

Minutes of Planning and Development Committee

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

Councillors:

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

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

Also in attendance: Councillor S Hore and N Walsh.

458 APOLOGIES

Apologies for absence from the meeting were submitted on behalf of Councillors S Carefoot and S Knox.

459 MINUTES

The minutes of the meeting held on 13 November 2014 were approved as a correct record and signed by the Chairman, with the following amendment – Minute 426 (8) reads 'proposed development' rather than 'proposal development'.

460 DECLARATIONS OF INTEREST

There were no declarations of interest.

461 PUBLIC PARTICIPATION

There was no public participation.

462 PLANNING APPLICATIONS

1. APPLICATION NO: 3/2014/0940/P (GRID REF: SD 364922 438183)
CHANGE OF USE OF GARAGE/HOME OFFICE TO RESIDENTIAL DWELLING
(RESUBMISSION OF 3/2012/0708P FOR ELEVATIONAL CHANGES) AT NEW
ROW COTTAGES, CLITHEROE ROAD, KNOWLE GREEN, PR3 2YS

RECOMMENDATION: That planning permission be 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 drawing no.

02 - Proposed Block Plan and Location Plan - received 6th October 2014
002 Rev A - Ground Floor Plan & Elevations - received 27th November 2014

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 by the Local Planning Authority before their use in the proposed works.

REASON: In order that the Local Planning Authority may ensure that the materials to be used are appropriate to the locality in accordance with Policies DMG1, EN2 and DME2 of the Ribble Valley Core Strategy adopted version.

4. All doors and windows shall be framed in timber and retained as such in perpetuity.

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 DMG1, EN2 and DME2 of the Ribble Valley Core Strategy adopted version.

5. In the event that any bats are found or disturbed during any part of the development/roofing work, all work shall cease until further advice has been sought from a licensed ecologist.

REASON: To ensure that in the event that any bats are present there will be no adverse effects on the favourable conservation status of a bat population in accordance with Policy DME3 of the Ribble Valley Core Strategy adopted version.

2. APPLICATION NO: 3/2014/0755/P (LBC) (GRID REF: SD 364931 429867)
PROPOSED IMPROVEMENT WORKS TO EXISTING EXTENSION TO GRADE II LISTED HISTORIC BUILDING AT MELLOR LODGE, PRESTON NEW ROAD, MELLOR, BLACKBURN

RECOMMENDATION: That listed building consent be refused for the following reason:

The proposal would be of substantial harm to the special architectural and historic interest and significance of the listed building because of the scale, height, materials and fenestration and door design (including surrounds) of the proposed extension and the retention of inappropriate fenestration in the historic build. This is contrary to the National Planning Policy Framework Paragraph 17 (conserve heritage assets in a manner appropriate to their significance), Paragraph 131 (development sustaining and enhancing the significance of heritage assets and positively contributing to local character and distinctiveness), Paragraph 60 (promoting and reinforcing local distinctiveness) and Paragraph 132 (great weight to conservation) and Policies DME4 and DMG1 of the Ribble Valley Core Strategy (adopted version).

(Mr Lewis – Pierpoint spoke in favour of this application.)

3. APPLICATION NO: 3/2014/0846/P (GRID REF: SD 374067 438461)
OUTLINE PLANNING APPLICATION WITH ALL MATTERS RESERVED FOR
THE ERECTION OF 167 RESIDENTIAL DWELLINGS WITH ACCESS AND
ASSOCIATED LANDSCAPING FOLLOWING DEMOLITION OF NO 23 AND 25
OLD ROW, AT LAND AT 23-25 OLD ROW, BARROW

RECOMMENDATION: That outline planning permission be refused for the following reasons:

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 Ribble Valley Core Strategy adopted version. 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 and DMG2 of the Ribble Valley Core adopted version as proposed to be modified and the National Planning Policy Framework.
2. The majority of the application site (approximately 6 hectares) has the benefit of an extant planning permission for employment generating B1, B2 and B8 commercial uses. That extant permission is compliant with the intention of the Council's Core Strategy (Key Statement DS1) that 'strategic employment opportunities will be promoted through the development of the Barrow Enterprise Site as a main location for employment'. A permission for residential development on this site would cause harm to the future growth prospects within the local economy and would seriously undermine the delivery of the economic aspects of the Core Strategy. For these reasons, the

proposal would be contrary to Key Statements DS1, DS2, EC1 and EN3 and Policies DMG2 and DMB1 of the Ribble Valley Core adopted version; and would also be contrary to the sustainability requirements of NPPF.

3. The proposed development would result in a significant increase in vehicle flows to and from the existing highway network from the proposed access point on to Whalley Road. The submitted Transport Assessment is not sufficiently comprehensive and does not fully assess the impact of the proposed development upon traffic conditions on the local highway network. The granting of outline planning permission at this stage is therefore considered to be detrimental to highway safety contrary to Policy DMG1 of the Ribble Valley Core Strategy adopted version.
4. The proposal would create a harmful precedent for the acceptance 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.

(Mrs J Brown spoke against this application.)

4. 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 commented that 67 new letters in relation to this application had been received, 64 of which were against the application.

REFUSED for the following reasons:

1. The proposal is harmful to the special architectural and historic interest, significance and setting of both Kirk Mill (Grade II listed) and Kirk House (Grade II listed; former mill owner's house; immediately adjacent to Kirk Mill). This is because of the loss and alteration of important historic fabric, plan

form and design at Kirk Mill, the addition of poorly designed and inappropriate extensions to Kirk Mill and the intrusion of poorly designed and inappropriate development into the setting of both listed buildings. This is contrary to the National Planning Policy Framework, and Policies DME4, DMG1, DMB2 and DMB3 Ribble Valley Core Strategy adopted version.

2. The proposal is harmful to the character and appearance, significance, setting and views into and out of Kirk Mill Conservation Area and Chipping Conservation Area. This is because of the intrusion upon and coalescence of the conservation areas from poorly designed and inappropriate development. This is contrary to the National Planning Policy Framework and Policies DME4, DMG1, DMB2 and DMB3 of the Ribble Valley Core Strategy adopted version.
3. The proposal would lead to significant development in an unsustainable location contrary to Key Statements DS1, DS2, EC1 and Policies DMG2, DMH3 and DMB1 of the Ribble Valley Core Strategy adopted version. This harm is not outweighed by the regeneration benefits of the scheme and the housing part of the development does not meet the requirements for affordable housing or community contributions. Approval of the application without sufficient justification would therefore lead to the creation of a range of hotel/leisure uses and up to 60 residential dwellings with associated infrastructure works in the open countryside without sufficient justification which would cause harm to the development strategy for the borough as set out in the Ribble Valley Core Strategy adopted version leading to unsustainable development.
4. Given the location, size, intensity, nature and design of the proposed Kirk Mill redevelopment works and associated housing proposals they would be an incongruous feature that would result in the loss of landscape fabric. The proposal would not contribute to, or be in keeping with, the landscape character of the Area of Outstanding Natural Beauty and would cause visual harm, thereby failing to conserve or enhance the natural beauty of the area. No exceptional circumstances have been provided to justify this 'major development' within the Forest of Bowland Area of Outstanding Natural Beauty and thus the proposal is considered contrary to Policies G1 and ENV1 of the Ribble Valley Districtwide Local Plan, Key Statement EN2 and Policies DMG1, DME2, DMB2 and DMB3 of the Ribble Valley Core Strategy adopted version and the environmental role of the NPPF which seek to ensure that development proposals contribute to, protect and enhance the environment.

(Mrs Hunter spoke in favour of the application.)

(Mr Hunt spoke against the application.)

(Councillor S Hore was given permission to speak on this item.)

5. APPLICATION NO: 3/2013/0981/P (GRID REF: SD 375231 443018)
PROPOSED RESIDENTIAL DEVELOPMENT COMPRISING 20 DWELLINGS
(INCLUDING 6 UNITS OF SOCIAL HOUSING), 3 CLOSE-CARE APARTMENTS
AND A 60 BED CARE HOME (WITH ALL MATTERS RESERVED FOR
SUBSEQUENT APPROVAL) ON LAND AT CHATBURN ROAD, CLITHEROE

RECOMMENDATION: That the application be DEFERRED and DELEGATED to the Director of Community Services for outline approval following the satisfactory completion of a Legal Agreement within a period of one month from the date of this decision as outlined in the Section 106 Agreement sub-heading within this report and subject to the following conditions and authorise minor changes to the reasons of the conditions that may result from the adoption of the Core Strategy:

1. Application for approval of reserved matters must be made not later than the expiration of 3 years beginning with the date of this permission and the development must be begun not later than whichever is the latter of the following dates:
 - (a) the expiration of 3 years from the date of this permission; or
 - (b) the expiration of 2 years from final approval of the reserved matters, or in the case of approval of different dates, the final approval of the last such matter to be approved.

REASON: In order that the Local Planning Authority shall be satisfied as to the details and because the application was made for outline permission and comply with Policy DMG1 of the Ribble Valley Core Strategy adopted version.

2. Plans and particulars of the reserved matters referred to in condition 1 above, relating to the access, layout, scale, appearance and landscaping of the site, shall be submitted in writing to the Local Planning Authority and shall be carried out as approved.

REASON: In order that the Local Planning Authority shall be satisfied as to the details and because the application was made for outline permission and comply with Policy DMG1 of the Ribble Valley Core Strategy adopted version.

3. The development hereby permitted in outline relates to the erection of 20 dwellings, 3 close care apartments and a 60 bed care home. The application for reserved matters shall not exceed the stated number of dwellings, the stated number of close care units, or the stated number of bedrooms in the care home.

REASON: To define the scope of the permission and to ensure that the development complies with Policy DMG1 of the Ribble Valley Core Strategy adopted version.

4. Any reserved matters application shall include a detailed arboricultural assessment/tree constraints plan that shall indicate how the existing trees have informed the detailed layout that has been submitted for reserved matters approval. The details shall include a plan to a scale and level of

accuracy appropriate to the proposal that shows the position of every tree on site with a stem diameter over the bark measured at 1.5 metres above ground level of at least 75 millimetres, and also the details of all hedgerows within the site and on its boundaries.

In addition any tree on neighbouring or nearby ground to the site that is likely to have an effect upon or be affected by the proposal (e.g. by shade, overhang from the boundary, intrusion of the Root Protection Area - BS5837, 2012, Trees in Relation to Demolition, Design & Construction) must also be shown.

The details of each tree as required in accordance with BS5837 in a separate schedule, a schedule of tree works for all the trees, specifying those to be removed, pruning and other remedial or preventative work.

The details of any proposed alterations to the existing ground levels or the position of any proposed excavations within 5 metres of the Root Protection Area of any retained tree, including those on neighbouring ground.

The details of all the appropriate tree protection measures for every retained tree before and for the entire duration of the course of the development.

A statement setting out the principles of arboricultural sustainability in terms of landscape, spatial integration and post development pressure shall be included in the submitted details. This shall also include details of reinstatement and management of all existing hedgerows.

REASON: In order to ensure that the detailed layout of the development has been informed by the location and condition of existing trees and to ensure that trees of visual amenity value are given maximum physical protection from the adverse effects of development in order to comply with Policies DMG1 and DME1 of the Ribble Valley Core Strategy adopted version.

5. Any reserved matters application shall include details of provisions to be made for building dependent species of conservation concern, including artificial bird nesting boxes and artificial bat roosting sites.

The details shall specify the plot numbers of the dwellings upon which the provisions are to be made and shall identify the actual wall and roof elevations into which the provisions are to be incorporated (which should be north/north east elevations for birds & elevations with a minimum of 5 hours morning sun for bats).

The provisions shall be provided in accordance with the approved details prior to the first occupation of the individual dwellings upon which they have been provided.

REASON: To protect the bird/bat population from damaging activities and reduce or remove the impact of development in order to comply with Policy DME3 of the Ribble Valley Core Strategy adopted version.

6. Any reserved matters application shall include details of all proposed artificial external lighting. The details shall include the type, location, intensity and direction of all proposed lighting; and shall also include details of mitigation measures designed to reduce the impact of artificial lighting on protected species or species of conservation concern, identified and/or other named species.

REASON: In order to reduce the harmful impact of artificial lighting on the natural foraging/roosting/nesting behaviour of any protected species or species of conservation concern in order to comply with Policy DME3 of the Ribble Valley Core Strategy adopted version.

7. Any removal of vegetation including trees and hedges associated with the development hereby permitted in outline shall be undertaken outside the nesting bird season (March - August inclusive). Any removal of vegetation out with the nesting bird season shall first be agreed by the Local Planning Authority and shall be preceded by a pre-clearance check by a licensed ecologist on the day of removal.

REASON: To ensure that there are no adverse effects on the favourable conservation status of birds, and to protect the bird population from damaging activities and reduce or remove the impact of development in order to comply with Policy DME3 of the Ribble Valley Core Strategy adopted version.

8. No part of the development hereby permitted in outline shall be commenced until a non-native species removal and disposal method statement has been submitted to and agreed in writing by the Local Planning Authority. The details of which shall include details of the eradication and removal from the site all Japanese Knotweed and Himalayan Balsam.

REASON: To ensure that there is no risk of further spread of a non-native plant species and to ensure that there are no residue non-native plant species parts remaining in order to comply with Policy DME3 of the Ribble Valley Core Strategy adopted version.

9. No part of the development hereby permitted in outline shall commence until a water vole and great crested newt survey has been carried out during the optimum period, and details of its findings, including all protection and mitigation measures for non-disturbance and protection of all streams and watercourses, has been submitted to and approved in writing by the Local Planning Authority. The details shall include measures to ensure that the streams and watercourses are protected against spillage incidents and pollution that may arise during construction works.

REASON: To ensure that the development is not detrimental to the ecological wildlife value of the watercourse that crosses the site and to comply with Policy DME3 of the Ribble Valley Core Strategy adopted version.

10. The development hereby permitted in outline shall not be commenced until details of the landscaping of landscape buffers around habitat zones have been submitted to, and approved in writing by, the Local Planning Authority. The details shall indicate, as appropriate, the types and numbers of trees and shrubs, their distribution on site, including details of any changes of level or landform and the types and details of all mammalian friendly fencing and screening.

The approved landscaping scheme shall be implemented in the first planting season prior to commencement of the development unless otherwise agreed by the Local Planning Authority, whether in whole or part and shall be maintained thereafter for a period of not less than 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 visual amenity and to ensure that the development provides appropriate habitat protection and mitigation measures and enhances biodiversity value in order to comply with Policies DMG1 and DME3 of the Ribble Valley Core Strategy adopted version.

11. The development hereby permitted in outline shall only be carried out in accordance with the approved Flood Risk Assessment (FRA) (Ref: P4558-Rev003 dated 5 July 2013) and the following mitigation be filled within the FRA:

Limiting the surface water run-off from the site to a maximum of its 17l/s so that it will not exceed the run-off from the undeveloped site and not increase the risk of flooding off site.

The mitigation measures shall be fully implemented prior to occupation of any dwelling 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/disposal of surface water from the site and to reduce the risk of flooding to the proposed development and future occupants in order to comply with Policy DMG1 of the Ribble Valley Core Strategy adopted version.

12. 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 that the surface water run-off generated up to and including the 1:100 year 6 hour critical storm will not exceed the run-off from the undeveloped site following the corresponding rainfall event. The scheme shall subsequently be implemented in accordance with the approved details before the development is completed

and shall also include details of how the scheme shall be maintained and managed thereafter in perpetuity.

REASON: To prevent the risk of flooding both on and off site and to comply with Policy DMG1 of the Ribble Valley Core Strategy adopted version.

13. No development shall take place until a scheme for the provision and management of a minimum of 5m buffer zone alongside Pimlico watercourse has been submitted to and approved in writing by the Local Planning Authority. Thereafter, the development shall be carried out in accordance with the approved scheme and any subsequent amendments shall be agreed in writing by the Local Planning Authority. The buffer zone scheme shall be free from built development including lighting, domestic gardens and formal landscaping; and could form a vital part of green infrastructure provision.

REASON: To protect and enhance the Pimlico watercourse as a wildlife corridor and key green infrastructure asset and to comply with Policy ENV7 of the Ribble Valley Districtwide Local Plan and Policy DME3 of the Ribble Valley Core Strategy adopted version.

14. Any reserved matters application shall include detailed plans for any footbridge that is proposed to be erected over the Pimlico watercourse.

REASON: In order to ensure the retention of a continuous buffer strip of broadly natural character, providing a corridor for the passage of wildlife and reduce of pollution from run-off, and in the interests of visual amenity and to comply with Policies DMG1 and DME3 of the Ribble Valley Core Strategy adopted version.

15. The development hereby permitted in outline shall not be commenced until a scheme for the disposal of foul waters for the entire site has been submitted to and approved in writing by the Local Planning Authority. Within the scheme, 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 including the satisfactory treatment and disposal of foul drainage in order to comply with the requirements of Policy DMG1 of the Ribble Valley Core Strategy adopted version.

16. Prior to the commencement of development, a Construction Method Statement shall be submitted to and approved in writing by the Local Planning Authority. The Statement shall provide details of:
 - i) Sustainable travel options for journeys to and from work for the site operatives, including pedestrian routes, travel by bicycles, journeys by train, car sharing schemes and other opportunities to reduce journeys by motor car.

- ii) the parking of vehicles of site operatives and visitors;
- iii) loading and unloading of plant and materials;
- iv) storage of plant and materials used in the construction of the development;
- v) the erection and maintenance of security fencing;
- vi) wheel washing facilities;
- vii) measures to control the emission of dust and dirt during construction; and
- viii) a scheme for recycling/disposing of waste resulting from construction works.
- ix) Periods when plant and materials trips should not be made to and from the site (mainly peak hours, but the developer to suggest times when trips of this nature should not be made).
- x) Routes to be used by vehicles carrying plant and materials to and from the site which shall have been constructed to base course level.
- xi) Measures to ensure that construction vehicles do not impede adjoining accesses.

The approved construction method statement shall be adhered to throughout the entire period of construction works.

REASON: In order to ensure safe working practices on or near the highway in the interests of safety and in the interests of the amenities of nearby residents in accordance with the requirements of Policy DMG1 of the Ribble Valley Core Strategy adopted version.

17. Prior to the commencement of development, an intrusive ground investigation shall be carried out as recommended and described in Section 7 (Recommendations) of the Preliminary Risk Assessment Report by Thomas Consulting (ref. P4459-01-R1 dated October 2013) that was submitted with the outline application; and a report of the findings of the investigation shall be submitted for the written approval of the Local Planning Authority. Any mitigation measures that are found to be necessary shall be carried out to the satisfaction of the Local Planning Authority prior to the commencement of development. In the event that unforeseen problems arise during construction works, the Local Planning Authority shall be informed and shall advise in writing on any appropriate remediation/mitigation measures that the developer will be required to implement.

REASON: In the interests of providing an appropriate environment for the end users of the development and to comply with Policy DMG1 of the Ribble Valley Core Strategy adopted version.

18. No development shall begin until a details identifying how a minimum of 10% of the energy requirements generated by the development will be achieved by renewable energy production methods, has been submitted to and approved in writing by the Local Planning Authority. The scheme shall then be implemented in accordance with the approved details prior to occupation of the development and thereafter retained in a condition commensurate with delivering the agreed level of energy generation.

REASON: In order to encourage renewable energy and to comply with the requirements of the National Planning Policy Framework.

19. Prior to the first occupation of the development hereby permitted in outline, the existing access on to Chatburn Road shall be physically and permanently closed and the existing footway and kerbing of the vehicular crossing shall be reinstated with the Lancashire County Council Specification for Construction of Estate Roads.

REASON: To limit the number of access points to, and to maintain the proper construction of the highway in the interests of highway safety and to comply with Policy DMG1 of the Ribble Valley Core Strategy adopted version.

20. No part of the development hereby permitted in outline shall be commenced until all the highway works that facilitate construction traffic access have been constructed in accordance with a detailed scheme that has first been submitted to and approved in writing by the Local Planning Authority.

REASON: To enable all construction traffic to enter and leave the premises in a safe manner in the interests of highway safety and to comply with Policy DMG1 of the Ribble Valley Core Strategy adopted version.

21. No part of the development hereby permitted in outline shall be occupied until all the off-site highway works have been constructed in accordance with the scheme that shall have first been submitted to and approved in writing by the Local Planning Authority.

REASON: In order that the traffic generated by the development does not exacerbate unsatisfactory highway conditions in advance of the completion of the highway scheme/works in the interest of highway safety and to comply Policy DMG1 of the Ribble Valley Core Strategy adopted version.

22. Prior to commencement of development a landscape management plan including long term design objectives, timing of the works, management responsibilities and maintenance schedules for all landscaped areas (other than within curtilages of buildings) including the proposed area of public open space on the north western part of the site, shall be submitted to and approved in writing by the Local Planning Authority. The management plan shall also provide precise details of any play equipment and its maintenance and indicate a timescale when any such equipment will be provided and made available for use. The landscape management plan shall be carried out in accordance with the details so approved.

REASON: In the interests of residential and visual amenity in accordance with Policy DMG1 of the Ribble Valley Core Strategy adopted version.

NOTES

1. The development for which outline planning permission is hereby granted requires the construction, improvement or alteration of an access to the public highway. Under the Highways Act 1908, 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 are commenced, the applicant or developer is advised to contact Customer Services at highways@lancashire.gov.uk and on 0845 0530000.

2. As the application site immediately adjoins an operational railway line, Network Rail has advised that the applicant or developer should submit a method statement and risk assessment to Network Rail's Asset Protection Engineer for approval prior to any works commencing on site (email: assetprotectionlnwnorth@networkrail.co.uk) Network Rail has also provided advice and guidance on matters relating to boundary fencing; encroachment on to railway land; scaffolding; drainage; excavation/earthworks in the vicinity of the railway; a 2m gap required between buildings on the site and the boundary fencing to the railway; and landscaping. The applicant or developer is therefore advised that it would be appropriate to consult Network Rail on these matters before the commencement of development, and ideally before the submission of any reserved matters planning applications (email: townplanninglnw@networkrail.co.uk).

463 ITEMS DELEGATED TO THE DIRECTOR OF COMMUNITY SERVICES UNDER SCHEME OF DELEGATED POWERS

The following proposals have been determined by the Director of Community Services under delegated powers.

464 APPLICATIONS APPROVED

<u>Plan No</u>	<u>Proposal</u>	<u>Location</u>
3/2013/0539/P	Proposed construction of outdoor multi use games area, floodlights, green gym and youth shelter	Whalley QEII Playing Fields Mitton Road, Whalley
3/2014/0107/P	Application for discharge of conditions nos. 4 (relating to obscure glazing), 5 (landscaping) and 6 (tree protection) of planning approval 3/2014/0107/P	Bolton Folt Cottage Alston Lane, Alston Preston
3/2014/0461/P	Outline application for three dwellings, access and parking	115 Kemple View Clitheroe
3/2014/0570/P	Roof alterations	147 Henthorn Road Clitheroe
3/2014/0645/P	Demolition of existing single storey rear extension and construction of new two storey rear extension	43 Accrington Road Whalley
3/2014/0676/P	Variation of condition 2 (drawings amended) of planning permission 3/2011/0746/P	RV Remembrance Park Mitton Road, Whalley
3/2014/0696/P	New render and redecorations to the front elevation, new barrier rail, refrigeration plant and AC installations/alterations	United North West Co-operatives Ltd Berry Lane Longridge

<u>Plan No</u>	<u>Proposal</u>	<u>Location</u>
3/2014/0712/P	Discharge of condition No 6 (finished floor slab levels) and No 8 (construction of first 15m of access track) of planning permission 3/2010/0807/P	The Knolle 26 Whalley Road Wilpshire
3/2014/0718/P	Formation of dormer extension to front of property	19 Crow Trees Road Sabden
3/2014/0720/P	Erection of shed and greenhouse	Brookfield Stoneygate Lane Ribchester
3/2014/0722/P	Single storey rear extension	11 Glendale Drive Mellor
3/2014/0725/P	Seven dwellings and associated works	land off Clitheroe Road, 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
3/2014/0741/P	Conversion of loft space into bedroom involving two rooflights on the front elevation and two rooflights on the rear and partial removal of chimney	Wellsprings House Woodlands Drive Whalley
3/2014/0746/P (PA)	New porch to front elevation linked to 3/2013/0578/P	Wolfen Hall Chipping
3/2014/0766/P	Proposed new garage to replace existing	24 Humber Street Longridge
3/2014/0794/P	Deletion of condition 30, variation of conditions 2 and 31 and revised wording to conditions 3, 4, 6, 7, 8, 9, 10, 12, 14, 15, 16, 17, 19, 20, 21, 22, 24, 26 and 33 of planning consent 3/2011/1071/P	land at Chapel Hill Longridge
3/2014/0819/P	Small structure to be positioned adjacent to the existing café to form a unit containing a display area and office	Fairfield Business Park Longsight Road Clayton-le-Dale
3/2014/0832/P	Proposed alteration and extensions	16 Claremont Avenue Clitheroe
3/2014/0835/P	Extension to an agricultural livestock building (additional floor space 125m ²)	Foulds House Farm Sabden Road Padiham
3/2014/0851/P	Front and rear dormer extension, single storey rear extension and formation of first floor gable window opening to SW elevation.	12 Hoghton Road Longridge

<u>Plan No</u>	<u>Proposal</u>	<u>Location</u>
3/2014/0852/P	First floor extension to replace existing dormer. Upgrade and clad the existing entrance facade in stone	The Meadows Worston, Clitheroe
3/2014/0853/P	Proposed dormer extension and alterations	5 Byland Close Simonstone
3/2014/0855/P	Proposed two storey and single storey side extension	Bonny Blacks Farm Howgill Lane Gisburn
3/2014/0864/P	Front porch extension to include entrance hall and toilet.	35 Moorland Crescent Clitheroe
3/2014/0871/P	Proposed rear conservatory	68 Hillcrest Road Langho
3/2014/0874/P	New hay storage and drying building on land adjacent	Radcliffe Farm Lower Road Longridge
3/2014/0881/P	Single storey side extension at the rear of adjoining garage	29 Whitecroft Lane Mellor
3/2014/0888/P	Erection of an agricultural building for the storage of silage and dry feed	Old Buckley Farm Stoneygate Lane Knowle Green
3/2014/0889/P	Extension to rear to provide additional toilets and internal facilities	Pendleton Village Hall Pendleton
3/2014/0891/P	Advertisement consent for 2 x wall mounted flat aluminium panels - non illuminated signs and 1 x internally illuminated 3.5m totem	United North West Co-operatives Ltd Berry Lane Longridge
3/2014/0902/P	Two storey side extension, detached garage, and new driveway	Eatoughs Farm Fleet Street Lane Ribchester
3/2014/0908/P	Proposed single storey side extension to form garage and conversion of existing garage into playroom	9 Moorland Avenue Clitheroe
3/2014/0922/P	Application for outline planning permission for demolition of an existing garage and erection of two detached dwellings including details of layout and access with all other matters reserved	65 Whalley Road Langho
3/2014/0959/P	Single storey rear extension to provide garden room, utility room, shower and store	Highfield Tunstead Avenue Simonstone
3/2014/0973/P	Modification of Section 106 Agreement to reflect revised mix of affordable properties from	land at former Chipping Village Hall Kirklands

<u>Plan No</u>	<u>Proposal</u>	<u>Location</u>
	intermediate rent to be affordable rent and references to affordable sale to be removed as all units will be for rent	Chipping

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APPLICATIONS REFUSED

<u>Plan No</u>	<u>Proposal</u>	<u>Location</u>	<u>Reasons for Refusal</u>
3/2014/0684/P	Outline application (all matters reserved) for the demolition of the existing dwelling and outbuildings and the erection of 9 dwellings	Meadcroft Clitheroe Road Whalley	Contrary to Policies G5, H2 and Key Statement DS1, Policies DMG2 and DMH3. Contrary to Development Strategy and would result in the creation of new dwellings that would be visually divorced from other built form within the defined open countryside, resulting in a discordant and incongruous pattern of development.
3/2014/0697/P	Development of 11 residential units on land adjacent to Clitheroe Road, West Bradford	land adjacent to Clitheroe Road West Bradford	Policies G1, G5, ENV3, H2; Key Statement DS1, DS2, EN2, DMG1, DMG2, DMG2, DME2, and DMH3 of the Core Strategy as proposed to be modified and NPPF – inappropriate unsustainable development in the open countryside causing harm to the Development Strategy, detrimental effects upon highway safety, lack of a sequential test and visual amenity.

<u>Plan No</u>	<u>Proposal</u>	<u>Location</u>	<u>Reasons for Refusal</u>
3/2014/0834/P	Proposed new dwelling off Back Lane to the rear	Stonecroft Rimington Lane Rimington	The proposal, by reason of its location in an isolated village with no local facilities, would increase reliance on the private car to access local facilities and the harm that would arise would significantly and demonstrably outweigh the benefits of the proposal. In addition, the design of the proposed development would not harmonise with the wider locality, would facilitate the loss of a landscape feature, and would result in a cramped and visually prominence addition.
3/2014/0838/P	Two storey side extension	Beech House Alston Lane Alston	The proposed single storey side extension, by virtue of its massing and design, would devalue the character of this traditional farm building and that of the surrounding environment.
3/2014/0891/P	1 x internally illuminated 3.5m totem	United North West Co-operatives Ltd Berry Lane Longridge	Policies G1, ENV16, DMG1, EN5, DME4 - unsympathetic and harmful to designated heritage assets; namely the Longridge Conservation Area
3/2014/0913/P	Proposed change of use and associated alterations from maintenance/stora	The Manse Church Street Longridge	Policies G1, ENV16, DMG1, DME4 and Section 12 of NPPF – detriment to the appearance and

<u>Plan No</u>	<u>Proposal</u>	<u>Location</u>	<u>Reasons for Refusal</u>
Cont	ge room into a retail shop area and hot food take-away and change of use of adjacent one bedroom domestic apartment into dining area with staff welfare facilities		character of the existing building and the Conservation Area and detriment to highway safety.
3/2014/0918/P	Demolition of existing cottage and commercial garage and erection of three dwellings	4 Osbaldeston Lane Osbaldeston	Policy EMP11 DWLP; Key Statements DS1 and EC1 and Policies DMG2 and DMB1 Core Strategy Submission Version as proposed to be modified – inappropriate unsustainable development within a Tier 2 settlement causing harm to the Development Strategy, and lack of information to demonstrate that suitable alternate employment generating uses have been sought.

466 AGRICULTURAL NOTIFICATIONS WHERE PLANNING CONSENT **WILL BE NECESSARY**

<u>Plan No</u>	<u>Proposal</u>	<u>Location</u>
3/2014/0952/P	Alteration of an existing road	Fletcher Fold Farm Osbaldeston Lane Osbaldeston

467 OBSERVATIONS TO ANOTHER LOCAL AUTHORITY

<u>Plan No</u>	<u>Proposal</u>	<u>Location</u>
3/2014/0912/P	Direction of four temporary containers and a steel clad walled tent at the rear of S610 building	Samlesbury Aerodrome Samlesbury

3/2014/0930/P Single storey extension to rear of the existing Humanities Building to create new music classroom, office and 2 practise rooms St Augustine's RC High School Elker Lane, Billington

468 CERTIFICATE OF LAWFULNESS FOR A PROPOSED USE OR DEVELOPMENT

<u>Plan No</u>	<u>Proposal</u>	<u>Location</u>
3/2014/0865/P	Application for a Certificate of Lawfulness for a proposed development in the form of a single storey detached outbuilding to be used as a private swimming pool	Giles Farm Four Acre Lane Thornley
3/2014/0924/P	Application for a Lawful Development Certificate for the erection of a single storey side extension	1 Scott Avenue Simonstone

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

<u>Plan No</u>	<u>Proposal</u>	<u>Location</u>
3/2014/0785/P	Certificate of Lawfulness in respect of proposed extension to existing hipped roof to form gable and dormer extension to rear	19 Warwick Drive Clitheroe

470 APPLICATIONS WITHDRAWN

<u>Plan No</u>	<u>Proposal</u>	<u>Location</u>
3/2012/0829/P	Discharge of condition 4 of 3/2010/0194	New Barn, Holden Lane Slaidburn
3/2014/0803/P	Extension of farmhouse into barn. Demolition of agricultural buildings. Raise barn roof. Construct orangery and balcony, construct double garage with office/games room above. Site static caravan	Ox Close Farm Stopper Lane Rimington
3/2014/0820/P	Demolition of existing conservatory to be replaced with open veranda	Sabden House Wesley Street Sabden
3/2014/0946/P (LBC)	Demolition of existing conservatory to be replaced with open veranda	Sabden House Wesley Street Sabden

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SECTION 106 APPLICATIONS

<u>Plan No</u>	<u>Location</u>	<u>Date to Committee</u>	<u>Number of Dwellings</u>	<u>Progress</u>
3/2012/0785	Clitheroe Hospital Chatburn Road Clitheroe	6/12/12	57	With Applicants Solicitor
3/2014/0981	Land at Chatburn Road Clitheroe	13/2/14	23	With 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 Applicants Solicitor
3/2014/0779	Land off Dale View Billington	16/10/14	18	With LCC
3/2014/0188	Victoria Mill Watt Street, Sabden	13/11/14	40	With Planning
<u>Non Housing</u>				
3/2011/0649P	Calder Vale Park Simonstone	15/3/12		Subject to departure procedures, draft 106 received from LCC

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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>
3/2013/0722 U	16/05/14	Englands Head Farm Paythorne	WR		Awaiting decision
3/2014/0394 R	23/07/14	Stoneroyd, Haugh Ave, Simonstone	HH		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		Appeal dismissed 25/11/14
3/2013/1023 U	29/08/14	Land off Kingsmill Avenue, Whalley	WR		Awaiting decision

3/2014/0537 R	29/09/14	Pinfold Cottage Tosside	WR	Awaiting decision
3/2014/0075 R	24/09/14	Sheepfold Farm Balderstone	WR	Awaiting decision
3/2014/0550	01/10/14	Bradyll House Franklin Hill Old Langho	WR	Awaiting decision
3/2014/0501 R	07/10/14	Land at Longsight Road, Copster Green	WR	Awaiting decision
3/2014/0151 Cond	08/10/14	Lower Abbott House Farm, Mellor	WR	Awaiting decision
3/2014/0605 R	09/10/14	Land off Pendle Street East Sabden	WR	Awaiting decision
3/2014/0462 R	10/10/14	Land adj Glen View, Longridge	WR	Awaiting decision
3/2014/0535 R	10/10/14	Oaklands, Longsight Rd Clayton le Dale	WR	Awaiting decision
3/2014/0143 R	10/10/14	Land adj 52 Chapel Hill, Longridge	WR	Awaiting decision
3/2014/0692 R	20/10/14	11 The Old Stables, Mitton Road, Whalley	HH	Awaiting decision
3/2014/0419 R	04/11/14	7 Whins Lane Simonstone	WR	Questionnaire docs sent 10/11/14
3/2013/0442 R	05/11/14	Woodfield Farm Longsight Road Clayton le Dale	WR	Questionnaire docs sent 11/11/14
3/2014/0804 R	11/11/14	22 Wellgate Clitheroe	WR	Questionnaire docs sent 26/11/14
3/2014/0711 R	18/11/14	5 Cowper Place Sawley	CB	Questionnaire docs sent 24/11/14
3/2014/0705 R	Awaiting validation by PINS	Meadows Farm Worston	AB	
3/2014/0464 R	Awaiting validation by PINS	60 Taylor Street Clitheroe		

473 CONFIRMATION OF PUBLIC FOOTPATH DIVERSION FOR FOOTPATH 76, CHIPPING

Committee received a report requesting the confirmation of a Public Footpath Diversion Order under Section 257 of the Town and Country Planning Act 1990 for footpath no 76 at Abbott Barn Farm, Chipping.

The report gave details that on 25 November 2013, the Borough Council had received a formal application for the diversion of the public footpath 76 in accordance with the provisions of the Town and Country Planning Act 1990. An informal consultation had then taken place with all statutory consultees in June 2014 and there had been no objections to that diversion.

On 3 September 2014 the Footpath Diversion Order had been made, signed and sealed and the formal consultation period began; one objection had been received but was later withdrawn.

RESOLVED: That Committee agree to the confirmation of the Public Footpath Diversion Order under Section 257 of the Town and Country Planning Act 1990 for footpath no 76 at Abbott Barn Farm, Chipping.

474 TREE PRESERVATION ORDER – SOMERSET AVENUE, WILPSHIRE

Committee were requested to make a new Tree Preservation Order (TPO) relating to trees along the roadside on Somerset Avenue, Wilpshire.

In November 2014 a resident had requested that the Council impose a Tree Preservation Order on these trees. The resident outlined that over the past four years, two or three trees had been removed each year and that this action without replacement trees was resulting in the fragmentation of trees on the avenue.

Somerset Avenue is a private and unadopted road; therefore Lancashire County Council Highways Authority had no jurisdiction over the trees. As each resident only owns a handful of trees in front of their property, a felling licence restriction would not apply and therefore no permissions or conditions for replacement planting were currently in place.

The full consultation with all interested parties would take place during the month after the making of the Order and local Ward Councillors had been notified and signified that they were in agreement.

The Tree Preservation Order had been drafted to include all trees on the avenue but none of the trees located with private gardens. If the Tree Preservation Order received no objections the Director of Community Services had delegated authority to confirm the Order with or without modifications on behalf of the Council.

RESOLVED: That Committee

1. agree to the making of the Tree Preservation Order as named Somerset Avenue, Wilpshire, Tree Preservation Order 2014 no 5; and
2. agree to the confirmation of the tree Tree Preservation Order by the Director of Community Services with or without modification should no objections be received in accordance with the requirements for

consultation within the Town and Country Planning Act and the Town and Country Planning (Trees) (England) Regulations 2012.

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APPEAL

3/2014/0146/P – Coach House rear of 1 Ash Croft Cottage, Clitheroe Road, West Bradford – proposed change of the Coach House to a single dwellinghouse – appeal dismissed.

The meeting closed at 7.37pm.

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