

Minutes of Planning and Development Committee

Meeting Date: Thursday, 13 November 2014 starting at 6.30pm
Present: Councillor T Hill (Chairman)

Councillors:

S Bibby	G Mirfin
I Brown	I Sayers
S Carefoot	R Sherras
B Hilton	D Taylor
S Knox	J White

In attendance: Director of Community Services, Head of Planning Services, Head of Legal and Democratic Services, Senior Planning Officers x 2.

Also in attendance: Councillors S Hore, S Hirst, C Ross, K Horkin and K Hind.

422 APOLOGIES

Apologies for absence from the meeting were submitted on behalf of Councillors J Rogerson, M Thomas, R Thompson and A Yearling.

423 MINUTES

The minutes of the meeting held on 16 October 2014 were approved as a correct record and signed by the Chairman.

424 DECLARATIONS OF INTEREST

Councillor G Mirfin declared an interest in planning application 3/2014/0801.

425 PUBLIC PARTICIPATION

There was no public participation.

426 PLANNING APPLICATIONS

1. APPLICATION NO: 3/2014/0326/P (GRID REF: SD 370686 441240)
PROPOSED NEW AGRICULTURAL BUILDING AT WITHGILL FARM,
WITHGILL FOLD, WITHGILL, CLITHEROE, BB7 3LW

The Head of Planning Services referred to late items in relation to further discussions with the Environment Agency on their requirements.

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 No's BARN/23 Dwg03 and 04.

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

3. The development hereby permitted shall not be commenced until a Manure Management Plan has been submitted to, and approved in writing by, the Local Planning Authority. The scheme shall be implemented in accordance with the approved details; and, thereafter, the management of manure at this farm shall be carried out, at all times, in complete accordance with the approved details.

REASON: To ensure the development does not pose a risk of pollution to controlled waters and to comply with Policy G1 of the Ribble Valley Districtwide Local Plan, Policy DMG1 of the Ribble Valley Core Strategy Submission Version as proposed to be modified and Paragraph 109 (Conserving and Enhancing the Natural Environment) of the National Planning Policy Framework.

NOTES

1. The applicant is advised that, in order to satisfy Condition Number 3 of this permission, the Manure Management Plan should include a fully assessed, site specific field risk map (with proper consideration given to field observation and assessment), cropping and monthly land availability schedule, days available for spreading (based on meteorological data), risks associated with spreading in individual fields and contingency planning for extended periods of adverse weather.

A soil management plan should also be included as part of the Manure Management Plan and should include field-by-field identification of run-off and erosion risk, soil management issues and proposals for managing risk. Further information on producing a soil management plan can be viewed via the following link:

<http://adlib.everysite.co.uk/adlib/defra/content.aspx?id=000HK277ZX.0BNAY2UG1A8R> CY

The risks of water pollution following slurry application can be identified as follows:

- Diffuse pollution as a result of rainfall following application – these risks are mainly influenced by Soil Moisture Deficit levels, rainfall timing and volumes; and
- Direct (point-source) slurry runoff from land spreading – these risks are influenced by application rate, field slopes, connectivity to drains and surface waters

On medium or heavy soils, the greatest risks of ammonium nitrate, phosphorus and microbial pathogen losses in drainflow and surface run-off waters are when slurry applications are made to 'wet' soils (less than 20mm soil moisture deficit) and when sufficient rainfall occurs in the 10-20 day period after application to generate drainflow. The risk of diffuse pollution and soil compaction is greatest during the winter period (November to January). A closed period for slurry application is therefore recommended. Following the 'no-spread' period, any slurry applications made should not exceed 30 cubic metres per hectare (in order to reduce the risk of drainflow). Additionally, spreading evenly at low rates throughout the high risk period should be achievable by not applying from the highway via high trajectory methods.

2. The applicant is advised that condition No 3 of this permission must be the subject of a formal Discharge of Condition Application and that no works on the development shall be commenced until such an application has been submitted to the Local Planning Authority and (following appropriate consultation with the Environment Agency) has been approved.
3. The applicant should be aware that any works to watercourses within or adjacent to the site which involve infilling, diversion, culverting or which may otherwise restrict flow, may require the prior formal Consent of the Lead Local Flood Authority (Lancashire County Council) under Section 23 of the Land Drainage Act 1991.

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

2. APPLICATION NO: 3/2014/0722/P (GRID REF: SD 360260 437412)
REDUCE SIZE OF THE EXISTING ROYAL BRITISH LEGION CLUBHOUSE BY DEMOLITION OF SINGLE STOREY GABLE EXTENSION, RELOCATION OF BOWLING PAVILLION AND THE ERECTION OF FOUR HOUSES AT TOWNELEY ROAD, LONGRIDGE, PRESTON, PR3 3EA

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. Unless otherwise required by condition of this permission, the development hereby permitted shall be carried out in complete accordance with the proposals as detailed on drawings:
 - Jon No.120 Drawing No.111
 - Job No.120 Drawing No.112
 - Job No.120 Drawing No.320

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

3. Precise specifications or samples of all external surfaces, including surfacing materials and their extents, of the development hereby permitted shall have been submitted to and approved by the Local Planning Authority before their use in the proposed development. The development shall be carried out in accordance with the approved details prior to the first occupation of the development.

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, DME2 and DME4 of the Ribble Valley Core Strategy (as proposed to be modified).

4. Prior to the commencement of the development, section details at a scale of not less than 1:20 of each elevation including details of eaves, window/door reveals and surrounds, and window/door framing/glazing systems and porch details shall have been submitted to and approved by the Local Planning Authority. The development shall be carried out in strict accordance with the approved details.

REASON: In order that the Local Planning Authority may ensure that the detailed design of the proposal is appropriate to the locality in accordance with Policies G1 and ENV16 of the Ribble Valley Districtwide Local Plan and Policies DMG1, DME2 and DME4 of the Ribble Valley Core Strategy (as proposed to be modified).

5. Prior to the commencement of the development, 1:20 details of all boundary treatments, fencing and refuse storage including materials and their colour shall have been submitted to and approved by the Local Planning Authority. The development shall be carried out in STRICT accordance with the approved details.

REASON: In order that the Local Planning Authority may ensure that the detailed design of the proposal is appropriate to the locality in accordance with Policies G1 and ENV16 of the Ribble Valley Districtwide Local Plan and Policies DMG1, DME2 and DME4 of the Ribble Valley Core Strategy (as proposed to be modified).

6. No development shall take place until a construction & demolition method statement has been submitted to and approved by the local planning authority in consultation with the highway authority.

It shall provide for:

- i) the parking of site operatives and visitors;
- ii) the loading and unloading of plant and materials;
- iii) the storage of plant and materials used in the construction of the development;

- iv) the erection and maintenance of security hoarding;
- v) measures to control the emission of dust and dirt during construction & demolition;
- vi) the highway routeing and timings of plant and material deliveries to and from the site;
- vii) measures to ensure that construction & demolition vehicles do not impede accesses;
- viii) a scheme to control noise during the construction/demolition phase;
- ix) details of how existing habitat features. Trees, hedgerows shall be retained and protected during the lifetime of the development and from the adverse effects of development works.

The approved statement shall be adhered to throughout the construction period.

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 (as proposed to be modified).

7. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking, amending or re-enacting that Order) any future extensions or external alterations to the dwelling(s) including the insertion of any new openings to the external surface of the dwelling(s) (including any roof plane) and any development within the curtilage shall not be carried out without the formal written consent of the Local Planning Authority.

REASON: To ensure that subsequent alterations preserve or enhance the character and appearance of the Conservation Area in accordance with Policies G1 and ENV16 of the Ribble Valley Districtwide Local Plan and Policies DMG1, DME2 and DME4 of the Ribble Valley Core Strategy (as proposed to be modified).

(Mrs Douglas spoke in favour of the above application).

3. APPLICATION NO: 3/2014/0801/P (GRID REF: SD 371872 435653)
PROPOSED CONSTRUCTION OF 19 TWO BEDROOM APARTMENTS FOR THE OVER 55'S AND A 120 PLACE CHILDREN'S DAY NURSERY, ASSOCIATED CAR PARKING AND LANDSCAPING AT LAND OFF ELKER LANE, BILLINGTON

The Head of Planning Services reported on late items including variations to conditions 15, 18 and 19 and in relation to the method statement, he also reported that they had now received an objection from St Augustine's RC High School.

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 be implemented in accordance with the proposal as detailed on drawings ELKER/01Dwg03 REVA – proposed plans and elevations; ELKER/01Dwg05 REVA – proposed car parking; 805/A/000 – site location plan; 805/A/001 REV1 (received on 29 October 2014) – proposed site plan; 805/A/002 REVB – ground floor plan; 805/A/003 REVB – first floor plan; 805/A/005 REVA – proposed roof plan; 805/A/006 REVA 2B3P – apartment type 1; 805/A/007 REVA 2B3P – apartment type 2; 805/A/008 REVC – proposed elevations; 805/A/009 REVB – proposed elevations; 805/A/010 REVC – proposed elevations; 805/A/011 – proposed street elevations; 805/A/012 – apartment car park layout; 805/A/013 – 2B3P apartment type 3; 805/A/014 – existing site plan; 3104/03 – planting plan one of three; 3104/04 – planting plan two of three; 3104/05 – planting one three of three; 3104/01 – landscape layout.
3. The residential units hereby permitted shall only be used for the purpose of providing affordable housing accommodation as defined in the Housing and Regeneration Act 2008 to be occupied by households or individual in housing need and in accordance with the submitted 'Affordable Housing Condition Terms'. The accommodation is for over 55s or such other persons approved by the HCA in need of 'Care and Support' accommodation.

This condition and the terms described in the 'Affordable Housing Condition Terms' dated 2/10/2014 shall not be binding upon any of the following:

- a. 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;
- b. 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 title;
- c. 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 application is for a development of 100% affordable housing units and to comply with Policy H2 of the Ribble Valley Districtwide Local Plan and Policy DMH3 of the Core Strategy Submission Version as proposed to be modified.

4. The use of the children's day nursery in accordance with this permission shall be restricted to the hours between 0700 to 1800 Monday to Friday.

REASON: In order to comply with Policies G1 of the Ribble Valley Districtwide Local Plan and Policy DMG1 of the Ribble Valley Core Strategy Submission Version as proposed to be modified. The use of the premises outside these hours could prove injurious to the character of the area and in order to safeguard residential amenities.

5. The approved landscaping scheme as detailed on drawings 3104/03, 3104/04 and 3104/05 (planting plans 1 – 3) 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 in accordance with the submitted 5 year Landscape Management Plan 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.

6. Prior to commencement of any site works including delivery of building materials and excavations for foundations or services all trees identified in the arboricultural/ impact assessment and tree constraints plan 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, amenity and value and making a contribution to landscape character are given maximum physical protection against the potential adverse effects of development and to comply with Policies G1 and ENV13 of the Ribble Valley Districtwide Local Plan and Policy DMG1 of the Core Strategy Submission Version as proposed to be modified.

7. No tree felling shall take place until such time that all the trees identified for removal have been conclusively established in relation to their potential use by bats. The trees shall be subject of a detailed investigation prior to the commencement of felling by a qualified and licensed ecologist and in accordance with the Bat Conservation Trust Good Practice Guidelines. The results of the investigation shall be submitted to the Local Planning Authority

REASON: To protect the bat population from damaging activities and reduce/remove the impact of tree felling for development in the interests of protecting nature and conservation issues in accordance with Policy ENV7 of the Ribble Valley Districtwide Local Plan and Policy DME3 of the Core Strategy Submission Version as proposed to be modified.

8. The new estate road/access between the site and Elker Lane 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 over 1m above road level. 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 Elker Lane to points measured 43m in each direction along the nearer edge of the carriageway of Elker Lane, from the centre line of the access and shall be 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. The car park shall be surfaced or paved in accordance with a scheme to be approved by the Local Planning Authority and the car parking spaces and

manoeuvring areas marked out in accordance with the approved plan, before the use of the premises hereby permitted becomes operative.

REASON: To allow for the effective use of the parking areas 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.

11. The cycling facilities to be provided in accordance with a scheme to be approved by the Local Planning Authority and the cycling facilities to be provided in accordance with the approved plan, before the use of the premises hereby permitted becomes operative.

REASON: To allow for the effective use of the parking areas 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.

12. The motorbike facilities to be provided in accordance with a scheme to be approved by the Local Planning Authority and the motorbike facilities to be provided in accordance with the approved plan, before the use of the premises hereby permitted becomes operative.

REASON: To allow for the effective use of the parking areas 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.

13. Prior to the first use of the development hereby permitted, a Travel Plan shall be submitted to, and approved in writing by, the Local Planning Authority in consultation with the Highway Authority. The Business Travel Plan shall be implemented within the timescale set out in the approved plan and will be audited and updated at intervals not greater than 18 months to ensure that the approved Plan is carried out.

REASON: To promote and provide access to sustainable transport options 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.

14. The development hereby permitted shall be carried out in strict accordance with the mitigation measures outlined in Section 10.1 to 10.3 of the Noise Assessment Report dated 23 October 2014. Precise details of the acoustic barriers shall be submitted to and approved in writing by the Local Planning Authority prior to their installation. The barriers shall thereafter be constructed in accordance with the details so approved and also noise mitigation measures thereafter retained in perpetuity.

REASON: In the interests of amenity 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.

15. The development shall be carried out in accordance with the construction method statement submitted on 12 November 2014. The approved statement shall be adhered to throughout the construction period.

REASON: In the interests of amenity 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. The off-site highway works associated with the creation of the lay-by on the easterly side of Elker Lane shall be fully implemented and available for use prior to the occupation of the first apartments or the Children's Day Nursery whichever is the earlier

REASON: To enable all construction traffic to enter and leave the premises in a safe manner without causing a hazard to other road users in the interests of highway safety 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.

17. The development permitted by this planning permission shall only be carried out in accordance with the approved FRA (Ref: B1586 Version 2, dated 11 September 2014) and the mitigation measures detailed within the FRA. 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 ensure the development is not at an unacceptable risk of flooding or exacerbate flood risk elsewhere 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.

18. Foul water 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(s) in accordance with the approved details. This development shall be completed, maintained and managed in accordance with the approved scheme.

REASON: To prevent the increased risk of flooding, both on and off site 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.

19. The surface water drainage scheme must be restricted to existing run-off rates unless otherwise agreed in writing by the Local Planning Authority, no surface water shall discharge to the public sewage system either directly or indirectly. 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 Policy G1 of the Ribble Valley Districtwide Local Plan and Policy DMG1 of the Core Strategy Submission Version as proposed to be modified.

20. 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.

INFORMATIVES

- 1 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 reserves 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 contact the Environment Directorate for further information by telephoning the Developer Support Section.
2. Before proceeding with the scheme preparation the Developer should consult with the Environment Director for detailed requirements relating to land arrangements, design, assessment, construction and maintenance of all existing or new highway structures included in, or affected by, the proposed scheme. For this purpose the term highway structure shall include:
 - any bridge or culvert having a span of 1.5 metres or greater, or having a waterway opening cross sectional area exceeding 2.2 square metres {Note: span refers to the distance between centre of supports and not the clear distance between supports},
 - any retaining wall supporting the highway (including and supporting land which provides support to the highway),
 - Any retaining wall supporting land or property alongside the highway.

The term 'highway' shall include footpaths and bridleways

3. Any works to the watercourses within or adjacent to the site which involve infilling, diversion, culverting or which may otherwise restrict flow, may require the prior formal Consent of the Lead Local Flood Authority (Lancashire County Council) under Section 23 of the Land Drainage Act 1991.
4. Prior to being discharged into any watercourse, surface water sewer or soakaway system, all surface water drainage from parking/servicing areas

should be passed through an oil interceptor designed and constructed to have a capacity and details compatible with the site being drained.

5. 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.

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

4. APPLICATION NO: 3/2014/0687/P (GRID REF: SD 370556 434580)
PROPOSED OUTLINE PLANNING APPLICATION FOR UP TO 132
RESIDENTIAL DWELLINGS AND ASSOCIATED ACCESS, LANDSCAPING
AND OTHER NECESSARY WORKS ON LAND OFF LONGSIGHT ROAD,
LANGHO

The Head of Planning Services reported on late items.

REFUSED for the following reasons:

1. The proposal is considered to be 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 a permission would lead to the creation of new dwellings in the open countryside outside the boundaries of a Tier 1 settlement considerably in excess of the identified residual number of dwellings for that settlement. The proposal is therefore without sufficient justification and would cause harm to the development strategy for the borough as set out in the emerging Core Strategy leading to unsustainable development.
2. The proposed development by virtue of its scale, size and location would result in an unacceptable visual intrusion to the local landscape and would have a significant adverse effect on the character, appearance and visual amenities of the area. As such the proposal is contrary to Policies G1, G5, ENV3 and ENV13 of the Districtwide Local Plan and Policies DMG1, DME2 and Key Statement DS2 of the emerging Ribble Valley Core Strategy Submission Version as proposed to be modified.
3. The proposed development would create a harmful precedent for the acceptance of other similar unjustified proposals 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 NPPF.

(Mr Tibernan spoke in favour of the above application. Mr White spoke against the above application. Councillor S Hirst was given permission to speak on the above application).

5. APPLICATION NO: 3/2014/0831/P (GRID REF: SD 374068 437823)
OUTLINE PROPOSAL FOR A RESIDENTIAL DEVELOPMENT OF UP TO 25
DWELLINGS WITH ACCESS FROM WHITEACRE LANE, BARROW - ALL
OTHER MATTERS RESERVED.

REFUSED for the following reason(s):

1. The proposal, by reason of its scale and location, would lead to the creation of new residential development in the open countryside in excess of the identified residual number of dwellings proposed to be accommodated in Barrow. The proposal would undermine the social dimensions of sustainable development and would cause harm to the development strategy set out in the emerging Ribble Valley Core Strategy Submission Version as proposed to be modified. As such, the proposal does not comprise sustainable development and is therefore considered to be contrary to Policies G5 and H2 of the Ribble Valley Districtwide Local Plan, Key Statements DS1, DS2 and EN3 and Policies DMG1, DMG2 and DMH3 of the emerging Ribble Valley Core Strategy Submission Version as proposed to be modified and the National Planning Policy Framework.
2. The proposal would create a harmful precedent for the acceptable of similar unjustified proposals, 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 and the core principles and policies of the National Planning Policy Framework.
3. The applicant has failed to demonstrate that the proposal would mitigate the risk of flooding and would not increase flood risk elsewhere, contrary to the National Planning Policy Framework, Policy G1 of the Districtwide Local Plan, Key Statements EN3 and Policies DMG1 and DME6 of the emerging Ribble Valley Core Strategy Submission Version as proposed to be modified.
4. The proposal, by reason of its scale and the level of development proposed, would result in a discordant and unsympathetic form of development that fails to respond to the inherent pattern of development in the immediate vicinity to the detriment of the visual amenities, character and appearance of the area. As such, the proposal is contrary to Policies G1 and ENV3 of the Ribble Valley Districtwide Local Plan, Policies DMG1, DMG2 and DMH3 of the emerging Ribble Valley Core Strategy Submission Version as proposed to be modified and the National Planning Policy Framework.

6. APPLICATION NO: 3/2014/0183/P (GRID REF: SD 362058 443496)
PROPOSED HYBRID PLANNING APPLICATION SEEKING BOTH FULL AND
OUTLINE PLANNING PERMISSION AS FOLLOWS: FULL PLANNING
PERMISSION FOR WORKS AND A CHANGE OF USE TO A GRADE II LISTED
KIRK MILL TO CREATE A HOTEL (18 BED, USE CLASS C1) AND BAR
RESTAURANT (USE CLASS A3), WORKS TO THE BARN BUILDING TO

CREATE 7 HOLIDAY COTTAGES (USE CLASS C1), CONSTRUCTION OF A HOTEL AND SPA (20 BED USE CLASS C1), WEDDING VENUE (USE CLASS D1), KIDS CLUB (USE CLASS D1) AND TRAILHEAD CENTRE (USE CLASS D1 AND A3), CHANGE OF USE OF MALT KILN HOUSE FROM RESIDENTIAL TO USE CLASS C1, CONSTRUCTION OF A NEW CRICKET PAVILION (SUI GENERIS), DEMOLITION OF THE GROUP OF DERELICT FACTORY BUILDINGS. OUTLINE PLANNING PERMISSION FOR 60 RESIDENTIAL DWELLINGS, SPLIT OVER TWO SITES, WITH A MAXIMUM OF 56 AND 4 UNITS ON EACH WILL ALL MATTERS RESERVED EXCEPT FOR MEANS OF ACCESS AT LAND AT MALT KILN BROW, CHIPPING

The Head of Planning Services reported on late items including a further letter of objection and some slight amendments to conditions regarding demolition.

MINDED TO REFUSE and the application to go back to Committee for officers to finalise the reason for refusal based on the following issues:

- Harm to listed building
- Visual impact to Conservation Area and the setting of the listed building
- Visual impact to the Area of Outstanding Natural Beauty
- Contrary to Sustainable development on the basis that any regeneration benefits do not outweigh the harm to the Council's Core Strategy and its development strategy.

(Mr Chicken spoke in favour of the above application. Mr Hunt spoke against the above application. Councillor Hore was given permission to speak on this application).

7. APPLICATION NO: 3/2014/0188/P (GRID REF: SD 377579 437273)
PART DEMOLITION OF EXISTING MILL AND PROVISION OF 37 NO. NEW-BUILD HOUSES, 2 NO. DWELLINGS IN A CONVERTED RETAINED MILL BUILDING AND ASSOCIATED HARD AND SOFT LANDSCAPING AND DEMOLITION OF CHIMNEY. VICTORIA MILL, WATT STREET, SABDEN BB7 9ED

DEFERRED and DELEGATED to the Director of Community Services for approval to allow for further negotiation to be undertaken in matters relating to planning conditions and following the satisfactory completion of a Legal Agreement within three 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 three 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 development hereby permitted shall be carried out in complete with the proposals as detailed on the submitted drawings accordance (unless explicitly required by condition within this consent):

(Drawings numbers TBC)

Demolition/Construction Management/Timings

3. No development shall take place, including any demolition, until a Construction & Demolition Method Statement has been submitted to and approved in writing by the local planning authority. The approved statement shall be adhered to throughout the construction period. It shall provide for:
 1. The parking of vehicles of site operatives and visitors
 2. The loading and unloading of plant and materials
 3. The storage of plant and materials used in constructing the development
 4. The erection and maintenance of security hoarding
 5. Wheel washing facilities
 6. Measures to control the emission of dust and dirt during construction and demolition.
 7. The highway routeing of plant and material deliveries to and from the site.
 8. Measures to limit noise disturbance during construction & demolition
 9. A scheme for the recycling/disposing of materials/waste resulting from demolition and construction

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 (Submission Version as proposed to be modified).

Building/Feature Retention

4. Prior to the commencement of the development a detailed phasing plan including timetables for completion and commencement of each phase of development shall be submitted to and agreed by the Local Planning Authority. The development shall be carried out in strict accordance with the approved phasing and timings unless otherwise agreed in writing.

REASON: To avoid parts of the development site remaining undeveloped and in order that the Local Planning Authority shall retain effective control over the development and to prevent further deterioration on the buildings proposed to be retained on site. In accordance with Policies G1, ENV16, ENV17 and ENV18, of the Ribble Valley Districtwide Local Plan and Policies

DMG1, EN5 and DME4 of the Ribble Valley Core Strategy (Submission Version as proposed to be modified).

5. All external works to the building(s) to be converted into dwellings or buildings indicated to be retained by this approval, shall be completed prior to the expiration of two years from the date of the commencement of development.

REASON: In order that the Local planning Authority retains effective control over the development and to ensure that there is no significant deterioration in the condition of the building. In accordance with Policies G1, ENV16, ENV17 and ENV18, of the Ribble Valley Districtwide Local Plan and Policies DMG1, EN5 and DME4 of the Ribble Valley Core Strategy (Submission Version as proposed to be modified).

6. Prior to the commencement of the demolition works on site, a methodology and schedule of works in relation to all proposed demolition shall be submitted to an agreed in writing by the Local Planning Authority.

For the avoidance of doubt the submitted details shall contain a further building condition survey relating to the buildings/structures to remain on site, details regarding the method and phasing of demolition and details in respect of demolition works relating to or affecting the Spinning Mill building.

The schedule and timing of works shall also include detailed proposals to ensure the structural stability of the Spinning Mill during the course of demolition and construction of the development and include elevational and engineering details as to how the Spinning Mill will be retained in a satisfactory and sound condition thereafter.

All works shall be carried out in strict accordance with the agreed details.

REASON: To protect and conserve the Spinning Mill Building on site and to ensure that there is no significant deterioration in the condition of the building In accordance with Policies G1, ENV16, ENV17 and ENV18, of the Ribble Valley Districtwide Local Plan and Policies DMG1, EN5 and DME4 of the Ribble Valley Core Strategy (Submission Version as proposed to be modified).

7. No development approved by this permission shall be commenced until a detailed methodology & management plan for the retention, conservation and on-going maintenance and programme of repair of Spinning Mill building has been submitted to and approved in writing by the Local planning Authority.

The Spinning Mill shall thereafter be retained and maintained in strict accordance approved methodology & management plan. Any proposed alterations to the Mill building shall be carried out in strict accordance with the approved details and all proposed works completed prior to the expiration of two years from the date of the commencement of development unless otherwise agreed.

REASON: To ensure that there is no significant deterioration in the condition of the building in accordance with in accordance with Policies G1, ENV16, ENV17 and ENV18, of the Ribble Valley Districtwide Local Plan and Policies DMG1, EN5 and DME4 of the Ribble Valley Core Strategy (Submission Version as proposed to be modified).

8. No development approved by this permission shall be commenced until a detailed methodology for the reduction in height of the chimney on site including a management plan for the retention, conservation and on-going maintenance of the chimney has been submitted to and approved in writing by the Local planning Authority.

For the avoidance of doubt the methodology/management plan shall include section details of how the chimney will be made structurally sound and methods by which its structural integrity will be maintained during any works (including demolition) undertaken on site.

The Chimney shall thereafter be retained and maintained in strict accordance with the approved methodology/management plan. Any proposed alterations to the chimney shall be carried out in strict accordance with the approved details and all proposed works completed prior to the expiration of two years from the date of the commencement of development.

REASON: To protect and conserve the existing chimney on site and to ensure that there is no significant deterioration in the condition of the building in accordance with Policies G1, ENV16, ENV17 and ENV18, of the Ribble Valley Districtwide Local Plan and Policies DMG1, EN5 and DME4 of the Ribble Valley Core Strategy (Submission Version as proposed to be modified).

9. Prior to the commencement of the development, a schedule of works including a sequence of operations for the scheme of conversion of the former Marbill Office building shall have been submitted to and approved in writing by the Local Planning Authority.

For the avoidance of doubt the submitted details shall also include full details of the methods of 'cleaning' the external fabric of the building (where necessary).

All external proposed works to the building shall be completed prior to the expiration of two years from the date of the commencement of development and all internal works must be completed prior to 50% of Phase 01 being occupied, all works shall be carried out in strict accordance with the approved details.

REASON: To ensure the Local Planning Authority remains satisfied as to the extent of necessary works to be undertaken, the manner in which they are carried out and to ensure that there is no significant deterioration in the condition of the building. In accordance with Policies G1, ENV16, ENV17 and ENV18, of the Ribble Valley Districtwide Local Plan and Policies DMG1,

EN5 and DME4 of the Ribble Valley Core Strategy (Submission Version as proposed to be modified).

10. Prior to the commencement of any construction or demolition works on site, facilities shall be provided within the site by which means the wheels of vehicles may be cleaned before leaving the site.

REASON: To avoid the possibility of the public highway being affected by the deposit of mud and/or loose materials thus creating a potential hazard to road users.

Detailed Design/External Appearance

11. Notwithstanding the details provided on the submitted plans, precise specifications or samples of all external materials, including surfacing materials and their extents, of the development hereby approved shall have been submitted to and approved by the Local Planning Authority before their use in the proposed development. The development shall be carried out in strict accordance with the approved details.

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, ENV16, ENV17 and ENV18, of the Ribble Valley Districtwide Local Plan and Policies DMG1, EN5 and DME4 of the Ribble Valley Core Strategy (Submission Version as proposed to be modified).

12. Prior to the commencement of the development section details at a scale of not less than 1:20 of each elevation of the proposed dwellings and buildings to be converted shall have been submitted to and approved by the Local Planning Authority.

For the avoidance of doubt the sections shall clearly detail all eaves, guttering/rain water goods, soffit/overhangs, window/door reveals and the proposed window/door framing profiles and materials. The development shall be carried out in strict accordance with the approved details.

REASON: In order that the Local Planning Authority may ensure that the detailed design of the proposal is appropriate to the locality in accordance with Policies G1, ENV16, ENV17 and ENV18, of the Ribble Valley Districtwide Local Plan and Policies DMG1, EN5 and DME4 of the Ribble Valley Core Strategy (Submission Version as proposed to be modified).

13. Notwithstanding the submitted details and prior to the commencement of the development, section details at a scale of not less than 1:20 of the proposed boundary treatments/fencing, walling including any coping details shall have been submitted to and approved by the Local Planning Authority. The development shall be carried out in strict accordance with the approved details.

REASON: In order that the Local Planning Authority may ensure that the detailed design of the proposal is appropriate to the locality in accordance

with Policies G1, ENV16, ENV17 and ENV18, of the Ribble Valley Districtwide Local Plan and Policies DMG1, EN5 and DME4 of the Ribble Valley Core Strategy (Submission Version as proposed to be modified).

14. The car parking areas shall be surfaced or paved in accordance with a scheme to be approved by the Local Planning Authority and the car parking spaces and manoeuvring areas marked out in accordance with the approved plan, before the use of the premises hereby permitted becomes operative.

REASON: To allow for the effective use of the parking areas and in the interests of the appearance of the area in accordance with Policies G1, ENV16, ENV17 and ENV18, of the Ribble Valley Districtwide Local Plan and Policies DMG1, EN5 and DME4 of the Ribble Valley Core Strategy (Submission Version as proposed to be modified).

15. Prior to the commencement of the development further details of bin/refuse storage areas including access arrangements shall be submitted to and agreed in writing by the Local Planning Authority. The proposal shall be carried out in strict accordance with the approved details.

REASON: To ensure adequate bin storage in accordance with Policy G1 of the Ribble Valley Districtwide Local Plan and Policy DMG1 Ribble Valley Core Strategy (Submission Version as proposed to be modified).

16. Prior to the commencement of the development, details and the locations of interpretation boards (or other another measures) regarding the history of the site shall be submitted to and agreed by the Local Planning Authority. The development shall be carried out in strict accordance with the approved details. The approved details/scheme shall be implemented, maintained to a reasonable standard and retained thereafter in perpetuity.

REASON: In order that the Local Planning Authority may ensure a recorded history of the site is provided on site in accordance with Policies G1, ENV16, ENV17 and ENV18, of the Ribble Valley Districtwide Local Plan and Policies DMG1, EN5 and DME4 of the Ribble Valley Core Strategy (Submission Version as proposed to be modified).

Landscape/Ecology

17. No development approved by the granting of this consent shall be commenced until details of existing and proposed land levels, including slab levels, shall have been submitted to and agreed in writing by the Local Planning Authority. The development shall be carried out in strict accordance with the approved details.

REASON: In order that the Local Planning Authority can ensure the accurate variation of land levels on site in accordance with Policy G1 of the Ribble Valley Districtwide Local Plan and Policy DMG1 of the Ribble Valley Core Strategy (Submission Version as proposed to be modified).

18. Notwithstanding the submitted details, prior to the commencement of the development, full details of the proposed landscaping shall be submitted to and approved in writing by the Local Planning Authority. For the avoidance of doubt, the landscaping details shall indicate all trees and hedgerows identified to be retained or how those adjacent to the proposed development and/or application area/boundary will be adequately protected during construction, in accordance with BS5837: 2012 'Trees in relation to design, demolition and construction' or equivalent unless otherwise agreed. The agreed protection measures shall be put in place and maintained during the construction period of the development.

The approved landscaping scheme shall be implemented in the first planting season following first 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: To protect trees and hedges on and adjacent to the site and to ensure the proposal is satisfactorily landscaped and appropriate to the locality in accordance with Policies G1 and ENV3 of the Ribble Valley Districtwide Local Plan and Policies DME1 and DME3 of the draft Ribble Valley Core Strategy (Submission Version as proposed to be modified).

19. No site clearance, site preparation or development work shall take place until the approved method statement for impacts on common toad and their habitat has been implemented in full.

REASON: To protect and conserve the habitats of species of conservation concern in accordance with G1 and ENV7 of the Ribble Valley Districtwide Local Plan and Policies DMG1 and EN4 of the Emerging Core Strategy (Submission Version as proposed to be modified).

20. No site clearance, site preparation or development work shall take place until a construction environment management plan has been submitted and approved in writing by Ribble Valley Borough Council in consultation with specialist advisors. The approved scheme shall be implemented in full. The scheme shall include but not be limited to details of protective fencing for retained habitats and trees (in accordance with guidelines *BS5837:2012 Trees in relation to design, demolition and construction – Recommendations*), directional and screened lighting to avoid impacts on wildlife habitat, and pollution prevention measures for the protection of waterbodies/watercourses.

REASON: To protect and conserve the habitats of species of conservation concern in accordance with G1 and ENV7 of the Ribble Valley Districtwide Local Plan and Policies DMG1 and EN4 of the Emerging Core Strategy (Submission Version as proposed to be modified).

21. No site clearance, site preparation or development work shall take place until a scheme of replacement bird nesting opportunities (as recommended by the ecology report) has been submitted and approved in writing by Ribble Valley Borough Council in consultation with specialist advisors. The approved scheme shall be implemented in strict accordance with the approved details.

REASON: To protect, conserve and enhance the habitats of species of conservation concern in accordance with G1 and ENV7 of the Ribble Valley Districtwide Local Plan and Policies DMG1 and EN4 of the Emerging Core Strategy (Submission Version as proposed to be modified).

22. No site clearance, site preparation or development work shall take place until a scheme for the removal of the culvert has been submitted and approved by in writing by Ribble Valley Borough in consultation with specialist advisors. The approved scheme shall be implemented in strict accordance with the approved details.

REASON: To ensure the proposed works do not have a negative impact on the habitats of species of conservation concern or the adjacent Brook in accordance with G1 and ENV7 of the Ribble Valley Districtwide Local Plan and Policies DMG1 and EN4 of the Emerging Core Strategy (Submission Version as proposed to be modified).

23. No site clearance, site preparation or development work shall take place until details of methods for the rescue of fish (including Species of Principal Importance) has been submitted and approved in writing by Ribble Valley Borough Council in consultation with specialist advisors. The approved scheme shall be implemented in strict accordance with the approved details.

REASON: To protect species of conservation concern and reduce the impact of the development in accordance with G1 and ENV7 of the Ribble Valley Districtwide Local Plan and Policies DMG1 and EN4 of the Emerging Core Strategy (Submission Version as proposed to be modified).

24. No site clearance, site preparation or development work shall take place until a scheme of site lighting has been submitted and approved in writing by Ribble Valley Borough Council in consultation with specialist advisors. The approved scheme shall be implemented in full. The scheme shall demonstrate that there will be no artificial illumination (above existing levels) of retained and created habitats such as boundary trees, the brook corridor, bat roosts, bat foraging and commuting habitat, or ponds. The principles of relevant guidance should be followed (e.g. the Bat Conservation Trust and Institution of Lighting Engineers guidance *Bats and Lighting in the UK, 2009*).

REASON: To protect, conserve and enhance the habitats of species of conservation concern and reduce the impact of the development in accordance with G1 and ENV7 of the Ribble Valley Districtwide Local Plan and Policies DMG1 and EN4 of the Emerging Core Strategy (Submission Version as proposed to be modified).

25. Tree felling, vegetation clearance works, demolition work or other works that may affect nesting birds will be avoided between March and August inclusive, unless the absence of nesting birds has been confirmed by further surveys or inspections and agreed in writing by the Local planning Authority.

REASON: To protect, conserve and enhance the habitats of species of conservation concern and reduce the impact of the development in accordance with G1 and ENV7 of the Ribble Valley Districtwide Local Plan and Policies DMG1 and EN4 of the Emerging Core Strategy (Submission Version as proposed to be modified).

26. No site clearance, site preparation or development work shall take place until a scheme of habitat creation, enhancement and management has been submitted and approved by Ribble Valley Borough Council in consultation with specialist advisors. The approved management plan shall be implemented in strict accordance with the approved details. The scheme shall include but not be limited to further details of adequate replacement tree planting (numbers, species, location), brook corridor treatment, nesting bird habitats, replacement ponds and surrounding terrestrial habitat, and habitat connectivity within the application and the wider landscape.

REASON: To protect, conserve and enhance the habitats of species of conservation concern and reduce the impact of the development in accordance with G1 and ENV7 of the Ribble Valley Districtwide Local Plan and Policies DMG1 and EN4 of the Emerging Core Strategy (Submission Version as proposed to be modified).

27. Prior to the commencement of works there shall be a repeat survey for the presence of badgers. The report of the survey (together with proposals for mitigation/compensation, if required) shall be submitted to Ribble Valley Borough Council for approval in consultation with specialist advisors. Any necessary and approved measures for the protection of badgers implemented in strict accordance with the approved details.

REASON: To protect species of conservation concern and reduce the impact of the development in accordance with G1 and ENV7 of the Ribble Valley Districtwide Local Plan and Policies DMG1 and EN4 of the Emerging Core Strategy (Submission Version as proposed to be modified).

28. Prior to the commencement of the development, full details of a scheme for the eradication of Japanese Knotweed (*Fallopia Japonica*) and Himalayan Balsam (*Impatiens Glandulifera*) on site shall be submitted to and approved in writing by the Local Planning Authority. The method statement shall include proposed measures to prevent the spread of these species during any operations such as mowing, strimming or soil movement. It shall contain measures to ensure that any soils brought into the site are free of seeds/root/stem of any invasive plant covered under the Wildlife & Countryside Act 1981. The Scheme shall include a timetable for implementation and works shall be commenced within one year of approval, and the development shall proceed in accordance with the approved method

statement. A delay of more than one year will render the approved scheme void and further site survey must be undertaken and submitted to the Local Planning Authority for approval in order to ensure that the agreed scheme is still applicable.

REASON: To ensure the development does not contribute to the further spread of these invasive species.

29. 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 have been submitted to, and approved in writing by the Local Planning Authority. Details shall identify the actual wall and roof elevations into which the above provisions shall be incorporated. The artificial bird/bat boxes shall be incorporated into the buildings prior to the buildings being 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 Emerging Core Strategy (Submission Version as proposed to be modified).

30. The bat mitigation proposals for the protection of bats as contained within ECOLOGICAL SURVEY AND ASSESSMENT (INCLUDING SURVEYS FOR PROTECTED SPECIES) Dated February 2011 (Updated February 2014) will be implemented in full, subject to any changes required by Natural England at the Licensing stage.

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 Emerging Core Strategy (Submission Version as proposed to be modified).

Highways

31. 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 splays 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 estate roads –

1. from the continuation of the nearer edge of the carriageway of Watt street to points measured 43m in each direction along the nearer edge of the carriageway of Watt Street (2 junctions) from the centre line of the access;

2. from the continuation of the nearer edge of the carriageway of Whalley Road to points measured 43m in each direction along the nearer edge of the carriageway of Whalley Road from the centre line of the access; and
3. 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.

Contaminated Land

32. Prior to commencement of development within a phase, the sampling and analytical strategy of the site investigation for that phase shall be submitted to and approved in writing by the local planning authority. The strategy shall address; the nature, degree and distribution of contamination and ground gases; 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; 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 site investigation shall be carried out in accordance with the approved details and the results submitted to and approved in writing by the local planning authority prior to commencement of development.

If the site investigation(s) indicates remediation is necessary, Remediation Statement(s) detailing the recommendations and remedial measures to be implemented within the site, including timescales for implementation, shall be submitted to and approved in writing by the local planning authority. The remediation shall be carried out in accordance with the agreed statement and on completion of the development/remedial works with each phase, 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 each dwelling in that phase.

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, ENV9 and ENV13 of the Ribble Valley Districtwide Local Plan and Policies EN2, EN4, DME2 and DME3 of the emerging Ribble Valley Core Strategy as proposed to be modified.

Archaeology

33. No works shall take place on the site until the applicant, or their agent or successors in title, has secured the implementation of a programme of archaeological work. This must be carried out in accordance with a written scheme of investigation, which shall first have been submitted to and agreed in writing by the Local Planning Authority.

REASON: To ensure and safeguard the recording and inspection of matters of archaeological and historical importance associated with the site.

Flood Risk/Drainage

34. The development permitted by this planning permission shall only be carried out in accordance with the approved FRA (Ref: ELLUC-BW-329-270214-FRA-F1) and the following mitigation measures detailed within the FRA:

1. The existing culvert on Sabden Brook on this site must be removed prior to development commencing. The prior written Consent of the Environment Agency must be obtained before development commences.
2. Finished floor levels are set no lower than 142.92 metres above Ordnance Datum (m AOD) in the eastern part and 140.05m AOD in the western part of the site.
3. Use of sustainable drainage systems (SUDS) to be reviewed following completion of ground investigation.

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 reduce the risk of flooding from blockages to the existing culvert(s). To reduce the risk of flooding to the proposed development and future occupants and to prevent flooding by ensuring the satisfactory storage of/disposal of surface water from the site.

35. No development shall take place until a surface water drainage scheme for the site, based on sustainable drainage principles and an assessment of the hydrological and hydrogeological context of the development, has been submitted to and approved in writing by the local planning authority. The drainage strategy should demonstrate the surface water run-off generated up to and including the 1 in 100 year plus climate change critical storm will not exceed the run-off from the undeveloped site following the corresponding rainfall event. Surface water run-off rates post development need to be restricted to 58 litres per second as stated in the FRA (Ref: ELLUC-BW-329-270214-FRA-F1). The scheme shall subsequently be implemented in accordance with the approved details before the development is completed.

REASON: To prevent the increased risk of flooding, both on and off site.

36. 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 ensure a satisfactory form of development and to prevent an undue increase in surface water run-off and to reduce the risk of flooding.

Further Control Over Development

37. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking, amending or re-enacting that Order) any future extensions or external alterations to the buildings including the insertion of any new openings to the external surface of the building (including any roof plane) and any development within the curtilage shall not be carried out without the formal written consent of the Local Planning Authority.

REASON: In order that the Local Planning Authority may ensure that the character and appearance of the development remains appropriate to the locality in accordance with Policies G1, ENV16, ENV17 and ENV18, of the Ribble Valley Districtwide Local Plan and Policies DMG1, EN5 and DME4 of the Ribble Valley Core Strategy (Submission Version as proposed to be modified).

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

8. APPLICATION NO: 3/2014/0517/P (GRID REF: SD 361304 437393)
OUTLINE APPLICATION FOR UP TO 220 DWELLINGS WITH ALL MATTERS RESERVED, SAVE FOR MEANS OF ACCESS FROM DILWORTH LANE/BLACKBURN ROAD, LONGRIDGE, PR3 3ST

The Head of Planning Services referred to one late item.

Committee agreed they would REFUSE the application for the following reason:

1. The proposal development by virtue of its scale, size and location would result in an unacceptable visual intrusion to the local landscape and would have a significant adverse effect on the character, appearance and visual amenities of the area. As such, the proposal does not comprise sustainable development and is contrary to the national planning policy Framework, Policies G1, G5, ENV3 and ENV13 of the Districtwide Local Plan and Policies DMG1, DME2 and Key Statement DS2 of the emerging Ribble Valley Core Strategy Submission Version as proposed to be modified.

(Mr Dickson spoke in favour of the above application. Mr Walmsley spoke against the above application. Councillor K Hind was given permission to speak on the above application).

427 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:

428 APPLICATIONS APPROVED

<u>Plan No</u>	<u>Proposal</u>	<u>Location</u>
3/2014/0385/P	Non material amendment to planning consent 3/2013/00760: Relocate the garden store door from the end gable wall to the elevation facing the garden. Internally subdivide the garage from the workshop/utility area and create an additional external door opening	The Old Smithy Little Bowland Road Leagram Chipping
3/2014/0437/P	Application for discharge of conditions no. 3 (materials), 4 (root protection measures) and 5 (landscaping) of planning approval 3/2013/0760/P	The Old Smithy Little Bowland Road Leagram Chipping
3/2014/0470/P	Demolish existing single storey lounge extension and form new 2 storey extension to form additional bedrooms/ensuite and loggia to rear	Madgell Bank Ribchester Road Clayton le Dale
3/2014/0544/P	Discharge of condition 10 – programme of archaeological works	Mill Lane Depot Mill Lane Hesketh Lane, Chipping
3/2014/0549/P	Extension, garage and stable	Loudside Cottage Back Lane, Chipping
3/2014/0651/P	Proposed two storey side extension	22 Langshaw Drive Clitheroe
3/2014/0670/P (LBC)	Refurbishment of existing café, gift shop exhibition area and toilets and alteration of guarding/glazing details to four number existing openings to the first floor accommodation	North Range Building Whalley Abbey Whalley
3/2014/0694/P	Proposed two storey side extension and detached garage with biomass facility	Big Holme Farm Bolton by Bowland
3/2014/0717/P	Variation of Condition 6 – Landscaping Drawings of Planning Application 3/2011/0837/P	Land off Pendle Drive Calderstones Park Whalley
3/2014/0739/P	Proposed demolition of detached garage to make room for a two storey side extension. External alterations to the roof profile and material finishes	12 Whittam Crescent Whalley

<u>Plan No</u>	<u>Proposal</u>	<u>Location</u>
3/2014/0744/P	Clarification of out building height in relation to the adjacent garage	Fern Cottage Hollin Hall Longridge
3/2014/0760/P	Single Storey Rear Extension	1 Hollowhead Avenue Wilpshire
3/2014/0775/P	Demolition and replacement of existing garage to south elevation	2 Chapel Rise Billington
3/2014/0777/P	Erection of first floor extension and change of use from community centre to 2No one bedroom flats.	Hodgefield Billington Gardens Billington
3/2014/0783/P & 3/2014/0784/P	Change of use of Downham Post Office to form en-suite letting bedrooms and café at ground floor	Downham Post Office Downham
3/2014/0790/P	Installation of one 25m lattice mast with 3 antennas, 2 dishes and 1 equipment cabin and associated ancillary development	BAE Systems Samlesbury Aerodrome Myerscough Road Balderstone
3/2014/0792/P	Change of use and Listed building consent for internal alterations to form en-suite letting bedrooms	Ash Tree Cottage Downham
3/2014/0798/P	Single storey rear extension	The Bungalow Clitheroe Road Waddington
3/2014/0800/P	Non material amendment application relating to change of window size and materials and omission of cladding (original planning permission 3/2010/0961/P)	plots 1 and 2 Greenacres/Tennyson Ave Read
3/2014/0825/P	Non material amendment application for changes to window proportions, removal of lift and introduction of rooflights to south and west elevations	Inside Track Ltd Victoria Street Garage Victoria Street Clitheroe
3/2014/0832/P	Proposed alteration and extensions	16 Claremont Avenue Clitheroe
3/2014/0906/P	Non material amendment application to condition 3 of planning approval 3/2013/0405 - request to amend material type to rear patio doors only	Grimbaldeston Farmhouse Preston Road Longridge
3/2014/0928/P	Non-material amendment following grant of planning permission 3/2014/0733 for alteration of door and window on rear elevation to patio doors.	2 Eastfield Drive West Bradford

APPLICATIONS REFUSED

<u>Plan No</u>	<u>Proposal</u>	<u>Location</u>	<u>Reasons for Refusal</u>
3/2014/0579/P	Two storey extension to form swimming pool extension at ground floor level and en-suite bedroom accommodation at first floor level	Lane Ends Barn Pleckgate Road Ramsgreave	The scale of the proposed extension results in disproportionate additions which by definition is harmful to the green belt, and the property itself, a barn conversion.
3/2014/0695/P	Creation of new agricultural access track	land at A59 Gisburn Road Gisburn	Policies G5, ENV3, ENV13 of the Ribble Valley Districtwide Local Plan and Policies DMG2 and DMB5 of the Core Strategy - No justification has been provided that the proposed track is reasonably necessary for agriculture. The construction of the track and its materials would be visually harmful to this rural location.
3/2014/0748/P	Two storey extension to the rear	21 Eastfield Drive West Bradford	The proposed development, by virtue of its design, scale and mass, would result in an unsympathetic and incongruous scheme of development, would overwhelm the host dwelling and would create a precedent for similar developments in the locality. In addition, the development would cause significant harm to the amenity of

Cont/

<u>Plan No</u>	<u>Proposal</u>	<u>Location</u>	<u>Reasons for Refusal</u>
Cont...			neighbouring residents through loss of outlook.
3/2014/0780/P	Proposed window at ground floor on the side elevation	4 Park Mews Gisburn	G1, ENV16, CAA/EN5, DMG1, DME4 – domestication of traditional rural building, detracting from character and appearance of designated heritage assets.
3/2014/0799/P	Lean-to conservatory to front of dwelling	29 Whitecroft Lane Mellor	G1, H10, SPG/DMG1, DMH5 – incongruous addition harmful to visual and residential amenity.

430 AGRICULTURAL NOTIFICATIONS WHERE PLANNING CONSENT WILL **NOT** BE NECESSARY

<u>Plan No</u>	<u>Proposal</u>	<u>Location</u>
3/2014/0856/P	Off-road livestock gathering and loading pen on land located	off U22920 Worston Rd associated with Up Brooks Farm Up Brooks, Clitheroe

431 REFUSAL OF CERTIFICATE OF LAWFULNESS FOR A PROPOSED USE OR DEVELOPMENT

<u>Plan No</u>	<u>Proposal</u>	<u>Location</u>
3/2014/0866/P	Lawful Development Certificate for demolition of existing single garage and replacement with larger single garage	53 Kenilworth Drive Clitheroe

432 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>
3/2014/0479/P	Agricultural storage building	The Glass House Elswick Farm Mellor Brow
3/2014/0882/P	Agricultural building for the storage of animal feed	Mason Green Farm Bashall Eaves Clitheroe

433 APPLICATIONS WITHDRAWN

<u>Plan No</u>	<u>Proposal</u>	<u>Location</u>
3/2014/0709/P	Double garage and storage area	Bank House Sawley Road Grindleton
3/2014/0740/P	Two storey side extension on footprint of existing sitting room with balcony at first floor. Amended scheme for approved garage	Intack Farm Old Clitheroe Road Hurst Green
3/2014/0747/P	Single storey rear extension	Highfield Tunstead Avenue Simonstone
3/2014/0754/P	Installation of a fume cupboard exhaust stack, filter and extraction fan	3M Healthcare Clitheroe
3/2014/0817/P	Single storey rear and side extension	57 Beech Drive Whalley

434 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
3/2014/0981	Land at Chatburn Road Clitheroe	13/2/14	23	Ongoing negotiations with Agent & LCC
3/2014/0666	15 Parker Avenue Clitheroe	18/9/14	15	With Applicants Solicitor
3/2014/0597	Land off Waddington Road Clitheroe	16/10/14	275	With LCC
3/2014/0779	Land off Dale View Billington	16/10/14	18	With LCC
<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>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	30/7/14	Appeal dismissed 09/09/14
3/2013/0722 U	16/05/14	Englands Head Farm Paythorne	WR		Awaiting decision
3/2013/0448 R	05/06/14	Oakfield Longsight Road Clayton le Dale	WR		Appeal dismissed 13/10/14
3/2014/0319 R	23/06/14	Land at Whitehall Lane Grindleton	WR		Appeal dismissed 24/09/14
3/2014/0116 R	30/06/14	Blue Trees Copster Green	WR		Appeal dismissed 09/09/14
3/2014/0204 R	09/07/14	The Warren Hurst Green	WR		Appeal dismissed 07/10/14
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		Appeal allowed 24/10/14
3/2014/0307 R	29/07/14	Land at Albany Drive Salesbury	Hearing	16/09/14	Appeal dismissed 21/10/14
3/2014/0401 R	24/07/14	Boococks Barn	WR		Appeal dismissed 27/10/14
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		Appeal dismissed 23/10/14
3/2013/1023 U	29/08/14	Land off Kingsmill Avenue, Whalley	WR		Awaiting decision
3/2014/0447 R	09/09/14	10 Chatburn Park Drive, Clitheroe	HH		Appeal dismissed 23/10/14
3/2014/0537 R	29/09/14	Pinfold Cottage Tosside	WR		Questionnaire sent 2/10/14
3/2014/0075 R	24/09/14	Sheepfold Farm Balderstone	WR		Questionnaire sent 30/09/14

<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>
3/2014/0550	01/10/14	Bradyll House Franklin Hill Old Langho	WR		Questionnaire docs sent 7/10/14
3/2014/0501 R	07/10/14	Land at Longsight Road Copster Green	WR		Questionnaire docs sent 13/10/14
3/2014/0151 Cond	08/10/14	Lower Abbott House Farm, Mellor	WR		Questionnaire docs sent 14/10/14
3/2014/0605 R	09/10/14	Land off Pendle Street East, Sabden	WR		Questionnaire docs sent 14/10/14
3/2014/0462 R	10/10/14	Land adj Glen View, Longridge	WR		Questionnaire docs sent 16/10/14
3/2014/0535 R	10/10/14	Oaklands Longsight Rd Clayton le Dale	WR		Questionnaire docs sent 15/10/14
3/2014/0143 R	10/10/14	Land adj 52 Chapel Hill Longridge	WR		Questionnaire docs sent 16/10/14
3/2014/0692 R	20/10/14	11 The Old Stable Mitton Road, Whalley	HH		Questionnaire docs sent 24/10/14

436 APPEALS

- (a) 3/2014/0342/P – increase in height of garden wall adjacent to Primrose Road by one course and the fitting of a gate at 11 Primrose Road, Clitheroe – appeal dismissed.
- (b) 3/2014/0175/P – erection of a single dwelling at 20 Brookside, Old Langho – granted with conditions.
- (c) 3/2014/0307/P – erection of up to 32 dwellings and associated works at land at Albany Drive, Salesbury – appeal dismissed.
- (d) 3/2014/0447/P – proposed demolition of existing attached garage and rear porch to create the space for new single storey rear and side extension at 10 Chatburn Park Drive, Clitheroe – appeal dismissed.
- (e) 3/2013/0448/P – poultry unit at land south of Oakfield, Showley Road, Clayton-le-Dale – appeal dismissed.
- (f) 3/2014/0204/P – erection of one new residential dwelling at The Warren, Hurst Green – appeal dismissed.
- (g) 3/2014/0401/P – conversion of a former agricultural building into a holiday cottage without complying with a condition attached to planning permission 3/2008/0105/P at Boococks Barn, Knotts Lane, Tosside – appeal dismissed.

The meeting closed at 9.22pm.

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