

## Minutes of Planning and Development Committee

Meeting Date: Thursday, 18 September 2014 starting at 6.30pm  
Present: Councillor T Hill (Chairman)

Councillors:

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

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

Also in attendance: Councillors A Knox, M Robinson and D Smith.

### 293 APOLOGIES

Apologies for absence from the meeting were submitted on behalf of Councillors I Sayers and M Thomas.

### 294 MINUTES

The minutes of the meeting held on 21 August 2014 were approved as a correct record and signed by the Chairman.

### 295 DECLARATIONS OF INTEREST

There were no declarations of interest.

### 296 PUBLIC PARTICIPATION

There was no public participation.

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

1. APPLICATION NO: 3/2014/0583/P (GRID REF: SD 380534 445807)  
PROPOSED CHANGE OF USE TO RESIDENTIAL; DEMOLITION OF EXISTING TIMBER FRAME REAR EXTENSION; NEW SINGLE STOREY REAR EXTENSION IN MATERIALS MATCHING EXISTING BUILDING; AND NEW FIRST FLOOR SIDE EXTENSION IN MATERIALS MATCHING EXISTING BUILDING AT THE BLACK BULL HOTEL, RIMINGTON LANE, RIMINGTON BB7 4DS

GRANTED subject to the following condition(s):

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

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

2. The development hereby permitted shall be carried out in accordance with submitted drawing numbers AL(00)102 REV.D and 103 REV.C.

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

3. Unless otherwise agreed in writing with the Local Planning Authority the development shall be carried out in strict accordance with the mitigation measures contained in the Protected Species Survey Report dated 30 May 2013 (Job reference 1319) that was submitted with the application.

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 Core Strategy Submission Version as proposed to be modified.

4. Prior to the first occupation of any of the flats hereby permitted, the existing gate at the entrance into the site from Rimington Lane, shall be altered so that it opens inwards away from Rimington Lane. Thereafter the gate shall be retained in this manner in perpetuity.

REASON: 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 submission version as proposed to be modified.

5. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 there shall not at any time in connection with the development hereby permitted be erected or planted or allowed to remain upon the land hereinafter defined any building, wall, fence, hedge, tree, shrub or other device that is in excess of 1m. high above adjoining carriageway level.

The visibility splay that is the subject of this condition shall be that land in front of a line drawn from a point 2.4m measured along the centre line of the proposed road from the continuation of the nearer edge of the carriageway of Rimington Lane to points measured 43m in each direction along the nearer edge of the carriageway of Rimington Lane, from the centre line of the access, and shall be constructed and maintained at footway/verge level in accordance with a scheme that has first been agreed in writing by the Local Planning Authority.

REASON: 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 submission version as proposed to be modified.

6. The car park shall be surfaced or paved and marked out in accordance with a scheme that shall first have been submitted to and approved in writing by the Local Planning Authority. The car parking spaces and manoeuvring areas shall be marked out in accordance with the approved scheme and shall be available for use, prior to the first occupation of any of the flats hereby permitted. Thereafter the access drive, parking and manoeuvring areas shall all be kept clear in perpetuity of any obstructions to their designated purpose.

REASON: 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 submission version as proposed to be modified.

(Mr Hodgson spoke in favour of the above application. Mr Whittaker spoke against the above application).

2. APPLICATION NO: 3/2014/0624/P (GRID REF: SD 364806 435134)  
PROPOSED ERECTION OF 15 AFFORDABLE DWELLINGS TO MEET LOCAL NEEDS  
LAND OFF PARSONAGE AVENUE, RIBCHESTER

GRANTED 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 shall be carried out in accordance with the amended plans received on 5th September 2014, unless otherwise required by condition of this permission, drawing references:

A 003 Proposed Site Plan Rev H  
808\_A017\_Indicative 85mm Window and Door Reveal Detail  
A 004 Rev C  
A 005 Rev C  
A 006 Rev C  
A 009 Rev B  
A 010 Rev B  
A 011 Rev B  
A 012 Rev B  
A 013 Rev B  
A 014 Rev B  
A 015 Rev B  
A 016 Rev B

REASON: To clarify the permission.

3. Notwithstanding the submitted plans, samples of walling and roofing materials and details of any surface materials to be used including their colour and texture shall be submitted to and approved in writing by the Local Planning Authority prior to their use in the development. The development shall be carried out in accordance with the approved details prior to the first occupation of each dwelling.

REASON: To ensure the materials to be used are appropriate to the locality adjacent to Ribchester conservation area, in accordance with Policies G1 and ENV16 of the Ribble Valley Districtwide Local Plan, Key Statement EN5 and Policy DME4 of the emerging Ribble Valley Core Strategy (Including Proposed Main Modifications).

4. The development shall not begin until a scheme for the provision of affordable housing has been submitted to and approved in writing by the Local Planning Authority. The residential units hereby permitted shall only be occupied by households or individuals in housing need used for the purposes of providing affordable housing accommodation as defined in Annex 2 of the National Planning Policy Framework (March 2012) or such replacement guidance.

- (i) The type and tenure of affordable housing provision.
- (ii) The arrangements for the transfer of affordable housing to an affordable housing provider. (or the management of the affordable housing) (if no RSL involved).
- (ii) The arrangements to ensure that such provision is affordable for both the first and subsequent occupiers of affordable housing.
- (iv) The occupancy criteria to be used for determining the identity of the occupiers of affordable housing and the means by which such occupancy criteria shall be enforced.

This condition shall not be binding upon any of the following:

- (i) A mortgagee or chargee (or any receiver appointed by such mortgagee or chargee) of the development or any part thereof (including any individual residential unit or group of residential units) together with the successors in title to such mortgagee, chargee or receiver;
- (ii) A tenant of a residential unit who exercises any statutory right to buy or right to acquire (or equivalent right) such residential unit together with the mortgagee or chargee (or any receiver appointed by such mortgagee or chargee) of such tenant and successors in title;
- (iii) A lessee of a residential unit held under a shared ownership lease who acquires 100% of the interest held under that lease together with the mortgagee or chargee (or any receiver appointed by such mortgagee or chargee) of such lessee and successors in title.

REASON: For the avoidance of doubt as the development is for affordable housing units in accordance with Policy H20 of the Ribble Valley Districtwide Local Plan and Policy DMH3 of the emerging Ribble Valley Core Strategy (Including Proposed Main Modifications).

5. No site works shall take place until a scheme of investigation to secure the implementation of a programme of archaeological work has been submitted

to and approved in writing by the local planning authority. Site works shall proceed in complete accordance with the approved scheme and the final report shall be submitted to and approved in writing by the local planning authority prior to the first occupation of the development.

REASON: To ensure and safeguard the recording and inspection of matters of archaeological importance associated with the site in accordance with Policy ENV14 of the Ribble Valley Districtwide Local Plan and Policy DME4 and Key Statement EN5 of the emerging Ribble Valley Core Strategy (Including Proposed Main Modifications).

6. 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 during the actual construction of those individual dwellings identified on the submitted plan before each such dwelling 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 to 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 emerging Ribble Valley Core Strategy (Including Proposed Main Modifications).

7. Notwithstanding the submitted details and prior to the commencement of the development, a scheme for the hard and soft landscaping of the site, including boundary treatment, shall be submitted to and approved in writing by the local planning authority. The scheme shall incorporate the recommendations of the Bat Survey (report reference R-1684-02 July 2014) and the Ecology Appraisal (report reference R-1684-01.3) and shall indicate, as appropriate, the types and numbers of trees and shrubs, their distribution on site, those areas to be seeded, turfed, paved or hard landscaped, including details of any changes of level or landform and the types and specifications of all fencing.

The approved soft landscaping scheme shall be implemented in the first planting season following occupation or use of the development unless otherwise required by the reports above, whether in whole or part and shall be maintained thereafter for a period of not less than 10 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. The hard landscaping and boundary treatment shall

be implemented in accordance with the approved details prior to the first occupation of the development and retained thereafter at all times.

REASON: In the interests of visual amenity, habitats and species in accordance with Policy G1 of the Ribble Valley Districtwide Local Plan and Policies DMG1, DME1, DME2 and DME3 and Key Statement EN4 of the emerging Ribble Valley Core Strategy (Including Proposed Main Modifications).

8. The development shall be carried out in complete accordance with the recommendations and precautions in parts 1 and 2 of the Ecology Appraisal (report reference R-1684-01.3) and the Bat Survey (report reference R-1684-02 July 2014). For the avoidance of doubt, any works affecting vegetation, including trees and hedges, shall be undertaken outside the nesting bird season [March - August inclusive] unless preceded by a nesting bird survey, the results of which shall be submitted to and approved in writing by the local planning authority immediately prior to vegetation works taking place and works shall thereafter be carried out in accordance with the survey.

REASON: In the interests of protected species and to mitigate impacts on biodiversity in accordance with Policies G1 and ENV7 of the Ribble Valley Districtwide Local Plan, Policies DMG1 and DME3 and Key Statement EN5 of the emerging Ribble Valley Core Strategy (Including Proposed Main Modifications).

9. The development shall be carried out in complete accordance with the Flood Risk Assessment (Reference: 3957/FRA1C: updated 9 July 2014). Prior to the commencement of the development, a scheme of finished ground and floor levels and flood resilience measures shall be submitted to and approved in writing by the local planning authority. For the avoidance of doubt, finished floor levels should be no lower than 27.5 metres above Ordnance Datum (AOD) and must be at least 300mm above developed ground level and existing ground levels must not be raised. The mitigation measures shall be fully implemented prior to occupation and subsequently in accordance with the timing/phasing arrangements embodied within the scheme, or within any other period as may subsequently be agreed in writing by the local planning authority.

REASON: To prevent flooding by ensuring the satisfactory storage of/disposal of surface water from the site and to reduce the risk of flooding to the proposed development and future occupants in accordance with Policies G1 of the Ribble Valley Districtwide Local Plan and Policies DMG1 and DME6 of the emerging Ribble Valley Core Strategy (Including Proposed Main Modifications).

10. Prior to the commencement of the development, a surface water drainage scheme based on sustainable drainage principles and an assessment of the hydrological and hydrogeological context (inclusive of how the scheme shall be managed after completion) shall be submitted to and approved in writing by the Local Planning Authority. The surface water drainage scheme must be restricted to existing runoff rates and unless otherwise agreed in writing by

the Local Planning Authority, no surface water shall discharge to the public sewerage system either directly or indirectly. Surface water run-off shall be limited to a maximum of 5 litres per second so that it will not exceed the run-off from the undeveloped site and not increase the risk of flooding off-site. The drainage strategy shall demonstrate the surface water run-off generated up to and including the 1 in 100 year plus climate change critical storm will not exceed the run-off from the undeveloped site following the corresponding rainfall event. The development shall be completed in accordance with the approved scheme prior to first occupation and shall be maintained and managed in accordance with the approved details.

REASON: To ensure a satisfactory means of drainage to prevent the increased risk of flooding in accordance with Policy G1 of the Ribble Valley Districtwide Local Plan and Policies DMG1 and DME6 of the emerging Ribble Valley Core Strategy (Including Proposed Main Modifications).

11. Prior to the commencement of the development, a foul drainage scheme shall be submitted to and approved in writing by the Local Planning Authority. Foul shall be drained on a separate system, no building shall be occupied until the approved scheme has been completed to serve that building, and the development shall be completed, maintained and managed in accordance with the approved details.

REASON: To ensure a satisfactory means of drainage in accordance with Policy G1 of the Ribble Valley Districtwide Local Plan and Policies DMG1 and DME6 of the emerging Ribble Valley Core Strategy (Including Proposed Main Modifications).

12. Prior to the commencement of site works, the following information shall be submitted to and approved in writing by the local planning authority:
  - (a) A Desk Study which assesses the risk of the potential for on-site contamination and ground gases and migration of both on and off-site contamination and ground gases.
  - (b) If the Desk Study identifies potential contamination and ground gases, a detailed Site Investigation shall be carried out to address the nature, degree and distribution of contamination and ground gases and shall include an identification and assessment of the risk to receptors as defined under Part IIA of the Environmental Protection Act 1990, focusing primarily on risks to human health and controlled waters. The investigation shall address implications of the health and safety of site workers, of nearby occupied building structures, on services and landscaping schemes and on wider environmental receptors including ecological systems and property. The sampling and analytical strategy shall be submitted to and approved in writing by the local planning authority prior to the site investigation survey.
  - (c) If the site investigation indicates remediation is necessary, a Remediation Statement detailing the recommendations and remedial measures to be implemented within the site shall be submitted to and approved in writing

by the LPA. The remediation shall be carried out in accordance with the agreed statement and on completion of the development/remedial works, the developer shall submit a Verification Report to the local planning authority for approval in writing that certifies that all works were completed in accordance with the agreed Remediation Statement prior to the first occupation of the development.

REASON: To prevent pollution of ground and surface waters both on and off site and to ensure the site is suitable for its end use in accordance with Policies G1, ENV7 and ENV13 of the Ribble Valley Districtwide Local Plan and Policies DMG1, DME2 and DME3 of the emerging Ribble Valley Core Strategy (Including Proposed Main Modifications).

13. Site works shall be carried out in complete accordance with the Arboricultural Impact Assessment and Arboricultural Methods Statement dated 16th September 2013. The root protection/exclusion zone shall remain in place until all building work has been completed and all excess materials have been removed from site including soil/spoil and rubble. During the building works no excavations or changes in ground levels shall take place and no building materials/spoil/soil/rubble shall be stored or redistributed within the protection/exclusion zone, in addition no impermeable surfacing shall be constructed within the protection zone.

REASON: In order to ensure that any trees are afforded maximum physical protection from the potential adverse impacts of development in order to comply with planning policies G1 and ENV13 of the District Wide Local Plan and Policies DMG1 and DME3 and Key Statement EN5 of the emerging Ribble Valley Core Strategy (Including Proposed Main Modifications).

14. Prior to commencement of development a Construction Method Statement/Management Plan shall be submitted to and approved in writing by the Local Planning Authority. Construction of the development shall not be carried out otherwise than in accordance with the approved Construction Management Plan which shall include the following matters:
  - a) The parking and turning for vehicles of site personnel, operatives and visitors;
  - b) programme of works (including measures for traffic management and operating hours including times for deliveries or vehicles involved in construction);
  - c) loading and unloading of plant and materials;
  - d) storage of plant and materials used in constructing the development;
  - e) erection and maintenance of security hoarding and lighting;
  - f) wheel washing facilities and a programme for cleaning;
  - g) a Management Plan to control the emission of dust and dirt during construction identifying suitable mitigation measures;
  - h) a scheme for recycling/disposing of waste resulting from construction works (there shall be no burning on site;)
  - i) a Management Plan to control noise and vibration during the construction phase (in accordance with BS: 5228 2009 code of Practice titled 'Noise and Vibration Control on Construction and Open Sites'). The Noise Management Plan for the development shall include details of



- acoustic heavy duty fencing and locations; location of site offices, compounds and storage and operation of the wheel wash;
- j) details of lighting to be used during the construction period which should be directional and screened wherever possible
  - k) the new estate road/access between the site and Church Street shall be constructed in accordance with the Lancashire County Council Specification for Construction of Estate Roads to at least base course level before any development takes place within the site

REASON: In the interests of protecting the residential amenities of the locality and highway safety and to comply with Policy G1 of the Ribble Valley Districtwide Local Plan and Policy DMG1 of the Core Strategy Submission Version as proposed to be modified.

15. Prior to commencement of development a scheme (including a timetable for implementation) to secure at least 10% of the energy supply of the development hereby permitted from renewable or low carbon energy sources shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented and retained as operational thereafter.

REASON: In order to encourage renewable energy and to comply with Key Statement EN3 and Policy DME5 of the Core Strategy Submission Version as proposed to be modified.

16. The dwellings hereby permitted shall achieve a Level 3 of the Code for Sustainable Homes. No dwelling shall be occupied until a final Code Certificate has been issued for it certifying that Code Level 3 has been achieved.

REASON: In order to reduce carbon emissions and to comply with Key Statement EN3 and Policies DMG1 and DME5 of the Core Strategy Submission Version as proposed to be modified.

17. Prior to the installation of any external lighting including during construction works, 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 protected species, having regard to Policies G1, ENV7 and ENV10 of the Ribble Valley Districtwide Local Plan and Policies DMG1, DME1 and DME3 of the emerging Ribble Valley Core Strategy as proposed to be modified.

18. Prior to the commencement of any site works, a repeat survey for the presence of badgers on the site and surrounding suitable habitat, with associated mitigation/compensation measures, shall be submitted to and approved in writing by the local planning authority in consultation with

specialist advisors. Site works shall be carried out in complete accordance with the survey unless otherwise agreed in writing by the local planning authority.

REASON: In the interests of badgers and in accordance with Policies G1, ENV7 and ENV10 of the Ribble Valley Districtwide Local Plan and Policies DMI1, DME1 and DME3 of the emerging Ribble Valley Core Strategy as proposed to be modified.

19. The development hereby permitted shall not be commenced unless and until a scheme for the on and off site highway works has been submitted to and approved in writing by the local planning authority. The scheme shall be implemented in accordance with the approved details prior to first occupation of the development hereby permitted.

REASON: In the interests of highway and pedestrian safety and the visual amenities of the area, having regard to Policies G1, ENV10 and T1 of the Ribble Valley Districtwide Local Plan and Policies DMG1, DME1 and Key Statement DS2 of the emerging Ribble Valley Core Strategy as proposed to be modified and the National Planning Policy Framework.

20. No works shall commence until a detailed mitigation method statement to demonstrate impacts on protected and priority species (including amphibians and hedgehog) will be avoided has been submitted and approved in writing by Ribble Valley Borough Council in consultation with their ecological advisors. If the presence of great crested newts is detected or suspected at any stage before or during development works, then works must not proceed until advice has been sought from Natural England regarding the need for a licence. The approved method statement shall be implemented in full.

REASON: In the interests of protected species and species of principal importance, having regard to Policies G1, ENV7 and ENV10 of the Ribble Valley Districtwide Local Plan and Policies DMG1, DME1 and DME3 of the emerging Ribble Valley Core Strategy as proposed to be modified.

21. A landscaping (habitat creation and management) scheme shall be submitted to Ribble Valley Borough Council for approval in writing, subsequent implementation in full and maintenance thereafter. The scheme shall demonstrate compensation for losses of wildlife habitat, and shall include retention and/ or replacement of native hedgerows (to be managed for the benefit of biodiversity), sufficient provision of replacement bat habitat (including replacement foraging habitat and roosting opportunities), the provision of replacement bird nesting habitat and details of the translocation of great burnet.

REASON: In the interests of biodiversity, fauna and flora, having regard to Policies G1, ENV7 and ENV10 of the Ribble Valley Districtwide Local Plan and Policies DMG1, DME1, DME4 and DME3 of the emerging Ribble Valley Core Strategy as proposed to be modified.

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

(Mr Armstrong spoke in favour of the above application. Mr Ormand spoke against the above application).

3. APPLICATION NO: 3/2014/0660/P (GRID REF: SD 373419 436516)  
DEMOLITION OF EXISTING SUN ROOM AND REAR PORCH TO CREATE A SINGLE STOREY REAR EXTENSION. FIRST FLOOR EXTENSION TO THE EXISTING BATHROOM AND ALTERATIONS TO THE ROOF AT THE REAR. LOFT CONVERSION WITH REAR DORMER CONSTRUCTION AT 14 CLITHEROE ROAD, WHALLEY

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 PHD/MB/200A – Proposed plans and elevations/sections - received 4<sup>th</sup> September 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. APPLICATION NO: 3/2014/0666/P (GRID REF: SD374011 440935)  
PROPOSED DEMOLITION OF EXISTING BUNGALOW AND ERECTION OF 15 HOUSES AND PUMPING STATION WITH ASSOCIATED ACCESS AND SERVICES AT 15 PARKER AVENUE, CLITHEROE

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 the Chairman and Vice Chairman of Planning and 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 County Planning Act 1990

2. This permission shall relate to the development as detailed on drawings:  
806/A/000 Location Plan  
806/A/001 Proposed Site Plan RevO Amended plan received 1 September 2014  
806/A/011 Site Sections RevC received 1 September 2014  
806/A/A003 Blocks 1-4,7,8,9 RevB  
806/A/A007 Block 11 RevB  
806/A/A008 Block 12 RevB  
806/A/A009 Block 5,6,10 RevB  
806/A/A030 Tree Constraints Plan

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

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

REASON: In order that the Local Planning Authority may ensure that the materials to be used are appropriate to the locality in accordance with Policy G1 of the Ribble Valley Districtwide Local Plan and Policy DMG1 of the Core Strategy submission version as proposed to be modified.

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, boundary treatments (to be used throughout the entire development site) 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 Policy DMG1 of the Core Strategy Submission Version as proposed to be modified.

5. Notwithstanding the provisions of Class A Schedule 2 Part 2 of the Town and Country Planning (General Permitted Development) Order 1995, or any Order revoking and re-enacting that Order, no gates, walls, fences or other means of enclosure shall be erected within the curtilage of Block 4 on the approved Proposed Site Plan (ref: 806/A/001 RevO received on 1 September 2014) unless planning permission has first been granted by the Local Planning Authority.

REASON: To ensure that the 8m easement for the Environment Agency aligning Mearley Brook is not compromised in the interests of flood management in accordance with Policy G1 of the Ribble Valley Districtwide

Local Plan and Policies DMG1 and DME6 of the Core Strategy Submission Version as proposed to be modified.

6. Prior to commencement of development a scheme (including a timetable for implementation) to secure at least 10% of the energy supply of the development hereby permitted from renewable or low carbon energy sources shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented and retained as operational thereafter.

REASON: In order to encourage renewable energy and to comply with Key Statement EN3 and Policy DME5 of the Core Strategy Submission Version as proposed to be modified.

7. The dwellings hereby permitted shall achieve a Level 3 of the Code for Sustainable Homes. No dwelling shall be occupied until a final Code Certificate has been issued for it certifying that Code Level 3 has been achieved.

REASON: In order to reduce carbon emissions and to comply with Key Statement EN3 and Policies DMG1 and DME5 of the Core Strategy Submission Version as proposed to be modified.

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

REASON: To ensure that satisfactory access is provided to the site before the development hereby permitted becomes operative in accordance with Policy G1 of the Ribble Valley Districtwide Local Plan and Policy DMG1 of the Core Strategy Submission Version as proposed to be modified.

9. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 there shall not at any time in connection with the development hereby permitted be erected or planted or allowed to remain upon the land hereinafter defined any building, wall, fence, hedge, tree, shrub or other device.

The visibility splay to be the subject of this condition shall be that land in front of a line drawn from a point 2.4m measured along the centre line of the proposed road from the continuation of the nearer edge of the carriageway of Parker Avenue to points measured 25m in each direction along the nearer edge of the carriageway of Parker Avenue, from the centre line of the access, and shall be constructed and maintained at footway/verge level in accordance with a scheme to be agreed by the Local Planning Authority in conjunction with the Highway Authority.

REASON: To ensure adequate visibility at the street junction or site access in accordance with Policy G1 of the Ribble Valley Districtwide Local Plan and Policy DMG1 of the Core Strategy Submission Version as proposed to be modified.

10. Prior to commencement of development a Construction Method Statement/Management Plan shall be submitted to and approved in writing by the Local Planning Authority. Construction of the development shall not be carried out otherwise than in accordance with the approved Construction Management Plan which shall include the following matters:
- a) The parking and turning for vehicles of site personnel, operatives and visitors;
  - b) programme of works (including measures for traffic management and operating hours including times for deliveries or vehicles involved in construction);
  - c) loading and unloading of plant and materials;
  - d) storage of plant and materials used in constructing the development;
  - e) erection and maintenance of security hoarding and lighting;
  - f) wheel washing facilities and a programme for cleaning;
  - g) a Management Plan to control the emission of dust and dirt during construction identifying suitable mitigation measures;
  - h) a scheme for recycling/disposing of waste resulting from construction works (there shall be no burning on site;)
  - i) a Management Plan to control noise and vibration during the construction phase (in accordance with BS: 5228 : 2009 code of Practice titled 'Noise and Vibration Control on Construction and Open Sites') The Noise Management Plan for the development shall include details of acoustic heavy duty fencing and locations; location of site offices, compounds and storage and operation of the wheel wash;
  - j) details of lighting to be used during the construction period which should be directional and screened wherever possible

REASON: In the interests of protecting the residential amenities of the locality and highway safety and to comply with Policy G1 of the Ribble Valley Districtwide Local Plan and Policy DMG1 of the Core Strategy Submission Version as proposed to be modified.

11. The development hereby permitted shall not be commenced until details of the landscaping of the site, including wherever possible the retention of existing trees, 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, those areas to be seeded, turfed, paved or hard landscaped, including details of any changes of level or landform and the types and details of all fencing and screening.

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

REASON: In the interests of 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 submission version as proposed to be modified.

12. Prior to commencement of any site works including delivery of building materials and excavations for foundations or services all trees identified in the arboricultural constraints appraisal and plan dated April 2013 and 16 April 2014 shall be protected in accordance with the BS5837 2012 [Trees in Relation to Demolition, Design & Construction] the details of which shall be agreed in writing and implemented in full under the supervision of a qualified arboriculturalist and in liaison with the Countryside/Tree Officer. A tree protection monitoring schedule shall be agreed and tree protection measures inspected by the Local Planning Authority before any site works are begun.

The root protection/exclusion zone shall remain in place until all building work has been completed and all excess materials have been removed from site including soil/spoil and rubble.

During the building works no excavations or changes in ground levels shall take place and no building materials/spoil/soil/rubble shall be stored or redistributed within the protection/exclusion zone, in addition no impermeable surfacing shall be constructed within the protection zone.

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

REASON: In order to ensure that any trees affected by development and considered to be of visual, historic or botanical value are afforded maximum physical protection from the potential adverse effects of development. In order to comply with planning policies G1, ENV13 of the Districtwide Local Plan and Policy DMG1 of the Core Strategy Submission Version as proposed to be modified.

13. No part of the development hereby permitted shall commence until all the mitigation measures detailed in the Ecological and Assessment, dated July 2014 [including a licenced bat survey] have been fully implemented strictly in accordance with the Recommendations and Ecological Enhancement details [sections 5.1.1 to 5.8.10 inclusive]

The details of further pre-commencement surveys and assessments shall be submitted together with a copy of the Natural England Protected Species

Licence as determined by Natural England. The mitigation measures as detailed in the Ecological and Assessment reports July 2014 shall be implemented in accordance with any specified time table and completed in full prior to the substantial completion or the first bringing into use of the development hereby approved, whichever is sooner.

REASON: In order to ensure that no species protected by the Conservation of Habitats and Species Regulations 2010 [as amended] and the Wildlife and Countryside Act 1981 [as amended] are protected against the adverse effects of development and in order to enhance the biodiversity value of the site in accordance with Policies G1 and ENV7 of the Ribble Valley Districtwide Local Plan and Policies DMG1 and DME3 of the Core Strategy Submission Version as proposed to be modified.

14. 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 have been submitted, and approved in writing by the Local Planning Authority.

The details shall be submitted on a building dependent bird/bat species development site plan and include details of plot numbers and the numbers of 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 -north/north east elevations for birds & elevations with a minimum of 5 hours morning sun for bats.

The artificial bird/bat boxes shall be incorporated into those dwellings/buildings during the actual construction of those individual identified on the submitted plan before the development is first brought into use, unless otherwise agreed in writing by the Local Planning Authority.

REASON: To ensure that bird and bat species are protected and their habitat enhanced, in accordance with the Wildlife & Countryside Act 1981 as amended, the Conservation [Natural Habitats & c.] Regulations 1994 and with Policies G1 and ENV7 of the Ribble Valley Districtwide Local Plan and Policies DMG1 and DME3 of the Core Strategy Submission Version as proposed to be modified.

15. Prior to the commencement of development a method statement outlining the works involved in the land re-profiling on the site, including details of the removal/redistribution/storage of any excavated materials, measures to protect the trees as identified in condition 12 above, and precise specifications of any retaining structures necessary shall be submitted to and approved in writing by the Local Planning Authority. The works shall thereafter be carried out in accordance with the details so approved.

REASON: In the interests of the amenities of the area in accordance with Policy G1 of the Ribble Valley Districtwide local Plan and Policy DMG1 of the Core Strategy Submission Version as proposed to be modified.

16. No occupation of any part of the permitted development shall take place until a verification report demonstrating completion of works set out in the



approved remediation strategy and the effectiveness of the remediation shall be submitted to and approved, in writing, by the local planning authority. The report shall include results of sampling and monitoring carried out in accordance with the approved verification plan to demonstrate that the site remediation criteria have been met. It shall also include any plan (a “long-term monitoring and maintenance plan”) for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action, as identified in the verification plan. The long-term monitoring and maintenance plan shall be implemented as approved.

REASON: To ensure the development does not pose a risk of pollution to controlled waters in accordance with Policy G1 of the Ribble Valley Districtwide Local Plan and Policies DMG1 and DME6 of the Core Strategy Submission Version as proposed to be modified.

17. Prior to the commencement of any development, details of the foul drainage scheme (including specifications of the proposed pumping station) shall be submitted to and approved in writing by the Local Planning Authority. Foul shall be drained on a separate system. No building shall be occupied until the approved foul drainage scheme has been completed to serve that building, in accordance with the approved details. This development shall be completed maintained and managed in accordance with the approved details.

REASON: To promote sustainable development, secure proper drainage and to reduce the risk of flooding & pollution to comply with Policy G1 of the Ribble Valley Districtwide Local Plan and Policies DMG1 and DME6 of the Core Strategy Submission Version as proposed to be modified.

18. Prior to the commencement of any development, a surface water drainage scheme and means of disposal, based on sustainable drainage principles with evidence of an assessment of the site conditions (inclusive of how the scheme shall be managed after completion) shall be submitted to and approved in writing by the Local Planning Authority. The surface water drainage scheme must be restricted to existing runoff rates and unless otherwise agreed in writing by the Local Planning Authority, no surface water shall discharge to the public sewerage system either directly or indirectly. The development shall be completed, maintained and managed in accordance with the approved details.

REASON: To promote sustainable development, secure proper drainage and to reduce the risk of flooding & pollution to comply with Policy G1 of the Ribble Valley Districtwide Local Plan and Policies DMG1 and DME6 of the Core Strategy Submission Version as proposed to be modified.

19. No development shall commence unless and until a scheme for the offsetting of biodiversity impacts at the site has been submitted to and approved in writing by the local planning authority and until the developer has purchased the requisite conservation credits (for example as provided by Environment Bank) as evidenced through submission of the issued Conservation Credit certificates. The offsetting scheme shall include:
  - i. The identification of receptor site(s);

- ii. Details of the offset requirements of the development (in accordance with the recognised offsetting metrics standard outlined in the Defra Metrics Guidance dated March 2012);
- iii. The provision of arrangements to secure the delivery of the offsetting measures (including a timetable for their delivery); and
- iv. A management and monitoring plan (to include for the provision and maintenance of the offsetting measures for not less than 25 years).

The offsetting shall be implemented in accordance with the approved scheme unless otherwise agreed in writing by the local planning authority.

REASON: In order to offset impacts on biodiversity and to compensate for residual harm of development, having regard to Policies G1, ENV7 and ENV10 of the Ribble Valley Districtwide Local Plan, Policies DMI1, DME1 and DME3 of the draft Ribble Valley Core Strategy (Post submission version including proposed main changes) and the National Planning Policy Framework.

#### INFORMATIVES

1. This permission shall be read in conjunction with the accompanying Section 106 Agreement which details provisions for affordable housing and a commuted sum for education provision.
2. 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 Customer Services at [highways@lancashire.gov.uk](mailto:highways@lancashire.gov.uk) and on 0300 1236780 and quote the planning application number.
3. A separate metered supply to each unit will be required at the applicant's expense and all internal pipe work must comply with current water supply (water fittings) regulations 1999.
4. A water main crosses the site and would be located beneath two of the proposed properties and will require to be abandoned to permit the development.
5. The existing nearby water mains have inadequate capacity to supply the development and United Utilities network will need extending to serve this site. The applicant, who may be required to pay a capital contribution, will need to sign an Agreement under Sections 41, 42 & 43 of the Water Industry Act 1991.
6. The Local Planning Authority operates a pre-planning application advice service which applicants are encouraged to use. Whether or not this was used, the Local Planning authority has worked proactively and positively at formal app stage in order to secure amendments to the proposal that, subject

to the imposition of appropriate conditions, will deliver a sustainable form of development.

(Councillors A Knox and M Robinson were given permission to speak on the above application).

(Mr Kelly spoke in favour of the above application. Mr Ashton spoke against the above application).

298 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:

299 APPLICATIONS APPROVED

<u>Plan No</u>	<u>Proposal</u>	<u>Location</u>
3/2014/0512/P	Proposed single storey rear extensions and replacement garages	5 & 7 Kestor Lane Longridge
3/2014/0515/P	Alterations/extensions to currently approved dwelling	Plot 1 Whins Lane, Read
3/2014/0534/P	Detached annex within rear garden area	77 Mitton Road Whalley
3/2014/0548/P	Discharge of conditions 4 (Tree Protection Measures) and 5 (bat survey) of planning permission 3/2013/0910/P	14 The Hawthorns Wilpshire
3/2014/0557/P	Proposed new two bedroom dwelling within the curtilage of St James House with shared access	St James House St James Street Clitheroe
3/2014/0563/P	Two storey extension	The Lodge Clitheroe Road Whalley
3/2014/0664/P	Two no. roof lights. Resubmission of application 3/2014/0275/P	14 Goose Lane Cottages, Chipping
3/2014/0681/P	Change of use from public house to retail outlet	Victoria, 1 Market Place Clitheroe
3/2014/0682/P	Advertisement consent for two illuminated fascia signs and one projecting sign	Victoria 1 Market Place Clitheroe
3/2014/0683/P	Change of use from public house to retail outlet	Victoria, 1 Market Place Clitheroe
3/2014/0699/P 3/2014/0700/P	Planning permission and listed building consent to involve new entrance to car park to the rear of the building and relocation of existing fire escape staircase and various internal alterations	The White Bull Hotel Main Street Gisburn

## APPLICATIONS REFUSED

<u>Plan No</u>	<u>Proposal</u>	<u>Location</u>	<u>Reasons for Refusal</u>
3/2014/0395/P	Erection of a new build house within the garden curtilage	58 Bushburn Drive Langho	G1/ DMG1 – Harmful to both residential amenity and visual amenity.
3/2014/0602/P	Demolition of a range of farm buildings and the erection of 8 dwellings associated garages and creation of garden areas	Broadhead Farm Ramsgreave	ENV4, EN1 – Inappropriate development in the Green Belt G5, H2, DS1, DMG2, DMH3 – Unjustified dwellings in the open countryside leading to unsustainable development G1, ENV3, ENV4, EN1, DMG1, DME2 – Design detrimental to visual amenities of the area G1,RT19, DMG1, DMB5 - Inadequate provisions for protection of the PROW through the site and unsuitable access provisions H20, H21, H3, DMG2, DMH1 – Inadequate information on affordable housing Create a harmful precedent
3/2014/0605/P	Outline application including access for one dwelling	Land at Pendle East Sabden Street	Policy G4 DWLP not infill development and Key Statement DS1 and Policy DMG2 of the Core Strategy Submission Version as proposed to be modified - Creation of a new

Cont/

<u>Plan No</u>	<u>Proposal</u>	<u>Location</u>	<u>Reasons for Refusal</u>
Cont'd			dwelling in a Tier 2 village 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. Create a harmful precedent for the acceptance of other similar schemes.
3/2014/0632/P	Change of use from Sui Generis (Nail and Beauty Salon) to Class A3 (Café and Restaurant)	1 Victoria Street Clitheroe	Policy G1 and policy DMG1 – Insufficient information to establish whether the proposed café use would adversely affect adjoining and nearby residents.
3/2014/0634/P	Rear extension including raising of rear eaves to create loft bedroom with en-suite	11 Lower Lane Longridge	Policies G1, H10/DMG1, DMH5 and SPG – Dominant extension detrimental to the host dwelling and street scene. Policies G1, H10/DMG1, DMH5 and SPG – Detrimental to neighbours residential amenity due to first floor window overlooking rear garden areas.
3/2014/0692/P	Erection of single storey extension to the rear	11 The Old Stables Mitton Road Whalley	Policies G1, ENV3 and H17 of the Districtwide Local Plan and Policy DMG1, Key
Cont/			

<u>Plan No</u>	<u>Proposal</u>	<u>Location</u>	<u>Reasons for Refusal</u>
Cont'd			Statement EN2 and Policy DMH4 of the Core Strategy Submission version as proposed to be modified – detrimental visual impact upon the traditional character of the property to the visual detriment of the open countryside.

301 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>
3/2014/0523/P	Two single span portal frame buildings for cattle handling, storage of straw and storage of machinery	Scridbles Farm Smalden Lane Grindleton

302 APPLICATIONS WITHDRAWN

<u>Plan No</u>	<u>Proposal</u>	<u>Location</u>
3/2014/0485/P	Detached double garage on front of dwelling	High Head Farm Tosside
3/2014/0586/P	Spiral stair to allow access to first floor of property	22 Wellgate Clitheroe
3/2014/0564/P	Extension to side and above garage to form enlarged utility room, WC and first floor bedroom and en-suite	Beck Top Simonstone

303 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

**Non Housing**

3/2011/0649P Calder Vale Park 15/3/12 Subject to departure  
Simonstone procedures, draft 106  
received from  
Lancashire County  
Council

## 304 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>
3/2013/0445 R	29/04/14	Higher Flass Farm	Hearing	30 <sup>th</sup> July 2014	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
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		Awaiting decision
3/2014/0204 R	09/07/14	The Warren Hurst Green	WR		Awaiting decision
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		Awaiting decision
3/2014/0307 R	29/07/14	Land at Albany Drive, Salesbury	Hearing	16/09/14	Awaiting hearing
3/2014/0401 R	24/07/14	Boococks Barn	WR		Awaiting decision
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	11/08/14	Rose Cottage Main Street Grindleton	HH		Awaiting decision
3/2014/0146 R	21/08/14	The Coach House 1 Ashcroft Cottages Clitheroe Road West Bradford	WR		Awaiting decision
3/2014/0342 R	27/08/14	11 Primrose Road Clitheroe	HH		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>
3/2013/1023 U	29/08/14	Land off Kingsmill Avenue, Whalley	WR		Awaiting decision

305 PROPOSED CRITERIA FOR REVISED SETTLEMENT BOUNDARIES

Members received a report which described the proposed methodology to be used in the forthcoming revision of the boundaries of the 'defined settlements' of the Core Strategy as part of the evidence base that will inform the forthcoming housing and economic development DPO, which will contain future land allocations and more immediately to assist in relation to the determination of planning applications.

The Assistant Planning Officer explained that this process would sit alongside the current work on the Core Strategy. A fundamental part of the above approach would be to define the exact geographic terms where these defined settlements begin and end by placing a settlement boundary around them.

The need for settlement boundaries was recognised in the current Districtwide Local Plan (DWLP) and a methodology was developed to define them.

The criteria was needed for two purposes, the first and most immediate was to bring boundaries up to date for instance by plotting around developments since 1988. This would help development management staff in making day to day decisions in relation to planning applications. In the slightly longer term, it would also help in the definition of future land allocations as part of the former local plan allocations document referred to in the earlier paragraph.

The topic paper first outlines the relevant national planning background to boundary setting and Core Strategy policies, to which boundaries immediately relate.

Section 3 then described how a defined settlement was derived in Ribble Valley terms whilst chapter 3 went on to describe how the areas various 'defined settlements' were subject to a series of sustainability tests to distinguish that they were most appropriate to host future development.

The core of the paper lay in Section 4 which considered how to deal with boundaries defined around each of the defined settlements in DS1. It proposed a set of criteria, some of which were used in the DWLP and were considered to remain robust and others that reflected issues that had developed since 1988 such as the definition of mineral safeguarding areas and revised flood zone guidance. Sections 5 and 6 considered the implications of boundary setting of the greenbelt and the AONB.

Members then discussed the document in some details.

RESOLVED: That Committee



1. adopt the methodology outlined in the topic paper in relation to ongoing work relating to settlement boundaries; and
2. agree to continue to use settlement boundaries within the Districtwide Local Plan where appropriate for development management purposes.

306 HOUSING LAND AVAILABILITY

Members considered a report which gave information on the results of the most recent housing land availability survey which had a base date of 30 June 2014. The report outlined the position as at 30 June 2014 which was as follows.

• Units with full planning permission not started	360
• Units with outline planning permission not started	1889
• Sites commenced units remaining but not started	291
• Units under construction	290
• Conversions not started	91
• Conversions under construction	51
• Affordable housing sites not started	939
<b>Total</b>	<b>3911</b>

The Head of Planning Services gave his comments on this report.

RESOLVED: That the report be noted.

307 REPORT RELATING TO AN APPEAL IN RESPECT OF THE NON DETERMINATION OF PLANNING APPLICATION 3/2013/0123 FOR THE ERECTION OF 4 SEMI DETACHED THREE BEDROOM DWELLINGS (TWO OPEN MARKET, TWO AFFORDABLE DWELLINGS) WITH ASSOCIATED GARDEN AREAS AND PARKING – RESUBMISSION OF APPLICATION 3/2012/0702/P ON LAND AT KINGSMILL AVENUE, WHALLEY

Committee were advised of a recently received appeal against the non-determination of the planning application described above. Committee were informed of the decision that would have been taken on the application under delegated powers in the event that the appeal had not been submitted. That decision was as follows:

The application would have been refused under delegated powers for a reason similar to that given in respect of the previous application but updated to reflect the current version of the Core Strategy. In order to protect the Core Strategy a reason relating to the setting of a harmful precedent was also now considered to be necessary and justified. The two reasons for refusal are therefore as follows:

1. The proposed development is contrary to Key Statement DS1 and Policies DMG2 and DMH3 of the Ribble Valley Core Strategy submission version as proposed to be modified as it would involve the construction of dwellings in an open countryside location that do not meet an identified local need. As such, the proposal would cause harm to the development

strategy for the borough as set out in the emerging Core Strategy leading to unsustainable development.

2. Permission for the proposed development would create a harmful precedent for the acceptance of other similar 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 the core principles and policies of the NPPF.

RESOLVED: That the report be noted.

308 REVENUE OUTTURN 2013/2014

Committee were informed of the revenue outturn for this Committee for the year ending 31 March 2014.

RESOLVED: That the report be noted.

309 REVENUE MONITORING 2014/2015

Committee considered a report which outlined the position for the first four months of this year's revenue budget as far as this Committee was concerned.

RESOLVED: That the report be noted.

The meeting closed at 8.19pm.

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