

RIBBLE VALLEY BOROUGH COUNCIL

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Dear Councillor

The next meeting of the **PLANNING AND DEVELOPMENT COMMITTEE** is at **6.30pm** on **THURSDAY, 12 FEBRUARY 2015** at the **TOWN HALL, CHURCH STREET, CLITHEROE.**

I do hope you can be there.

Yours sincerely

CHIEF EXECUTIVE

To: Committee Members (copy for information to all other members of the Council)
Directors
Press
Parish Councils (copy for information)

AGENDA

Part I – items of business to be discussed in public

1. Apologies for absence.
- ✓ 2. To approve the minutes of the last meeting held on 15 January 2015 – copy enclosed.
3. Declarations of Interest (if any).
4. Public Participation (if any).

DECISION ITEMS

- ✓ 5. Planning Applications – report of Director of Community Services – copy enclosed.

- ✓ 6. Proposed Council Consultation Response to Bolton-by-Bowland Draft Neighbourhood Plan – report of Director of Community Services – copy enclosed.
- ✓ 7. Tree Works Notification, Spex Opticians – report of Director of Community Services – copy enclosed.
- ✓ 8. Confirmation of Dilworth Lane, Longridge – No 4 Tree Preservation Order 2014 – report of Director of Community Services – copy enclosed.
- ✓ 9. Housing Land Availability – report of Director of Community Services – copy enclosed.

INFORMATION ITEMS

- ✓ 10. New Government Policy Section 106 Agreements – report of Director of Community Services – copy enclosed.
- ✓ 11. Appeals:
 - (a) 3/2014/0501 – Change of use to C3 dwelling and construction of 2 No new two storey 4 bed dwellings and 2 No new 2 storey 5 bed dwellings at Longsight Road, Copster Green – appeal dismissed.
 - (b) 3/2014/0151/P – proposed single and two storey rear extensions. re-build 3 No external walls (in bad condition). Renew roof complete (defective timbers). Roof removed prior to application. Condition number 5 in dispute regarding doors and windows being in timber. Resubmission of application 3/2014/0840 at Lower Abbott House Farm, Abbott Brow, Osbaldeston– appeal allowed – condition 5 deleted and substituted
 - (c) 3/2014/0537/P – extensions and alterations to dwelling, creation of new vehicular access and access alterations. Erection of one dwelling/conversion of building to form holiday cottage and change of use of paddock to residential curtilage without complying with condition attached to planning permission 3/2009/0640/P – condition number 2 in dispute regarding occupation period at Pinfold Cottage, Tosside, Skipton – appeal dismissed.
 - (d) 3/2014/0462/P – outline application for one dwelling at land adjacent Glen View, Lower Road, Longridge – appeal dismissed.
 - (e) 3/2014/0143/P – erection of 4 No three bedroom houses at land adjacent 52 Chapel Hill, Longridge – appeal dismissed.
 - (f) 3/2014/0605/P – residential development for one dwelling at land off Pendle Street East, Sabden – appeal dismissed.
 - (g) 3/2014/0535/P – residential development at Oaklands, Longsight Road, Clayton-le-Dale – appeal dismissed.

- (h) 3/2014/0804/P – spiral stair to allow external access to first floor of the property at 22 Wellgate, Clitheroe – appeal dismissed.
- (i) 3/2014/0075/P – proposed conversion of two traditional farm buildings into two full open market dwellings and the demolition and re-building of an existing farmhouse at Sheepfold Farm, Balderstone Hall Lane, Balderstone – appeal dismissed.
- (j) 3/2014/0419/P – proposed dwellinghouse at 7 Whins Lane, Simonstone – appeal dismissed.
- (k) 3/2014/0711/P – proposed two bedroom bungalow at 5 Cowper Place, Sawley – appeal dismissed.

12. Reports from Representatives on Outside Bodies (if any).

Part II - items of business **not** to be discussed in public

- ✓ 13. Planning Appeal at Dilworth Lane, Longridge – Appointment of Consultants – report of Director of Community Services – copy enclosed.
- ✓ 14. Planning Appeals Risk Assessment – report of Director of Resources – copy enclosed.