately and safely accommodated on the highway network to the detriment of highway and pedestrian safety and the safety of other users of the highway. Furthermore, the applicant has failed to demonstrate that opportunities for sustainable transport, including bus, walking and cycling have been maximised. As such the proposal does not comprise sustainable development and would be contrary to Policy D1, T7 and G1 of the Districtwide Local Plan, Policies DS2, DMG1, DMG3, DMI1 and DMI2 of the draft Core Strategy (including proposed main modifications) and the National Planning Policy Framework.

(Mr Artiss spoke in favour of the above application. Mr Seel spoke against the above application. Councillors Hind and Smith were given permission to speak on the above application).

5. APPLICATION NO: 3/2014/0475/P (GRID REF: SD 373371 435924)
 PROPOSED DEMOLITION OF REAR SINGLE STOREY EXTENSION AND CONSTRUCTION OF REPLACEMENT SINGLE STOREY EXTENSION WITH TWO STOREY SIDE EXTENSION TO CREATE IMPROVED FAMILY ACCOMMODATION AT 8 CALDER VALE, WHALLEY, BB7 9SR

MINDED TO APPROVE and deferred and delegated to the Director of Community Services for appropriate conditions.

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

168 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:

169 APPLICATIONS APPROVED

<u>Plan No</u>	<u>Proposal</u>	<u>Location</u>
3/2013/0721/P	Proposed detached welling house with integral garage following demolition of existing including external works and access	Glendene Barker Lane Mellor
3/2014/0367/P	Discharge of condition no 3 (Materials) of planning permission 3/2010/0961/P	land at Greenacres/ Tennyson Avenue Read

<u>Plan No</u>	<u>Proposal</u>	<u>Location</u>
3/2014/0392/P	Discharge of conditions 3 – materials, 4 – boundary treatments, 5 – contamination, 6 – visibility splays, 8 – off-site highway works, 9 – access to be closed off, 10 – traffic management, 12 – drainage proposals	Wilkinsons Haulage Yard and adjacent land Whalley Road Billington
3/2014/0403/P	Discharge of conditions 3 (Materials), 4 (Landscaping) and 5 (Landscaping) of planning permission 3/2010/0807/P	The Knolle 26 Whalley Road Wipshire
3/2014/0405/P	Erection of general purpose building for storage of hay and farm machinery	Paddock House Osbaldeston Lane Osbaldeston
3/2014/0434/P	Discharge of condition 5 (landscaping) of planning permission 3/2014/0137/P	Hammond Field Hammond Drive, Read
3/2014/0448/P	Front porch extension	East Cottage George Lane, Read
3/2014/0453/P	Single storey extension and internal alterations to include the formation of a mezzanine floor and the insertion of roof lights	Sandrock Avenue Road Hurst Green
3/2014/0460/P	Non-material amendment to planning permission APP/T2350/A/12/2186164 as per plans 1732-202D, 1732-203D, 1732-204D, 1732-206B and 1732-213G	Kemple Barn Whalley Road Pendleton
3/2014/0467/P	Raising of wall plate to facilitate attic conversion, demolition of single storey section, roof extension and erection of new build dwelling	128 Whalley Road Langho
3/2014/0478/P	Change of use from private lounge to café including a new entrance (previously granted under reference 3/20109/0796/P)	2 Downham Road Chatburn
3/2014/0483/P	Discharge of conditions 3, 4 and 5 of planning permission APP/T2350/A/12/2186164	Kemple Barn, Whalley Road Pendleton
3/2014/0487/P	Agricultural building adjacent to existing building	Land adjacent to Forest Becks Settle Road Bolton-by-Bowland
3/2014/0490/P	Single storey extension to the farmhouse annex	Englands Head Farm Paythorne, Gisburn

<u>Plan No</u>	<u>Proposal</u>	<u>Location</u>
3/2014/0492/P	Discharge of conditions 3, 5, and 9 of planning permission 3/2011/0415/P	Sugar Hill Chalet, Cow Ark Clitheroe
3/2014/0500/P	Change of use from sui generis A1 shop use to A3 use shop with flat at first floor	59 King Street Whalley BB7 9SP
3/2014/0509/P	Discharge of conditions 4 (materials) and 5 (tree planting) of planning permission 3/2011/0695/P on land adjacent	Mount Pleasant Padiham Road, Sabden
3/2014/0518/P	Replacement single car garage with attached links door	Plot 5 Garage Colony Whins Lane Simonstone
3/2014/0522/P	Partial removal of existing conservatory and reconstruction of the same with a change to the proposed roofing material	The Lidgett Twiston Lane Downham
3/2014/0533/P (LBC)	Formation of shower room on the second floor with service connections and confirmation of basement alterations to form kitchen/ utility/WC	8 Church Brow Clitheroe

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APPLICATIONS REFUSED

<u>Plan No</u>	<u>Proposal</u>	<u>Location</u>	<u>Reasons for Refusal</u>
3/2014/0464/P	Two storey and single storey rear extensions and single rooflights in the front and rear roofslope	60 Taylor Street Clitheroe	Policies G1, H10 and SPG and DMG1 and DMH5 – Over development of the plot and dominant and incongruous addition. Policies G1, H10 and SPG and DMG1 and DMH5 – Loss of light, overbearing and oppressive.
3/2014/0501/P	Change of use to C3 dwelling and construction of two n ^o new two storey four bed dwellings and two n ^o new two storey five bed dwellings on land	Longsight Road (A59) Copster Green	Policies G1; Key Statement DS1, DMG1, DMG2 and DMG3 of the emerging Core Strategy; and NPPF – inappropriate unsustainable development in a Tier 2 settlement causing harm to the
Cont/			

<u>Plan No</u>	<u>Proposal</u>	<u>Location</u>	<u>Reasons for Refusal</u>
Cont...			development strategy, and detrimental effects upon highway safety and visual amenity
3/2014/0535/P	Residential development	Oaklands Longsight Road Clayton-le-Dale	Policies G1, G5, ENV3, H2; Key Statement DS1, DMG1, DMG2, DME2 and DMH3 of the Core Strategy as proposed to be modified – inappropriate unsustainable development in the open countryside causing harm to the Development Strategy, and detrimental effects upon highway safety and visual amenity.
3/2014/0553/P (LBC)	Cleaning of external stonework	58 Church Street Ribchester	Harm to special architectural and historic interest, setting and significance of listed buildings and the character, appearance and significance of Ribchester Conservation Area. Visual conspicuousness and incongruity of the stonework finish, the loss of the stonework's 'patina of age' and damage to important historic fabric. NPPF paragraph 17, 131 and 132, Local Plan ENV20, ENV19, ENV16 and G1 and Core Strategy DME4 and DMG1.

<u>Plan No</u>	<u>Proposal</u>	<u>Location</u>	<u>Reasons for Refusal</u>
3/2014/0564/P	Extension to side and above existing garage to form enlarged snug, utility room, wc and first floor bedroom with en-suite	Beck Top Clough Lane Simonstone	G1, ENV3 and DMG1 and Key Statement EN2 – the proposals would dominate the original bungalow and alters the established hierarchy of the property with the rear balcony appearing as a visually incongruous feature from Whalley Road.

171 OBSERVATIONS TO ANOTHER LOCAL AUTHORITY

<u>Plan No</u>	<u>Proposal</u>	<u>Location</u>
3/2014/0577/P	Consultation by South Ribble Borough Council on application 7/2014/0430/FUL for the construction of ground mounted solar photovoltaic array, associated ancillary equipment and access	BAE Samlesbury Aerodrome Whalley Road Samlesbury

172 CERTIFICATE OF LAWFULNESS FOR AN EXISTING USE OR ACTIVITY IN BREACH OF PLANNING CONDITION

<u>Plan No</u>	<u>Proposal</u>	<u>Location</u>
3/2014/0477/P	Application for a Certificate of Lawfulness for an existing use of motorcycle repair, servicing and preparation work	Unit 2 Abbey Works Back King Street Whalley

173 APPLICATIONS WITHDRAWN

<u>Plan No</u>	<u>Proposal</u>	<u>Location</u>
3/2012/0909/P	Erection of manager's dwelling	Bridge Heywood Caravan Park Whalley Road, Read
3/2014/0069/P	Storage of hazardous substances involved in an industrial process	Johnson Matthey Pimlico Industrial Estate Clitheroe
3/2014/0430/P	Demolition of existing bungalow and erection of 16 houses and pumping station with associated access and services	15 Parker Avenue Clitheroe
3/2014/0452/P	Renovate Georgian entrance doorway	Waddow Hall Clitheroe

<u>Plan No</u>	<u>Proposal</u>	<u>Location</u>
3/2014/0469/P	Two storey extensions to side and rear to provide additional living accommodation, new detached garage and new driveway	Eatoughs Farm Fleet Street Lane Ribchester
3/2014/0514/P	Hip to gable with dormer side and rear extensions	19 Warwick Drive Clitheroe
3/2014/0520/P	Garage and additional living accommodation to form dining room, breakfast area and sitting room. New roof over to replace existing glazed roof	Angerham Barn Withgill Fold Withgill
3/2014/0541/P	Construction of 19 two bed apartments for the over 55s and a 104 place children's nursery, associated car parking and landscaping	Land off Elker Lane Billington

174 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 24/7/14	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 LCC

175 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		Appeal allowed
3/2013/0445 R	29/04/14	Higher Flass Farm	Hearing	30/7/14	Awaiting decision
3/2013/0722 Non Det	16/05/14	Englands Head Farm Paythorne	WR		Awaiting decision
3/2013/0448 R	05/06/14	Oakfield Longsight Road Clayton le Dale	WR		Awaiting decision

<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>
3/2014/0124 R	06/06/14	5 The Crescent Dunsop Bridge	HH		Appeal dismissed
3/2014/0195 R	02/06/14	98 Durham Road Wilpshire	HH		Appeal dismissed
3/2014/0319 R	23/06/14	Land at Whitehall Lane, Grindleton	WR		Awaiting decision
3/2014/0116 R	30/06/14	Blue Trees Copster Green	WR		Notification sent Questionnaire sent Statement due August 14
3/2014/0204 R	09/07/14	The Warren Hurst Green	WR		Notification sent Questionnaire sent Statement due August 13
3/2014/0394 R	23/07/14	Stoneroyd Haugh Ave Simonstone	HH		Awaiting decision
3/2014/0175 R	30/07/14	20 Brookside Old Langho	WR		Notification sent Questionnaire sent Statement due
3/2014/0307 R	29/07/14	Land at Albany Drive Salesbury	Hearing	16/09/14	Notification sent Questionnaire sent Statement due
3/2014/0401 R	24/07/14	Boococks Barn	WR		Notification sent Questionnaire sent Statement due 28 th August
3/2014/0235 R	29/07/14	20 Chapel Hill Longridge	HH		Awaiting decision
3/2014/0258 R	01/08/14	1 Main Street Bolton by Bowland	HH		Awaiting decision
3/2014/0298 R	Awaiting validation by PINS	Rose Cottage Main Street Grindleton			

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PETITION FROM SAVE LONGRIDGE CAMPAIGN

The Chief Executive submitted a report informing Committee of the receipt of a petition at Full Council and providing an opportunity to discuss the issues raised. The Save Longridge campaign petition was seeking to urge the Council to:

- maintain and support the new housing numbers proposed in the Ribble Valley Development Plan;

- support and maintain the 200 homes reduction in the number of new homes to be built in Longridge contained in the Ribble Valley Development Plan known as the Longridge Adjustment; and
- resist the arguments of Taylor Wimpey, Barratt, Millers and Gladmans to increase new home numbers in Longridge and recognise that this is a device by which to build on their chosen sites.

The points raised by the petition support the position being promoted by the Council in the Core Strategy and the Examination. The Inspector would consider all the representations made to the consultations and the issues discussed at the hearings. The Council needs to await the delivery of his report before moving to the formal adoption stage. The petition would be passed to the Inspector for him to consider. Individual planning applications would need to be considered against the relevant policy frameworks and determined through the development management process. Whilst the petition focuses on the Core Strategy, it was important to recognise that decisions taken on applications could have impacts upon the matters raised in the petition such as the overall amount of housing in Longridge. This would be a matter for consideration in the application process.

RESOLVED: That Committee note the contents of the petition together with the points set out in the report and agree that the petition be forwarded to the Inspector with the campaign group being advised accordingly.

177 CONSULTATION ON ENGLISH HERITAGE DRAFT HISTORIC ENVIRONMENT GOOD PRACTICE ADVICE IN PLANNING

The Director of Community Services submitted a report seeking Committee's authorisation to respond to an English Heritage consultation on draft historic environment good practice advice notes. The report outlined the background and the issues on which the Council was being consulted. These included advice notes on the historic environment in local plans, decision taking in the historic environment and the setting of heritage assets. Each document introduction states that good practice advice therefore supports the implementation of national policy but does not constitute a statement of government policy itself. The Principal Planning Officer (Design and Conservation) had considered the document and the report outlined his comments to the consultation.

RESOLVED: That Committee authorise the Director of Community Services to respond to the English Heritage consultation with the opinions expressed in the report by the Principal Planning Officer (Design and Conservation).

178 LOCAL ENFORCEMENT PLAN

The Chief Executive submitted a report seeking Committee's approval for the Council's Enforcement Plan. The Council has responsibility for enforcing planning and listed building controls within its area and has one full time enforcement officer dealing with investigating planning (and licensing) enforcement complaints, advice about planning merits is given by the Council's Senior Planning Officer (enforcement). The purpose of the local enforcement

Plan is to explain to both potential complainants and those carrying out unauthorised development how the enforcement process would be managed and aims to describe the Council's current approach rather than setting out new priorities. The plan was set out in four parts:

- Part A sets out the context and legislative framework
- Part B clarifies what constitutes a breach of planning control
- Part C sets out how the Council deals with the alleged breaches
- Part D sets out how functions are delegated

RESOLVED: That Committee approve the local Enforcement Plan with the attached delegation scheme

179 STATISTICAL REPORT ON LISTED BUILDING APPLICATIONS

The Director of Community Services submitted a report for Committee's information on the determination rate of listed building applications in the years 2006-2013. The report also highlighted the complexities that surround the determination of listed building applications.

RESOLVED: That the report be noted.

180 APPEALS

- (a) 3/2014/0124/P – Proposed extension to side of dwelling, conservatory to rear and 2 no roof lights at 5 The Crescent, Dunsop Bridge – appeal dismissed.
- (b) 3/2014/0195/P – Installation of fences at 1800mm high around the side/back garden perimeter next to the public footpath at 98 Durham Road, Wilpshire – appeal dismissed.
- (c) 3/2013/0578/P – New porch to front elevation at Wolfen Hall, Chipping – appeal allowed with conditions.

181 REPORTS FROM REPRESENTATIVE ON OUTSIDE BODIES

There were no reports from Representatives on Outside Bodies.

The meeting closed at 8.28pm.

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