

## Minutes of Planning and Development Committee

Meeting Date: Thursday, 12 March 2015 starting at 6.30pm  
Present: Councillor T Hill (Chairman)

Councillors:

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

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

Also in attendance: Councillors K Hind, L Rimmer and R Swarbrick.

### 628 APOLOGIES

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

### 629 MINUTES

The minutes of the meeting held on 12 February 2015 were approved as a correct record and signed by the Chairman.

### 630 DECLARATIONS OF INTEREST

There were no declarations of interest.

### 631 PUBLIC PARTICIPATION

Mr Burgess – Secretary of Wilpshire Golf Club spoke on agenda item No 6, Tree Preservation Order at Wilpshire Golf Club.

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

1. APPLICATION NO: 3/2015/0010/P (GRID REF: SD 370556 434580)  
OUTLINE APPLICATION FOR 18 RESIDENTIAL DWELLINGS, INCLUDING 5 AFFORDABLE HOMES AND ASSOCIATED ACCESS, LANDSCAPING AND OTHER NECESSARY WORKS ON LAND OFF LONGSIGHT ROAD, LANGHO

The Head of Planning Services added late items from the Parish Council, four further letters of objection, LCC Highways, a rebuttal letter from the applicant and made reference to changes to condition 5.

DEFERRED and DELEGATED to the Director of Community Services for approval following the satisfactory completion of a Legal Agreement within 3 months from the date of this Committee meeting or delegated to the Director of Community Services in conjunction with the Chairman and Vice Chairman of the Planning and Development Committee should exceptional circumstances exist beyond the period of 3 months and subject to the following conditions:

1. Approval of the details of appearance, landscaping, layout and scale (hereinafter called "the reserved matters") shall be obtained from the local planning authority in writing before any development is commenced.
2. Plans and particulars of the reserved matters referred to in condition 1 above, shall be submitted in writing to the local planning authority and shall be carried out as approved.
3. Application for approval of the reserved matters shall be made to the local planning authority before the expiration of [three] years from the date of this permission.
4. The development hereby permitted shall be begun either before the expiration of five years from the date of this permission, or before the expiration of two years from the date of approval of the last of the reserved matters to be approved, whichever is the later.
5. The submission of reserved matters in respect of layout, scale, appearance and landscaping shall be in general compliance with the Design and Access Statement, the 'illustrative master plan' (Drawing Number PL1352.AB-002 dated 19.02.15) and the Parameters Plan (drawing no PL1352.AB-003-02).

REASON: To define the scope of the permission.

6. The development hereby permitted in outline relates to the erection of 18 dwellings including 5 "affordable" homes. The application for reserved matters shall not exceed 18 dwellings.

REASON: To define the scope of the permission.

7. 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) The parking of vehicles of site operatives and visitors;
  - ii) Loading and unloading of plant and materials;
  - iii) Storage of plant and materials used in the construction of the development;
  - iv) The erection and maintenance of security fencing;
  - v) Wheel washing facilities;
  - vi) Measures to control the emission of dust and dirt during construction;and

- vii) A scheme for recycling/disposing of waste resulting from construction works.
- viii) Periods when plant and materials trips should not be made to and from the site
- ix) Routes to be used by vehicles carrying plant and materials to and from the site.
- x) Details of how existing habitat features, hedgerows/streams shall be retained and protected during the lifetime of the development from the adverse effects of development works by maintaining construction exclusion zones the details of which shall have first been submitted to and approved in writing by the Local Planning Authority prior to commencement of each phase of development.

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 Core Strategy (Adopted Version).

8. The development hereby permitted in outline shall be carried out in accordance with the approved Flood Risk Assessment (FRA) and drainage strategy dated December 2014 and the following mitigation measures detailed within the FRA:
  - Finished floor levels are set no lower than 300mm above existing ground level.

The mitigation measures shall be fully implemented prior to occupation and subsequently in accordance with the timing/phasing arrangements embodied within the scheme, or 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 in order to prevent a mitigate the risks of flooding on and off site and to comply with the requirements Policy DMG1 of the Core Strategy (Adopted Version) and the requirements of the National Planning Policy Framework.

9. 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 shall demonstrate the surface water run-off generated up to and including the 1 in 100 year plus climate change critical storm will not exceed the run-off from the undeveloped site following the corresponding rainfall event. Surface water discharge from the site shall be limited to 29l/s as stated in the Drainage Strategy. The scheme shall subsequently be implemented in accordance with the approved details before the development

is completed and shall be retained in perpetuity thereafter in a condition commensurate with delivering the approved objectives.

REASON: To prevent flooding by ensuring the satisfactory storage/disposal of surface water from the site in order to prevent a mitigate the risks of flooding on and off site and to comply with the requirements of Policy DMG1 of the Core Strategy (Adopted Version) and the requirements of the National Planning Policy Framework.

10. The development hereby permitted in outline shall be carried out in accordance with the conclusions and recommendations of the tree survey report (reference SE581T/H/01c/DH dated 21 July 2014), in particular:

- An Arboricultural Method Statement and a tree protection plan shall be submitted to and approved in writing by the Local Planning Authority and the development shall be carried out fully in accordance with the approved details.
- A Veteran alder in the southwest corner of the site that has conservation value shall be retained where possible for the benefit of the site ecology. Consideration shall be given to limited surgery or the use of supporting structures should this be considered appropriate in this instance.
- Permission should be sought to access private land to further investigate the structural stability of trees along the eastern boundary of the site. Where there is danger of collapse, agreement should be reached with the relevant landowner to take appropriate actions. Some ground stabilisation may be required where trees are being undermined to extend the life of the trees and prevent collapse.

REASON: In order to ensure the retention and protection of existing trees in the interests of visual amenity and to comply with Policies DMG1, DME1 and DME2 of the Core Strategy (Adopted Version).

11. The development hereby permitted in outline shall be carried out in accordance with the ecological recommendations in Section 6 of the Preliminary Ecological Appraisal and Bat Activity Report (reference SE602/01b/LH dated 18 July 2014).

REASON: To ensure the protection and enhancement of the ecology of the site in accordance with Policies DMG1, DME2 and DME3 of the Core Strategy (Adopted Version).

12. The development hereby permitted in outline shall be carried out in accordance with the energy saving/conservation measures detailed in the Sustainability Statement (reference MAN.0139 dated December 2014) that was submitted with the application.

REASON: To ensure the provision of sustainable development in accordance with the requirements of Policy DMG1 of the Core Strategy (Adopted Version) and the requirements of the National Planning Policy Framework.

13. The vehicular access into the site shall be formed as shown on the illustrative master plan (drawing no PL1352AB-002) and in accordance with the precise details and specifications shown on drawing no SCP/14050/F01REVB within the Transport Statement (reference PT/14050/TS/01 dated December 2014) and shall be fully completed to the satisfaction of the Local Planning Authority prior to the first occupation of any of the dwellings on the site.

REASON: In the interests of highway safety and to comply with Policy DMG1 of the Core Strategy (Adopted Version).

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

REASON: To ensure that satisfactory access is provided to the site before the development hereby permitted becomes operative in the interests of highway safety and to comply with Policy DMG1 of the Core Strategy (Adopted Version)

15. No part of the development shall be commenced until all necessary off site highway works have been constructed in accordance with a scheme that shall have 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 without causing a hazard to other road users and to comply with Policy DMG1 of the Core Strategy (Adopted Version)

16. No part of the development hereby approved shall commence until a scheme for the construction of the site access and the off-site works of highway improvement has been submitted to, and approved by, the Local Planning Authority.

REASON: In order to satisfy the Local Planning Authority and Highway Authority that the final details of the highway scheme/works are acceptable before work commences on site and to comply with Policy DMG1 of the Core Strategy (Adopted Version)

17. No part of the development hereby approved shall be occupied or opened for trading until the approved scheme referred to in Condition 14 has been constructed and completed in accordance with the scheme details.

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 and to comply with Policy DMG1 of the Core Strategy (Adopted Version).

18. No development shall take place until a Landscape Management and Maintenance Plan for the public open space areas within the site has been submitted to and approved in writing by the Local Planning Authority. The Plan shall set out the management responsibilities and maintenance schedules for all landscaped areas, inclusive of trees, hedges ditches and balancing ponds. The development shall be undertaken in accordance with the approved details.

REASON: In order to ensure the satisfactory management and maintenance of the public open space areas within the site in the interest of visual amenity and to comply with Policy DMG1 of the Core Strategy (Adopted Version).

19. The new estate road/ access hereby approved shall not be used to service future development on adjacent land to the west of the application site.

REASON: To protect the existing landscape in accordance with policies DMG 1 and DME3 of the Ribble Valley Core Strategy Adopted Version.'

#### 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 (Area East) on 0300 123 6780, or writing to Developer Support Section, Lancashire County Council, Environment Directorate, Burnley Highways Office, Widow Hill Road, Burnley BB10 2TJ or email [lhscustomerservice@lancashire.gov.uk](mailto:lhscustomerservice@lancashire.gov.uk)
- 2 This consent does not give approval to a connection being made to the County Council's highway drainage system.
- 3 The grant of planning permission does not entitle a developer to obstruct a right of way and any proposed stopping-up or diversion of a right of way should be the subject of an Order under the appropriate Act. Public Right of Way 3-6-fp6a runs close/adjacent to the site.
4. This outline permission shall be read in conjunction with the Section 106 Agreement.

(Mr Lamb spoke in favour of the above application. Mr White spoke against the above application).

(Councillor L Rimmer was given permission to speak on the above application).

2. APPLICATION NO: 3/2015/0065 (GRID REF: SD 361301 437386)  
OUTLINE APPLICATION FOR THE DEVELOPMENT OF UP TO NO.195  
DWELLINGS WITH ALL MATTERS RESERVED, SAVE FOR ACCESS FROM  
DILWORTH LANE.  
LAND TO NORTH OF DILWORTH LANE, LONGRIDGE, PR3 3ST

The Head of Planning Services added late items which included four additional letters of objection and one of support, the revised LCC educational assessment and several proposed changes to conditions.

DEFERRED AND DELEGATED to the Director of Community Services for approval following the satisfactory completion of a legal agreement (in the terms described in the developer contributions section of this report and subject to changes in CIL Regulations) within 3 months from the date of this Committee meeting or delegated to the Director of Community Services in conjunction with the Chairperson and Vice Chairperson of Planning and Development Committee should exceptional circumstances exist beyond the period of 3 months and subject to the following conditions:

#### General

1. No part of the development hereby permitted shall be commenced on any phase (as referred to in Condition 5) until full details of the layout, scale and appearance of the buildings and landscaping within that phase (hereinafter called 'the reserved matters') have been submitted to and approved in writing by the Local Planning Authority.

In relation to landscaping, the details shall include: the types and numbers of trees and shrubs to be planted, their distribution on site, those areas to be seeded, turfed, paved or hard landscaped, including details of any changes of level or landform, full specifications of all boundary treatment and a scheme of maintenance, including long term design objectives.

In respect of ecology, any submission of reserved matters shall demonstrate and evidence that the biodiversity interest of the adjacent Biological Heritage Site will not be adversely affected; that the identified bat foraging and commuting habitat will be retained, maintained and enhanced; that mature trees and hedgerows will be retained and any losses appropriately compensated; that replacement ponds (to compensate the loss of the two ephemeral ponds) will be created and maintained, and that any necessary habitat mitigation will be delivered as part of the proposals.

REASON: As the application is outline only and to define the reserved matters in accordance with Policies DMG1 and DME3 of Ribble Valley Core Strategy Adopted Version.

2. Applications for approval of the reserved matters shall be made to the local planning authority not later than three years from the date of this permission. The development hereby permitted shall begin not later than two years from the date of approval of the final of the reserved matters.

REASON: Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

3. No more than 195 dwellings shall be developed on the application site edged red on the submitted Red Line Boundary Plan (drawing reference 492D-01) and the vehicular and pedestrian accesses to the site shall be constructed in accordance with the details shown on the following plans unless otherwise required by condition of this permission:
  - a) Eastern Access drawing number TPMA1178-011 Rev L
  - b) Western Access drawing number TPMA1178\_010 Rev E

Each site access shall be constructed to base course level prior to the first occupation of a dwelling within the parcel of the development served by the access and completed in accordance with the timetable to be approved pursuant to Condition 14 of this permission.

REASON: For the avoidance of doubt and to clarify the permission in accordance with Policy G1 of the Ribble Valley Districtwide Local Plan and Policy DMG1 of Ribble Valley Core Strategy Adopted Version.

#### Phasing

4. Prior to the submission of any reserved matters application, a phasing scheme including the parcels which shall be the subject of separate reserved matters applications shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved phasing scheme.

REASON: To ensure the development is appropriately phased to deliver a sustainable form of development in accordance with Policies DMG1, DMG3, DME3, DMI2 and Key Statements EN2 and EN4 of Ribble Valley Core Strategy Adopted Version.

#### Design

5. The development hereby approved shall be carried out in accordance with the principles established on the Parameters Plan (drawing reference 492B 02) and within the Design and Access Statement (dated 29 January 2015).

REASON: To ensure the development accords with the general design principles and to reserve full consideration of the reserved matters in accordance with Policies DMG1, DMG3, DME3, DMI2 and Key Statements EN2 and EN4 of the Ribble Valley Core Strategy (Adopted Version).

#### Landscaping and Levels

6. All landscaping and landscape maintenance schemes approved for each phase of development (as approved under Condition 5) shall be fully



implemented in accordance with the approved details in the first complete planting season following the first occupation of each dwelling within that parcel or the completion of the parcel to which they relate, whichever is the sooner. Any trees or plants which, within a period of five years from completion of the relevant development parcel die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species.

REASON: To ensure the site is satisfactorily landscaped in accordance with Policies DMG1 and DME3 of Ribble Valley Core Strategy Adopted Version.

7. Applications for the approval of reserved matters shall include details of existing and proposed land levels and finished floor levels, including the levels of the proposed roads. The development shall thereafter be carried out in accordance with the approved details.

REASON: To secure satisfactory finished ground and floor levels in accordance with Policy DMG1 of Ribble Valley Core Strategy Adopted Version.

#### Drainage

8. Prior to the commencement of development, a drainage strategy outlining the general system of drainage for foul and surface water flows arising from the entire site shall be submitted to and approved in writing by the Local Planning Authority. The drainage strategy shall accord with the approved Flood Risk Assessment (Ref: 30058/SRG RevB, dated 21 January 2015) and shall demonstrate that: the surface water run-off generated by the 1 in 100 year plus climate change critical storm shall not exceed the run-off from the undeveloped site and shall not increase the risk of flooding off-site; surface water run-off shall be to the equivalent of the mean annual run-off rate from the undeveloped site. Thereafter the detailed schemes for foul and surface water drainage approved pursuant to Conditions 10 & 11 for development within each phase shall accord with the approved drainage strategy under this condition.”

REASON: To ensure satisfactory storage and disposal of surface water from the site to prevent flooding in accordance with Policies DMG1 and DME6 and Key Statement EN2 of Ribble Valley Core Strategy Adopted Version.

9. Prior to the commencement of development within a phase, the details of a scheme for surface water drainage and means of disposal for that phase, to accord with the Drainage Strategy approved pursuant to Condition 9 and to include evidence of an assessment of site conditions, sustainable drainage principles, an assessment of the hydrological and hydro-geological context of the development, management and maintenance and timescales for implementation, shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented, maintained and managed in accordance with the approved details at all times thereafter.

REASON: To ensure satisfactory storage and disposal of surface water from the site to prevent flooding in accordance with Policies DMG1 and DME6 and Key Statement EN2 of Ribble Valley Core Strategy Adopted Version.

10. Prior to the commencement of development within a phase, details of the foul drainage scheme for that phase, which shall be based on the Drainage Strategy approved pursuant to Condition 10 of this permission, shall be submitted to and approved in writing by the Local Planning Authority. The foul drainage scheme shall be implemented prior to completion of the first dwelling within that phase of development and maintained and managed in accordance with the approved details at all times thereafter.

REASON: To ensure satisfactory means of foul drainage in accordance with Policies DMG1 and DME6 of Ribble Valley Core Strategy Adopted Version.

### Construction

11. 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 (approved pursuant to Condition 5), 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 EN2, EN4, DME2 and DME3 of the Ribble Valley Core Strategy (Adopted version).

12. No development approved by this permission shall commence within a phase until a Construction Management Plan for that phase has been submitted to and approved in writing by the Local Planning Authority. The approved

Management Plan shall be adhered to throughout the construction period and shall provide for:

- i) The routes to be used by construction vehicles carry plant and machinery routes to be used by vehicles carrying plant and materials to and from the site which shall have been constructed to base course level;
- ii) Parking of vehicles within the site of site operatives and visitors;
- iii) Loading and unloading of plant and materials;
- iv) Storage of plant, materials and potential ground and water contaminants;
- v) Erection and maintenance of security hoardings including decorative displays and facilities for public viewing, where appropriate;
- vi) Wheel washing facilities;
- vii) A management plan to control the emission of dust and dirt during construction identifying suitable mitigation measures;
- viii) A scheme for recycling/disposing of waste resulting from construction works. There shall be no burning on site;
- ix) A scheme to control noise during the construction phase;
- x) Details of lighting to be used during the construction period;
- xi) Site working hours;
- xii) 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 such trips should not be made)
- xiii) Sustainable travel options for journeys to and from construction workers including pedestrian routes, travel by bicycles, journeys by train, car sharing schemes and other opportunities to reduce journeys by car.

REASON: In the interests of residential amenity, highway safety and convenience and to protect the adjacent biological heritage site during construction works in accordance with Policies Policies EN2, EN4, DMG1, DME2 and DME3 of Ribble Valley Core Strategy Adopted Version.

### Highways

13. No development approved by this permission shall commence until a scheme for the on and off-site highway works, including timescales for implementation for each phase, has been submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be carried out in accordance with the approved details.

REASON: In the interests of highway safety and to mitigate the impacts of the development in accordance with Policies EN2, DMG1, DMI2 and DMG3 of the Ribble Valley Core Strategy (Adopted Version).

14. Prior to the occupation of the first dwelling within a phase, a Travel Plan based upon the submitted Travel Plan Framework to improve accessibility by sustainable modes for residents of dwellings within that phase shall have been submitted to and approved in writing by the Local Planning Authority. The Travel Plan shall include:

- a) Appointment of a named Travel Plan Co-ordinator.
- b) Details of measures to encourage sustainable travel patterns.
- c) A scheme for the management and implementation of the Travel Plan.
- d) Targets for modal shift.
- e) Implementation timescales.
- f) A strategy for marketing and proposed incentives.
- g) Arrangements for monitoring and review.

The approved Travel Plan shall be implemented, monitored and reviewed in accordance with the approved Travel Plan for development within that phase for a period of time not less than 5 years following completion of the final parcel of development in that phase (as approved under Condition 5).

REASON: To deliver a sustainable form of development and to reduce reliance on the private car in accordance with Policies EN2, DMG1, DMI2 and DMG3 of the Ribble Valley Core Strategy (Adopted Version) and the National Planning Policy Framework.

#### Trees

15. Prior to commencement of any site works, should the LPA consider the surveys to be out dated an up dated Tree survey report and associated documents, shall be submitted to the LPA in writing. The development shall thereafter be carried out in complete accordance with the approved details. All trees identified to be retained in or adjacent to the application site shall be protected during construction in accordance with BS5837: 2012 Trees in relation to design, demolition and Construction.

REASON: In the interests of visual amenity and to protect trees during construction in accordance with Policies DMG1, DME2, DME3 and Key Statement EN4 of the Ribble Valley Core Strategy (Adopted Version).

#### Ecology

16. The development hereby permitted shall not commence during the bird nesting season (March to August inclusive) unless the absence of nesting birds has been confirmed by further surveys or inspections undertaken by an appropriately qualified ecologist, the results of which shall be submitted to and approved in writing by the local planning authority prior to any commencement in the bird nesting season.

REASON: To protect nesting birds, having regard to the adjacent biological heritage site in accordance with Policies DMG1, DME3 and Key Statement EN4 of the Ribble Valley Core Strategy (Adopted Version).

17. Prior to the commencement of each phase of the development (approved pursuant to condition 5), the land within that phase shall be subject to a further survey to confirm the continued absence of badgers and badger setts and the results shall be submitted to the Local Planning Authority for approval in writing together with proposals for mitigation if required. The development shall be carried out in complete accordance with the approved survey(s).

REASON: To protect any badgers that may be present on the land at the time of commencement in accordance with Policies DMG1, DME3 and Key Statement EN4 of the Ribble Valley Core Strategy (Adopted Version).

18. The reserved matters application(s) shall be accompanied by repeat surveys of the trees identified for removal to confirm the continued absence of roosting bats. If the surveys demonstrate that bats have colonised, the surveys shall include appropriate mitigation and/or compensation proposals. The development shall thereafter be carried out in complete accordance with the approved survey(s).

REASON: In the interests of protected species in accordance with Policies DMG1, DME3 and Key Statement EN4 of the Ribble Valley Core Strategy (Adopted Version).

19. No site works shall take place within a phase until a Landscape Management Plan to include: long-term design objectives; habitat creation; details of the retention, creation and enhancement of native hedgerows, mature trees, woodlands, grasslands and ponds; and shall demonstrate that the habitat of protected and priority species (most notably bats, but also breeding birds and amphibians) is enhanced; enhancement, management responsibilities and maintenance schedules for all landscaped areas (other than privately-owned domestic gardens) and timing of works within each phase, has been submitted to and approved in writing by the Local Planning Authority.

The Landscape Management Plan shall include (but not be limited to) details of the proposed woodland buffer to the east of the site adjacent to Spade Mill Biological Heritage Site, trees and tree lines, hedgerows and other areas of public open space. The Landscape Management Plan shall be informed by the Ecological Appraisal (dated 22<sup>nd</sup> January 2015), Bat Survey Report (dated 5<sup>th</sup> September 2014) and the details approved pursuant to condition 16. Habitats shall comprise locally appropriate native species and plant species used in more formal/ornamental planting should be selected to provide benefit for biodiversity (i.e. pollen, nectar, berry bearing). The landscape management plans shall be implemented and maintained in accordance with the approved details.

REASON: To secure biodiversity enhancements having regard to the adjacent biological heritage site in accordance with Policies DMG1, DME3 and Key Statements EN2 and EN4 of Ribble Valley Core Strategy Adopted Version.

20. Prior to commencement of development within a phase, details of the provisions to be made for building dependent species of conservation concern, including artificial bird nesting boxes and artificial bat roosting sites for that phase shall be submitted to and approved in writing by the Local Planning Authority. The details shall be submitted on a dwelling/building dependent bird/bat species development site plan and include details of plot numbers and the numbers of artificial bird nesting boxes and artificial bat roosting site per individual building/dwelling and type. The details shall also

identify the actual wall and roof elevations into which the above provisions shall be incorporated. The artificial bird/bat boxes shall be incorporated during the actual construction of those individual dwellings identified on the submitted plan and made available for use before each such dwelling is first occupied unless otherwise agreed in writing by the Local Planning Authority.

REASON: In the interests of biodiversity and to enhance roosting opportunities for species of conservation concern in accordance with Policies DMG1, DME3 and Key Statement EN4 of the Ribble Valley Core Strategy (Adopted Version).

### Energy

21. "No development, hereby permitted, shall commence until a scheme to demonstrate that not less than 10% of the total energy consumption of the development will be provided by means of renewable energy or that alternative measures will achieve at least 10% less energy consumption than similar development constructed in accordance with the current Building Regulations has been submitted to and approved in writing by the Local Planning Authority. The development shall be completed wholly in accordance with the approved details unless agreed otherwise in writing by the Local Planning Authority."

REASON: To allow the energy needs of the development to be partially generated on site to reduce reliance on the grid in accordance with Key Statements EN2 and EN3 and Policies DMG1 and DME5 of the Ribble Valley Core Strategy (Adopted Version) and the National Planning Policy Framework.

### Play Space

22. Prior to commencement of development within a phase a play space management plan including long term design objectives, timing of the works, management responsibilities and maintenance schedules for the play areas within that phase, shall be submitted to and approved in writing by the Local Planning Authority. The play space management plan shall provide precise details of all play equipment and other related structures in that phase and its maintenance and indicate a timescale when the play spaces and related structures on the open space shall be provided and made available for use within that phase. The play space management plan shall be implemented in accordance with the approved details.

REASON: In the interests of the amenity of the future occupants in accordance with Policy DMG1 of the Ribble Valley Core Strategy (Adopted Version).

### Lighting

23. Prior to commencement of development within a phase (approved pursuant to Condition 5) details of a scheme for all external lighting for that

phase/parcel, including timescales for implementation, shall be submitted to and approved in writing by the Local Planning Authority. The lighting scheme shall accord with guidance issued by the Bat Conservation Trust and Institute of Lighting Engineers and shall include details to demonstrate how artificial illumination of important wildlife habitats is minimised. The lighting scheme(s) shall be implemented in complete accordance with the approved details and retained thereafter at all times.

REASON: In the interests of residential amenity and protected species in accordance with Policies DMG1, DME1 and DME3 of the Ribble Valley Core Strategy (Adopted Version).

Noise

24. Prior to commencement of development within a phase of development (approved pursuant to Condition 5 of this permission) a scheme of noise mitigation measures for that phase adhering to the principles laid out in the Noise Assessment dated January 2015 shall be submitted to and approved in writing by the Local Planning Authority. The measures so identified shall be incorporated into the construction of the development within that phase and thereafter retained at all times.

REASON: In the interests of the amenity of the future occupants in accordance with Policy DMG1 of the Ribble Valley Core Strategy (Adopted Version).

(Mr Croft 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).

633 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:

634 APPLICATIONS APPROVED

<u>Plan No</u>	<u>Proposal</u>	<u>Location</u>
3/2014/0425/P	Proposed conversion of a redundant agricultural building into a single open market dwelling	Curtis House Chipping Road Longridge
3/2014/0719/P	Roof lift and rear and side extension	3 Arley Rise Mellor
3/2014/0751/P	Erection of single detached dwelling	8 Hammond Drive Read
3/2014/0957/P	Roof cover over existing slurry store and extension of that slurry store	Wharf Farm Talbot Street, Chipping

<b><u>Plan No</u></b>	<b><u>Proposal</u></b>	<b><u>Location</u></b>
3/2014/1024/P	Proposed variation of condition 3 of planning permission 3/2010/0113 to substitute drawing No 8056.209A (amendments to boundary wall to Whalley Road)	land adjacent to Whalley Road Sabden
3/2014/1096/P	Replace existing damaged structural elements due to fire and water damage with new steel work in accordance with the structural engineer's design and calculations	The Swan and Royal Hotel 26 Castle Street Clitheroe
3/2014/1113/P	Demolition of attached garage and erection of single storey side extension incorporating a garage and extended kitchen area	1 Bowling Green Cottages The Drive, Brockhall Old Langho
3/2014/1126/P	Replacement conservatory	7 Pasture Grove Whalley
3/2014/1130/P	Proposed security shutters	71 King Street Whalley
3/2015/0001/P	Alterations and extensions to incorporate dormers to front and back and alterations to garage	22 Hillside Drive West Bradford
3/2015/0033/P	Removal of ribbon pointing from front elevation of the property and reinstate lime mortar pointing to prevent further water/frost damage to the stone	4 Whalley Road Hurst Green
3/2015/0096/P	Modification of Section 106 Agreement in relation to alterations to the qualifying person reference	land at The Whins Whins Lane Read

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APPLICATIONS REFUSED

<b><u>Plan No</u></b>	<b><u>Proposal</u></b>	<b><u>Location</u></b>	<b><u>Reasons for Refusal</u></b>
3/2014/1122/P	Formation of car park at the rear of 35 King Street to include new opening onto back street	35 King Street Whalley	Harmful to listed building and Whalley Conservation Area because of the loss of property enclosure and incongruous (overtly modern; non-domestic) and visually intrusive development in its materials, layout and (vehicular) use. Core Strategy

Cont/



<b><u>Plan No</u></b>	<b><u>Proposal</u></b>	<b><u>Location</u></b>	<b><u>Reasons for Refusal</u></b>
Cont...			Policies DME4 and DMG1 and NPPF paragraph 17, 131 and 132.
3/2014/1118/P	Extension, floodlighting, resurfacing, perimeter fencing and associated landscaping relating to artificial sports pitch	Oakhill College Wiswell Lane Whalley	Contrary to Policies DMG1 and DME3 – residential amenity and impact on wildlife.
3/2015/0006/P	One 3 bedroom detached house including change of use of land to residential at land adjacent	Chapel House off Chapel Lane West Bradford	Key Statement DS1 and Policy DMG2 of the Core Strategy Adopted Version – provision of 1 market dwellings in a tier 2 settlement contrary to the spatial vision leading to unsustainable development - Create a harmful precedent.

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APPLICATIONS WITHDRAWN

<b><u>Plan No</u></b>	<b><u>Proposal</u></b>	<b><u>Location</u></b>
3/2014/0843/P	New two storey dwelling with attached garage on land adjacent Hay Moo	The Hay Moo Mellor Brow Mellor
3/2014/1136/P	Extensions, alterations and remodelling of existing house	Bennets Close Wiswell
3/2015/0012/P	Installation of two 5.15mm high fascia with two internally illuminated Natwest lettering and chevron logo set 360mm high. Two 600mm high internally illuminated projecting signs. One 1040mm high internally illuminated ATM surround	Natwest York Street Clitheroe

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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
3/2013/0981	Land at Chatburn Road Clitheroe	13/2/14 18/12/14	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 15/1/15	275	With Planning awaiting Decision Notice
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
3/2014/0742	Land off Pimlico Road Clitheroe	15/1/15	19	With LCC
<b><u>Non Housing</u></b>				
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
3/2013/1023 U	29/08/14	Land off Kingsmill Avenue, Whalley	WR		Awaiting decision
3/2014/0550	01/10/14	Bradyll House Franklin Hill Old Langho	WR		Awaiting decision
3/2013/0442 R	05/11/14	Woodfield Farm Longsight Road Clayton-le-Dale	WR		Appeal dismissed 11/02/15

<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>
3/2014/0705 R	06/01/15	Meadows Farm Worston	HH		Appeal dismissed 05/02/15
3/2014/0793 R	21/01/15	Talbot Fold Barn Talbot Bridge Bashall Eaves	WR		Questionnaire sent 26/01/15 Statement due 25/02/15
3/2014/0592 R	14/01/15	The Moorcock Inn Slaidburn Road Waddington	WR		Questionnaire sent 20/01/15 Statement due 18/02/15
3/2014/0634 R	24/12/14	11 Lower Lane Longridge	HH		Appeal dismissed 05/02/15
3/2014/0838 R	22/01/15	Beech House Alston Lane Alston	HH		Awaiting decision
3/2014/0438 R	16/01/15 but extension given until 6/02/15	Land east of Chipping Lane Longridge	Inquiry		Notification and questionnaire sent. Statement due 27/02/15
3/2014/0517 R	09/02/15	Land to the north of Dilworth Lane Longridge	Inquiry		Notification and questionnaire sent. Statement due 23/03/15
3/2014/0827 R	12/02/15	39 Clitheroe Road Whalley	WR		Notification and questionnaire sent. Statement due 19/03/15
3/2014/0464 R	Awaiting validation by PINS	60 Taylor Street Clitheroe			
3/2014/0312	Awaiting validation by PINS	Time House Knowle Green	WR		
3/2014/0679 R	Awaiting validation by PINS	Mill Cottage Victoria Terrace	WR		
3/2014/0887 R	Awaiting validation by PINS	Bent House Tosside	WR		

639 TREE PRESERVATION ORDER – WILPSHIRE GOLF CLUB

The Director of Community Services submitted a report requesting Members to make a new tree preservation order relating to woodland to the rear of properties

along Whalley Road, Wilpshire mostly within the boundaries of Wilpshire Golf Club. This was in response to several enquiries made by members of the public regarding these trees and on the basis of the concerns, meetings had been held with representatives of Wilpshire Golf Club regarding tree works generally across the site. Local residents had not yet been formally consulted and this would take place with all interested parties during the month after the making of the order.

Committee were sympathetic with the intentions of the golf club but felt it important that they work with the Countryside Officer regarding a management plan for the site before works commenced, so that all parties can be satisfied that the work is part of a comprehensive and considered plan for the site.

RESOLVED: That Committee agree

1. to the making of the Tree Preservation Order so named the Wilpshire Golf Club Tree Preservation Order 2015 No 1; and
2. to the confirmation of the 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 outlined within the Town and Country Planning Act and the Town and Country Planning (Trees) (England) Regulations 2012.

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#### BIODIVERSITY OFFSETTING SCHEME

The Director of Community Services submitted a report informing Members and asking for agreement of Committee to circumstances under which the Council should use the biodiversity offsetting scheme. He informed Committee that a relatively high amount of the development within the Ribble Valley takes place on greenfield sites with existing habitat and biodiversity considerations, an important factor in any planning decision. The majority of these developments are possible whilst conserving and enhancing biodiversity meaning a net gain of biodiversity on site and therefore ensuring an improvement to the environment habitat and public amenity. However, on some sites space was at a premium and it was not possible to include landscaping of sufficient size to allow significant conservation and enhancement of habitat. On these sites, it was important to have an alternative mechanism for the delivery of environmental and public amenity improvements. When the biodiversity offsetting pilot began in 2013, the Ribble Valley Borough Council were accepted as an additional pilot area within the scheme with one offsetting site at Primrose Lodge. So far the Council had received one contribution towards this site of 1.59 credit (£11,500) which had been received as part of the development scheme on the corner of Littlemoor and Whalley Road.

In order to undertake the biodiversity offsetting scheme, all developers of appropriate sites would be required to include biodiversity credit scoring within their submitted ecology reports. The scoring must clearly indicate the current number of credits on the site and the number of credits that the site would gain and/or lose as a result of the development. On schemes where there is a minor loss or no net gain identified, the developer would then be required to offset via

the biodiversity offsetting scheme with the number of credits required to be negotiated through the planning process.

RESOLVED: That Committee agree

1. to the use of the biodiversity offsetting scheme for:
  - all major applications
  - all applications on or adjacent to SSSI, BHS or other local regional or national sites of biological importance
  - other sites where deemed appropriate by the Head of Planning Services
2. to the inclusion of appropriate Council owned sites as receptor sites.

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#### APPEALS

- (a) 3/2014/0634/P – rear extension roof lift and creation of loft bedroom and ensuite at 11 Lower Lane, Longridge – appeal dismissed.
- (b) 3/2014/0501/P – change of use to C3 dwelling and construction of 2no new 2 storey, 4 bed dwellings and 2no new 2 storey, 5 bed dwellings at Longsight Road (A59), Copster Green – appeal dismissed.
- (c) 3/2014/0705/P – replace existing single storey porch with new 2 storey porch at Meadows Farm, Worston – appeal dismissed.

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#### REPORTS FROM REPRESENTATIVES ON OUTSIDE BODIES

There were no reports from Representatives on Outside Bodies.

The meeting closed at 8.18pm.

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