

Minutes of Planning and Development Committee

Meeting Date: Thursday, 16 April 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 | M Thomas |
| S Knox | R Thompson |
| G Mirfin | J White |
| J Rogerson | A Yearing |

In attendance: Director of Community Services, Head of Planning Services and the Solicitor.

Also in attendance: Councillors G Scott and N Walsh.

724 APOLOGIES

There were no apologies for absence from the meeting.

725 MINUTES

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

726 DECLARATIONS OF INTEREST

There were no declarations of interest.

727 PUBLIC PARTICIPATION

There was no public participation.

728 PLANNING APPLICATIONS

1. APPLICATION NO: 3/2014/0749/P (GRID REF: SD 365223 435944)
PROPOSED CHANGE OF USE FROM NURSERY TO MIXED USE
COMPRISING NURSERY AND RESTAURANT AT STYDD NURSERY,
STONEYGATE LANE, RIBCHESTER

GRANTED subject to the following condition(s):

1. This permission relates to the retention of the existing restaurant within the building shown on Drawing Number CAL2014 008 006 (amended plan received by the Local Planning Authority on 13 February 2015) within the existing nursery site as outlined in red on the plans referenced 'Location Plan

Scale 1:1250' and 'Block Plan Scale 1:500' (amended plans received by the Local Planning Authority on 31 March 2015). No permission is implied or granted for any other non-nursery related businesses or structures within the application site.

REASON: For the avoidance of doubt as the application only sought retrospective permission for the restaurant and not for any of the other businesses or structures within the application site.

2. Within six months of the date of this permission, the access into the site shall be modified and the car parking spaces shall be laid out and marked out on site as shown on the submitted 1:500 Scale Block Plan (amended plan received by the Local Planning Authority on 31 March 2015) and as previously granted planning permission on 16 January 2015 under reference 3/2014/0665/P.

REASON: To ensure the implementation of the access and car parking improvements within a reasonable timescale in the interests of highway safety and to comply with Policy DMG1 of the Ribble Valley Core Strategy (Adopted Version).

3. Within two months of the date of this permission, a visibility splay should be formed at the junction of the site access on to Stoneygate Lane that has dimensions of 2.4m x 15m to the north of the access and 2.4m x 25m to the south of the access. Thereafter, notwithstanding the provisions of the Town and Country Planning Permitted Development Order 2008 (as amended) no building, wall, fence, hedge, tree, shrub or other device shall be erected, planted or allowed to remain within the visibility splay.

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

4. Within two months of the date of this permission, the access shall have been given a tarmac finish for the first 10m of its length measured from the edge of the carriageway of Stoneygate Lane. Thereafter, this section of the access shall be retained in this manner in perpetuity.

REASON: To prevent loose materials from being deposited on the public highway in the interests of highway safety and to comply with Policy DMG1 of the Ribble Valley Core Strategy (Adopted Version).

5. Within one month of the date of this permission, a car park management plan shall have been submitted to and approved in writing by the Local Planning Authority. This shall include measures that would result in the more efficient use of the customer parking spaces and measures to prevent inappropriate and unsafe parking on Stoneygate Lane when the car park is full. The measures shall include the employment of a member of staff who will assist and advise customers at all times when in excess of 25 of the 31 customer parking spaces are in use. The measures shall also include the use of appropriate signs at the site entrance advising potential customers when the

car park is full and advising them that, for highway safety reasons, they should not park on Stoneygate Lane. Precise details of such signs shall be submitted for the Council's written approval under the requirements of this condition.

All measures that are subsequently approved in writing by the Local Planning Authority shall be operated at all times when the individual businesses at this site are open for operation.

REASON: In order to ensure that the operation of the Glasshouse Restaurant does not result in excessive parking on Stoneygate Lane in the interests of highway safety and to comply with Policy DMG1 of the Ribble Valley Core Strategy (Adopted Version).

6. The restaurant use hereby permitted shall be restricted to between 1000 hours to 1600 hours Wednesday to Sunday (with no opening on Monday and Tuesday) and between 1830 hours to 2030 hours on Fridays and Saturdays during the months of June, July and August.

REASON: To comply with the terms of the application and in the interests of the amenities of nearby residents and highway safety as required by Policy DMG1 of the Ribble Valley Core Strategy (Adopted Version).

RESOLUTION 2: That the applicants be informed of Committee's concern in relation to the noise element and the need to enforce the appropriate conditions.

NOTE

The applicant is advised that this permission only authorises the continued operation of the Glasshouse Restaurant subject to strict compliance with the conditions that have been imposed on the Permission. There are, however, other unauthorised businesses operating from this site that remain liable to the possibility of Enforcement Action should the Local Planning Authority consider there to be expediency for such action. The applicant is also advised that the Council would need to give consideration to the instigation of Enforcement Action in the event of any non-compliance with the conditions that are imposed on this planning permission.

2. APPLICATION NO: 3/2014/1061/P (GRID REF: SD 373365 436446)
ERECTION OF 8 BUNGALOWS FOR THE OVER 55'S AT OLD WHALLEY
NURSERIES, CLITHEROE ROAD, BARROW BB7 9AQ

GRANTED subject to the following condition(s):

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

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

2. This permission shall relate to the development as shown on drawing no. 14-097 1000 rev A, 14-097 1005 rev A, 14-097 1001 rev A, 14-097 1010, 14-097 1012, 14-097 1011 14-097 1013 and 14-097 1014.

REASON: For the avoidance of doubt and to clarify which plans are relevant and to ensure that the development is carried out in accordance with the approved plans.

3. Precise specifications or samples of walling, roofing and window/door framing materials including their colour and texture shall have been submitted to and approved in writing by the Local Planning Authority before their use in the proposed works.

REASON: In order that the Local Planning Authority may ensure that the materials to be used are appropriate to the locality in accordance with Policy DMG1 of the Ribble Valley Core Strategy (Adoption Version).

4. The development hereby permitted shall not be commenced until full details of the proposed landscaping have been submitted to, and approved in writing by, the Local Planning Authority. The scheme shall indicate, as appropriate, the types and numbers of trees and shrubs, their distribution on site, their maturity at the time of planting, those areas to be seeded, turfed, paved or hard landscaped, including details of any changes of level or landform.

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 15 years to the satisfaction of the Local Planning Authority. This maintenance shall include the replacement of any tree or shrub which is removed, or dies, or is seriously damaged, or becomes seriously diseased, by a species of similar size to those originally planted.

REASON: In the interests of the amenity of the area and to comply with Policies DMG1, EN2 and DME3 of Ribble Valley Core Strategy (Adoption Version).

5. Notwithstanding any indication on the approved plans, no development approved by this permission shall commence until a scheme for the disposal of foul and surface waters for the entire site has been submitted to and approved in writing by the Local Planning Authority. For the avoidance of doubt, surface water must drain separate from the foul and no surface water will be permitted to discharge directly or indirectly into existing sewerage systems. The development shall be completed, maintained and managed in accordance with the approved details.

REASON: To prevent the increased risk of flooding, both on and off site. In accordance with Policies EN2, EN4, DME2 and DME3 Ribble Valley Core Strategy (Adoption Version).

6. Notwithstanding the details shown on the submitted plans, the proposed driveway/hard surfacing to the front of the property shall be constructed using permeable materials on a permeable base, or provision shall be made to direct run-off water from the hard surface to a permeable or porous area or surface within the boundaries of the property (rather than to the highway), unless otherwise agreed to in writing by the Local Planning Authority.

REASON: In the interests of Highway Safety and to prevent flooding. In accordance with Policies EN2, EN4, DME2 and DME3 of the Ribble Valley Core Strategy (Adoption Version).

7. No phase of development shall take place until a Construction Management Plan has been submitted to and approved in writing by the Local Planning Authority for that phase. The approved Statement shall be adhered to throughout the construction period and shall provide for:

- The parking of vehicles of site operatives and visitors;
- Loading and unloading of plant material;
- Storage of plant materials used in the construction of development;
- The erection and maintenance of security hoardings;
- Wheel washing facilities;
- A management plan to control the emission of dust and dirt during construction identifying suitable mitigation measures;
- Details of the storage of potential ground and water contaminants
- A scheme for protecting trees;
- A scheme for recycling/disposing of waste resulting from construction work; and
- A scheme to control noise during the construction phase.

REASON: In the interests of protecting residential amenity from noise and disturbance in accordance with Policy DMG1 of the Ribble Valley Core Strategy (Adoption Version).

8. The new estate road shall be constructed in accordance with the Lancashire county Council specification for Construction of Estate Roads to at least a 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 and to comply with Policy DMG1 of the Core Strategy Adopted version.

9. Before the use of the site hereby permitted is brought into operation facilities shall be provided within the site by which means the wheels of vehicles may be cleaned before leaving the site.

REASON: To avoid the possibility of the public highway being affected by the deposit of mud and/or loose materials thus creating a potential hazard to road users and to comply with Policy DMG1 of the Core Strategy Adopted version.

10. 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 in consultation with the Highway 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.

11. No part of the development hereby approved shall be occupied or opened for trading until the approved scheme referred to in Condition 9 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.

12. Within a period of 12 weeks from the commencement of the initial marketing of the dwellings hereby permitted, the marketing of the dwellings shall be restricted to those with a local connection clause, which shall have been submitted to and agreed by the Local Planning Authority and during that 12 week period no dwelling shall be sold or let to any person not complying with the clause.

REASON: In order that the LPA can secure benefits to the borough and secure residential properties to a local connection clause.

13. No development shall take place until a scheme to secure at least 10% of the energy requirements of the development hereby permitted from renewable or low carbon energy sources, with a timetable for implementation, has been submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved scheme and retained thereafter at all times in accordance with the approved scheme. Any solar panels installed as part of this scheme shall be removed after a period of 25 years from the date of electricity first being generated.

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.

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

3. APPLICATION NO: 3/2014/1092/P (GRID REF: SD 365462 432631)
RETROSPECTIVE APPLICATION FOR CHANGE OF USE OF AN AGRICULTURAL STORAGE BUILDING TO SCARE KINGDOM AND VISITOR ATTRACTION, RETENTION OF TEMPORARY STORAGE CONTAINER BUILDING AND CAR PARKING AT HAWKSHAW FARM, LONGSIGHT ROAD, CLAYTON-LE-DALE

DEFERRED for further information.

(Councillor Walsh was given permission to speak on the above application. Mr Dowson spoke in favour of the above application. Mr Barnett spoke against the above application).

4. APPLICATION NO: 3/2014/1094/P (GRID REF: SD 365462 432631)
RETROSPECTIVE APPLICATION FOR A VISITOR CENTRE COMPRISING A CAR PARK, 5 LIVESTOCK SHELTERS, 1 STORAGE BUILDING, 1 POLYTUNNEL AND 1 CHILDREN'S PLAY AREA AT HAWKSHAW FARM, LONGSIGHT ROAD, CLAYTON-LE-DALE

GRANTED subject to the following condition(s):

1. This retrospective permission relates to the visitor centre and car park including the buildings and structures as shown on the submitted plans referenced as follows:
 - Site Plan – Drawing Number HF/SP – Scale 1:500.
 - Elevation 1 – Livestock shelters 1 and 2 and Polytunnel – Scale 1:100.
 - Elevation 2 – Storage and guinea pig/rabbit accommodation – Scale 1:100.
 - Elevation 3 – Pony and donkey shed – Scale 1:100.
 - Elevation 4 – Hen and duck shed – Scale 1:100.

REASON: For the avoidance of doubt and to define the development for which retrospective permission is hereby granted.

2. The use of the visitor centre to which this permission relates shall be restricted to dates between 15 March and 30 September inclusive and shall only be open at weekends and bank holidays and only on weekdays during school holidays; and the opening hours shall be restricted to between 9.30am and 5pm.

REASON: To comply with the terms of the application and in the interests of the amenities of the locality in order to comply with the requirements of Policy DMG1 of the Ribble Valley Core Strategy Adopted Version.

5. APPLICATION NO: 3/2014/1115/P (GRID REF: SD 364806 435134)
VARIATION OF CONDITION NO 10 OF PLANNING CONSENT 3/2014/0624/P
TO MODIFY THE REQUIREMENT OF RESTRICTING NO SURFACE WATER
DISCHARGE TO PUBLIC SEWAGE SYSTEM EITHER DIRECTLY OR
INDIRECTLY AT LAND AT PARSONAGE AVENUE, RIBCHESTER

GRANTED and that condition 10 be altered to read:

1. Prior to commencement of the development, the surface water drainage scheme based on sustainable drainage principles and assessment of hydrological and hydrogeological context (inclusive of how the scheme shall be managed after completion) shall be submitted to and approved in writing by the Local Planning Authority. This site must be drained on separate systems combining just prior to connection to the public combined sewage system. Surface water discharging to the sewage system must be attenuated to a maximum discharge rate of 5 litres per second so that it will not exceed the run-off from the undeveloped site and not increase the risk of flooding off site. The drainage strategy should demonstrate the surface water run-off generated up to and including the 100 year plus class climate change critical storm or nor exceed the run-off from the undeveloped site following the corresponding rainfall event. The development must be completed in accordance with the approved scheme prior to first occupation and shall be maintained and managed in accordance with approved details.

REASON: To ensure that a satisfactory means of drainage to prevent the risk of flooding in accordance with Policies DMG1 and DME6 of the Ribble Valley Core Strategy adopted version.

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

6. APPLICATION NO: 3/2015/0029/P (GRID REF: SD 374508 442208)
PROPOSED ERECTION OF THREE DWELLINGS WITH ASSOCIATED
VEHICULAR ACCESS AND LANDSCAPING AT LAND AT HAZELMERE,
PIMLICO ROAD, CLITHEREOE

The Head of Planning Services reported late items.

GRANTED subject to the following conditions:

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

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

2. Unless explicitly required by condition within this consent, the development hereby permitted shall be carried out in complete accordance with the proposals as detailed on the submitted drawings:

Proposed West Streetscene: 3804 1-06A
Proposed Siteplan & Elevation: 3804 1-04C
Proposed Elevations: 3804 1-02D
Proposed Plans: 3804 1-03A

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

3. Prior to the commencement of the development section details at a scale of not less than 1:20 of each elevation shall have been submitted to and approved by the Local Planning Authority. For the avoidance of doubt the sections shall clearly detail all eaves, guttering/rain water goods, soffit/overhangs, window/door reveals and the proposed window/door framing profiles and materials. The development shall be carried out in strict accordance with the approved details.

REASON: In order that the Local Planning Authority may ensure that the detailed design of the proposal is appropriate to the locality in accordance with Key Statement EN5 and Policies DMG1 and DME4 of the Ribble Valley Core Strategy (Adopted Version).

4. Notwithstanding the submitted details, prior to the commencement of the development, section details and elevations at a scale of not less than 1:20 of the proposed refuse storage structures, boundary treatments, gates, fencing and walling and shall have been submitted to and approved by the Local Planning Authority. The development shall be carried out in strict accordance with the approved details.

REASON: In order that the Local Planning Authority may ensure that the detailed design of the proposal is appropriate to the locality in accordance with Key Statement EN5 and Policies DMG1 and DME4 of the Ribble Valley Core Strategy (Adopted Version).

5. Prior to the commencement of the development, details of existing and proposed land levels, including slab levels, shall have been submitted to and agreed in writing by the Local Planning Authority. The development shall be carried out in strict accordance with the approved details unless agreed in writing by the Local Planning Authority.

REASON: In order that the Local Planning Authority can ensure that the development responds appropriately to the topography of the site and in the interests of the appearance of the locality in accordance with Key Statement EN5 and Policies DMG1 and DME4 of the Ribble Valley Core Strategy (Adopted Version).

6. Precise specifications or samples of all external surfaces (including details and extents of surfacing) of the development hereby permitted shall have been submitted to and approved by the Local Planning Authority before their use in the proposed development.

REASON: In order that the Local Planning Authority may ensure that the materials to be used are appropriate to the locality in accordance with Key Statement EN5 and Policies DMG1 and DME4 of the Ribble Valley Core Strategy (Adopted Version).

7. The proposed first floor window to the east elevation (as indicated on drawing 3804-1/02D) shall be fitted with obscure glazing (which shall have an obscurity rating of not less than 4 on the Pilkington glass obscurity rating or equivalent scale) and shall be non-opening, unless the parts of the window which can be opened are more than 1.7 metres above the floor of the room in which the window is installed. The window shall remain in that manner in perpetuity at all times unless otherwise agreed in writing by the Local Planning Authority.

REASON: To protect existing and future residential amenity in accordance with Policy DMG1 of the Ribble Valley Core Strategy (Adopted Version).

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

REASON: To protect existing residential amenity from noise and disturbance and to ensure the safe operation of the immediate highway during the construction phase in accordance with Policy DMG1 of the Ribble Valley Core Strategy (Adopted Version).

9. Prior to commencement of any site works including delivery of building materials and excavations for foundations or services all trees identified in the arboricultural Constraints Appraisal (December 2014) shall be protected in accordance with the BS5837 2012 (Trees in Relation to Demolition, Design & Construction) The root protection/exclusion zone shall remain in place until all building work has been completed and all excess materials have been removed from site including soil/spoil and rubble.

No tree pruning shall be implemented without prior written consent, which will only be granted when the local authority is satisfied that it is necessary is in

accordance with BS3998 for tree work and carried out by an approved arboricultural contractor.

REASON: In order to ensure that trees identified (T1/T2/T3) that may be affected by development are protected against the adverse effects of the development in accordance with Policies DMG1 and DME1 of the Ribble Valley Core Strategy (Adopted Version).

10. Prior to the commencement of development, the following information shall be submitted to the Local Planning Authority (LPA) for approval in writing:
 - (a) A Desk Study which assesses the risk of the potential for on-site contamination and ground gases and migration of both on and off-site contamination and ground gases.
 - (b) If the Desk Study identifies potential contamination and ground gases, a detailed Site Investigation shall be carried out to address the nature, degree and distribution of contamination and ground gases and shall include an identification and assessment of the risk to receptors as defined under Part IIA of the Environmental Protection Act 1990, focusing primarily on risks to human health and controlled waters. The investigation shall address implications of the health and safety of site workers, of nearby occupied building structures, on services and landscaping schemes and on wider environmental receptors including ecological systems and property. The sampling and analytical strategy shall be submitted to and approved in writing by the LPA prior to the site investigation survey.
 - (c) If the site investigation indicates remediation is necessary, a Remediation Statement detailing the recommendations and remedial measures to be implemented within the site shall be submitted to and approved in writing by the LPA. The remediation shall be carried out in accordance with the agreed statement and on completion of the development/remedial works, the developer shall submit a Verification Report to the LPA for approval in writing that certifies that all works were completed in accordance with the agreed Remediation Statement prior to the first occupation of the development.

REASON: To prevent pollution of ground and surface waters both on and off site and to ensure the site is suitable for its end use in accordance with Policies EN2, EN4, DME2 and DME3 of the Ribble Valley Core Strategy (Adopted Version).

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

REASON: To ensure that subsequent alterations preserve the character and appearance of the area in accordance with Key Statement EN5 and Policies DMG1 and DME4 of the Ribble Valley Core Strategy (Adopted Version).

(Mr French spoke against the above application).

Councillor Knox left the meeting at 7.55pm.

7. APPLICATION NO: 3/2015/0079/P (GRID REF: SD 369707 450419)
PROPOSED STRUCTURAL WORKS TO EXISTING DWELLING TO PREVENT BUILDING FALLING INTO FURTHER DISREPAIR AT EAST VIEW, HALLGATE HILL, NEWTON-IN-BOWLAND

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 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

2. Precise specifications, in the form of a method statement, detailing the means by which the existing render will be removed shall have been submitted to and approved by the Local Planning Authority before the commencement of this element of the works.

Where render removal results in the loss of historic fabric, work shall cease to these areas pending further advice from the local planning authority's conservation officer.

REASON: In order to safeguard the special architectural and historic interest and significance of the listed buildings and the character, appearance and significance of Newton Conservation Area.

3. Precise specifications of proposed re-rendering shall have been submitted to and approved by the Local Planning Authority before its use in the proposed works.

REASON: In order to safeguard the special architectural and historic interest and significance of the listed buildings and the character, appearance and significance of Newton Conservation Area.

4. Precise specifications of the appearance of proposed pattress plates (including their surface finish) shall have been submitted to and approved by the Local Planning Authority before their use in the proposed works.

The agreed surface finish shall be implemented within one month of pattress plate installation and retained as such in perpetuity.

REASON: In order to safeguard the special architectural and historic interest and significance of the listed buildings and the character, appearance and significance of Newton Conservation Area.

8. APPLICATION NO: 3/2015/0101/P (GRID REF: SD 374006 438180)
SUBSTITUTION OF 16 HOUSE-TYPES APPROVED UNDER PLANNING PERMISSION 3/2013/0771 AND 3/2014/0944 TOGETHER WITH THE ADDITION OF 3 HOUSE-TYPES. LAND OFF MIDDLE LODGE ROAD, BARROW, BB7 9WD

GRANTED subject to the following condition(s):

1. The development must be begun no later than the expiration of three years beginning with the date of this permission.
REASON: Required to be imposed in pursuance to Section 91 of the Town and Country Planning Act 1990.
2. Unless explicitly required by condition within this consent, the development hereby permitted shall be carried out in complete accordance with the proposals as detailed on the submitted drawings:

Planning Layout: MLR_BB_PA03_01_A
Housetype 309 – Brick Floorplans & Elevations
Housetype 313 – Brick Floorplans & Elevations
Housetype 356 – Brick Floorplans & Elevations
Housetype 356 – Render Floorplans & Elevations
Housetype 406 – Render Floorplans & Elevations
Housetype 408 – Brick Floorplans & Elevations
Housetype 413 – Brick Floorplans & Elevations
Housetype 419 – Brick Floorplans & Elevations
Housetype 432 – Render Floorplans & Elevations
Housetype 450 – Brick Floorplans & Elevations
Housetype 453 – Render Floorplans & Elevations
Housetype 455 – Brick Floorplans & Elevations
Housetype 550 – Brick Floorplans & Elevations

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

3. Precise specifications or samples of walling, roofing and window/door framing materials including their colour and texture shall have been submitted to and approved in writing by the Local Planning Authority before their use in the proposed works.

REASON: In order that the Local Planning Authority may ensure that the materials to be used are appropriate to the locality in accordance with Policy DMG1 of the Ribble Valley Core Strategy (Adopted Version).

4. No development shall take place until details of the provisions to be made for building dependent species of conservation concern, artificial bird nesting boxes and artificial bat roosting sites for that phase have been submitted to, and approved in writing by the Local Planning Authority. The details shall be submitted on a dwelling/building dependent bird/bat species development site plan and include details of plot numbers and the numbers of artificial bird nesting boxes and artificial bat roosting site per individual building/dwelling and type. The details shall also identify the actual wall and roof elevations into which the above provisions shall be incorporated. The artificial bird/bat boxes shall be incorporated into those individual dwellings/buildings during the actual construction of those individual dwellings/buildings identified on the submitted plan before each such dwelling/building is first brought into use, unless otherwise agreed in writing by the Local Planning Authority.

REASON: In the interests of biodiversity and to enhance nesting/roosting opportunities for species of conservation concern and reduce the impact of development in accordance with Policies DMG1 and EN4 of the Ribble Valley Core Strategy (Adopted Version).

5. Notwithstanding the submitted details no development approved by this permission shall be commenced until design details and specifications of the internal streetscape and its associated lighting, street furniture, walls, fencing, boundary treatments and details of any surface materials to be used including their colour and texture has been submitted to and approved in writing by the Local Planning Authority. The works shall then be completed in accordance with approved details.

REASON: In the interests of the visual amenities of the area in accordance with Policy Policies DMG1 of the Ribble Valley Core Strategy (Adopted Version).

6. No development shall take place until details of the public open space, woodland track and any associated play equipment/surfacing at the southeast extents of the development site have been submitted to and approved in writing by the Local Planning Authority.

REASON: In order that the Local Planning Authority may ensure that the details are appropriate to the locality in accordance with Policies DMG1, DMG2 and DME4 of the Ribble Valley Core Strategy (Adopted Version), ensuring a satisfactory standard of appearance and given its location.

7. The development hereby permitted shall not be commenced until full details of the proposed landscaping have been submitted to, and approved in writing by, the Local Planning Authority. The scheme shall indicate, as appropriate, the types and numbers of trees and shrubs, their distribution on site, their maturity at the time of planting, those areas to be seeded, turfed, paved or hard landscaped, including details of any changes of level or landform.

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 15 years to the satisfaction of the Local Planning Authority. This maintenance shall include the replacement of any tree or shrub which is removed, or dies, or is seriously damaged, or becomes seriously diseased, by a species of similar size to those originally planted.

REASON: In the interests of the amenity of the area and to comply with Policies DMG1, EN2 and DME3 of Ribble Valley Core Strategy (Adopted Version).

8. Notwithstanding any indication on the approved plans, no development approved by this permission shall commence until a scheme for the disposal of foul and surface waters for the entire site has been submitted to and approved in writing by the Local Planning Authority. For the avoidance of doubt, surface water must drain separate from the foul and no surface water will be permitted to discharge directly or indirectly into existing sewerage systems. The development shall be completed, maintained and managed in accordance with the approved details.

REASON: To prevent the increased risk of flooding, both on and off site. In accordance with Policies EN2, EN4, DME2 and DME3 Ribble Valley Core Strategy (Adopted Version).

9. Notwithstanding the details shown on the submitted plans, the proposed driveway/hard surfacing to the front of the property shall be constructed using permeable materials on a permeable base, or provision shall be made to direct run-off water from the hard surface to a permeable or porous area or surface within the boundaries of the property (rather than to the highway), unless otherwise agreed to in writing by the Local Planning Authority.

REASON: In the interests of Highway Safety and to prevent flooding. In accordance with Policies EN2, EN4, DME2 and DME3 of the Ribble Valley Core Strategy (Adopted Version).

10. No phase of development shall take place until a Construction Management Plan has been submitted to and approved in writing by the Local Planning Authority for that phase. The approved Statement shall be adhered to throughout the construction period and shall provide for:

- The parking of vehicles of site operatives and visitors;
- Loading and unloading of plant material;
- Storage of plant materials used in the construction of development;
- The erection and maintenance of security hoardings;
- Wheel washing facilities;
- A management plan to control the emission of dust and dirt during construction identifying suitable mitigation measures;
- Details of the storage of potential ground and water contaminants
- A scheme for protecting trees;

- A scheme for recycling/disposing of waste resulting from construction work; and
- A scheme to control noise during the construction phase.

REASON: In the interests of protecting residential amenity from noise and disturbance in accordance with Policy DMG1 of the Ribble Valley Core Strategy (Adopted Version).

11. The new estate road shall be constructed in accordance with the Lancashire county Council specification for Construction of Estate Roads to at least a 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.

12. Prior to any phase of the development being occupied a Framework Travel Plan for the whole development shall be submitted to and approved in writing by the Local Planning Authority. Thereafter, prior to the commencement of development on any phase or portion of the development, a separate Travel Plan (or up-dated information for the Framework Travel Plan) for each phase shall also be submitted to and approved in writing by the Planning Authority. The Travel Plan shall be implemented, audited and updated within the timescale set out in the approved plan.

REASON: To ensure a multi-modal transport provision for the development and reduce the traffic impact on the local road network, in the interests of highway safety and to comply with Policy DMG1 of the Ribble Valley Core Strategy (Adopted Version).

13. Prior to the commencement of the development, a written scheme of archaeological investigation relating to that phase shall be submitted to and approved in writing by the Local Planning Authority. Each scheme will outline (if required) a programme of archaeological work which is to be implemented within the phase. The development of the phase shall be carried out in accordance with the approved scheme.

REASON: To ensure and safeguard the recording and inspection of matters of archaeological importance associated with the site in accordance with Policies EN5, DME3 and DME4 of the Ribble Valley Core Strategy (Adopted Version).

14. No development shall take place unless and until a suitable mechanism has been entered into and completed, to deliver the planning obligations pursuant to the grant of Planning Permission reference 3/2013/0771.

REASON: In order that the Local Planning Authority may ensure that the appropriate planning obligations are secured in accordance policies DMI1 and DMH1 of the Ribble Valley Core Strategy (Adopted Version).

NOTES

1. This consent requires the construction, improvement or alteration of an access to the public highway. Under the Highways Act 1980 Section 184 the County Council as Highway Authority must specify the works to be carried out. Only the Highway Authority or a contractor approved by the Highway Authority can carry out these works and therefore before any access works can start you must contact the Ribble Valley District Highways Office, Lancashire County Council, Riddings Lane, Whalley BB7 9RW (tel. 0845 0530011) and quote the planning application number.
2. If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the local planning authority) shall be carried out until the developer has submitted a remediation strategy to the Local Planning Authority detailing how this suspected contamination can be dealt with and obtained written approval from the Local planning Authority. The remediation strategy shall be implemented as approved.

9. APPLICATION NO: 3/2014/0618/P (GRID REF: SD 376579 444018)
ERECTION OF 10 DWELLINGS AT LAND OFF CHATBURN OLD ROAD,
CHATBURN

The Head of Planning Services reported a late item.

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 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:

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

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

2. This permission shall relate to the development as shown on drawing no. Jac/605/1615/06 rev A, Jac/605/161503a, Jac/605/1615/01 rev A, Jac/605/1615/04 rev A, Jac/605/1615/05 Jac/605/1615/02 Jac/605/1615/07.
REASON: For the avoidance of doubt and to clarify which plans are relevant and to ensure that the development is carried out in accordance with the approved plans.

3. Precise specifications or samples of walling, roofing and window/door framing materials including their colour and texture shall have been submitted to and approved in writing by the Local Planning Authority before their use in the proposed works.

REASON: In order that the Local Planning Authority may ensure that the materials to be used are appropriate to the locality in accordance with Policy DMG1 of the Ribble Valley Core Strategy (Adoption Version).

4. No development shall take place until details of the provisions to be made for building dependent species of conservation concern, artificial bird nesting boxes and artificial bat roosting sites for that phase have been submitted to, and approved in writing by the Local Planning Authority. The details shall be submitted on a dwelling/building dependent bird/bat species development site plan and include details of plot numbers and the numbers of artificial bird nesting boxes and artificial bat roosting site per individual building/dwelling and type. The details shall also identify the actual wall and roof elevations into which the above provisions shall be incorporated. The artificial bird/bat boxes shall be incorporated into those individual dwellings/buildings during the actual construction of those individual dwellings/buildings identified on the submitted plan before each such dwelling/building is first brought into use, unless otherwise agreed in writing by the Local Planning Authority.

REASON: In the interests of biodiversity and to enhance nesting/roosting opportunities for species of conservation concern and reduce the impact of development in accordance with Policies DMG1 and EN4 of the Ribble Valley Core Strategy (Adoption Version).

5. The development hereby permitted shall not be commenced until full details of the proposed landscaping have been submitted to, and approved in writing by, the Local Planning Authority. The scheme shall indicate, as appropriate, the types and numbers of trees and shrubs, their distribution on site, their maturity at the time of planting, those areas to be seeded, turfed, paved or hard landscaped, including details of any changes of level or landform.

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 15 years to the satisfaction of the Local Planning Authority. This maintenance shall include the replacement of any tree or shrub which is removed, or dies, or is seriously damaged, or becomes seriously diseased, by a species of similar size to those originally planted.

REASON: In the interests of the amenity of the area and to comply with Policies DMG1, EN2 and DME3 of Ribble Valley Core Strategy (Adoption Version).

6. Notwithstanding any indication on the approved plans, no development approved by this permission shall commence until a scheme for the disposal

of foul and surface waters for the entire site has been submitted to and approved in writing by the Local Planning Authority. For the avoidance of doubt, surface water must drain separate from the foul and no surface water will be permitted to discharge directly or indirectly into existing sewerage systems. The development shall be completed, maintained and managed in accordance with the approved details.

REASON: To prevent the increased risk of flooding, both on and off site. In accordance with Policies EN2, EN4, DME2 and DME3 Ribble Valley Core Strategy (Adoption Version).

7. Notwithstanding the details shown on the submitted plans, the proposed driveway/hard surfacing to the front of the property shall be constructed using permeable materials on a permeable base, or provision shall be made to direct run-off water from the hard surface to a permeable or porous area or surface within the boundaries of the property (rather than to the highway), unless otherwise agreed to in writing by the Local Planning Authority.

REASON: In the interests of Highway Safety and to prevent flooding. In accordance with Policies EN2, EN4, DME2 and DME3 of the Ribble Valley Core Strategy (Adoption Version).

8. No part of development shall take place until a Construction Management Plan has been submitted to and approved in writing by the Local Planning Authority for that phase. The approved Statement shall be adhered to throughout the construction period and shall provide for:

- The parking of vehicles of site operatives and visitors;
- Loading and unloading of plant material;
- Storage of plant materials used in the construction of development;
- The erection and maintenance of security hoardings;
- Wheel washing facilities;
- A management plan to control the emission of dust and dirt during construction identifying suitable mitigation measures;
- Details of the storage of potential ground and water contaminants
- A scheme for protecting trees;
- A scheme for recycling/disposing of waste resulting from construction work; and
- A scheme to control noise during the construction phase.

REASON: In the interests of protecting residential amenity from noise and disturbance in accordance with Policy DMG1 of the Ribble Valley Core Strategy (Adoption Version).

9. The new estate road shall be constructed in accordance with the Lancashire county Council specification for Construction of Estate Roads to at least a 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.

10. No development shall take place unless and until a suitable mechanism has been entered into and completed, to deliver the planning obligations pursuant to the grant of Planning Permission reference 3/2013/0771.

REASON: In order that the Local Planning Authority may ensure that the appropriate planning obligations are secured in accordance policies DMI1 and DMH1 of the Ribble Valley Core Strategy (Adoption Version).

11. No development shall take place until a scheme to secure at least 10% of the energy requirements of the development hereby permitted from renewable or low carbon energy sources, with a timetable for implementation, has been submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved scheme and retained thereafter at all times in accordance with the approved scheme. Any solar panels installed as part of this scheme shall be removed after a period of 25 years from the date of electricity first being generated.

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.

12. Prior to commencement of development precise details of the junction improvements at Ribble lane and Chatburn Old Road shall be submitted to and approved in writing by the Local Planning Authority. No part of the development hereby approved shall be occupied until the junction improvements have been implemented in full.

REASON: In order that the Local Planning Authority may ensure that the materials to be used are appropriate to the locality in accordance with Policy DMG1 of the Ribble Valley Core Strategy (Adoption Version).The applicant is advised that this should relate to plans D1350-04 Rev C submitted under 3/2011/0025.

13. No part of the development approved by this permission shall be occupied until a scheme for the 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. This permission shall comply with the Noise Assessment report dated 23/05/14 and in particular the mitigation measures in Paragraph 11.1.1 and these shall be carried and remain in that manner prior to occupation of any of the dwellings hereby approved.

REASON: In order that the Local Planning Authority may ensure that the materials to be used are appropriate to the locality in accordance with Policy DMG1 of the Ribble Valley Core Strategy (Adoption Version).

15. Notwithstanding the details shown on the submitted plan in relation to boundary treatment and fencing, further details shall be submitted and approved in writing by the Local Planning Authority. In relation to the frontage development, notwithstanding the Town and Country Planning (General Permitted Development) (England) Order 2015 no fencing above 1m shall be erected without prior consent from the Local Planning Authority.

REASON: In the interests of visual amenity and to comply with Policy DMG1 of the Core Strategy Adopted Version.

NOTE:

1. The applicant is advised that the off-site highway works are likely to be the subject of a Section 278 Highway agreement.

(Councillor Scott was given permission to speak on the above application. Mr Hoerty spoke in favour of the above application. Mr Wells spoke against the above application).

729 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:

730 APPLICATIONS APPROVED

| <u>Plan No</u> | <u>Proposal</u> | <u>Location</u> |
|---------------------|---|--|
| 3/2012/0911/P | Proposed two-storey extension to rear of existing house | Houghton Farm Cottage Osbaldeston Lane Osbaldeston |
| 3/2014/0415/P (LBC) | Bird control of adding wires and/or small metal spikes on lodges, parapets and roofs with minimal drilling into masonry | Barclays Bank plc Castle Street Clitheroe |
| 3/20141026/P | Agricultural livestock building | Law Farm Trapp Lane Simonstone |
| 3/2014/1120/P | Discharge of condition 2 – external materials, 3 – details of tree protection, 4 – details of access, parking and manoeuvring and 5 – development to be carried out in accordance with the stated plans, of | 20 Brookside Old Langho |
| Cont/ | | |

| <u>Plan No</u> | <u>Proposal</u> | <u>Location</u> |
|-----------------------|---|--|
| Cont... | planning permission APP/T/2350/A/14/2222117 | |
| 3/2015/0030/P | Proposed erection of single storey side extension to western gable elevation, erection of a single storey partially underground and partially over ground private swimming pool building with associated underground link | Giles Farm Four Acre Lane Thornley |
| 3/2015/0061/P | Discharge of condition 9 (Archaeological Record) of planning permission 3/2012/0777/P | Kellets Farm Greenmoor Lane Knowle Green |
| 3/2015/0063/P | Non-material amendments to planning permission 3/2012/0219/P. Removal of curtain walling to north east elevation to be replaced with cladding and brickwork; removal of curtain walling and high level windows to south west elevation to be replaced with cladding and brickwork; and the introduction of a row of windows to the south east (front) elevation | Altham Pumping Station Burnley Road Simonstone |
| 3/2015/0073/P | Discharge of condition 3 (materials) from planning permission 3/2011/0833/P | Preston's Yard Longridge Road Chipping |
| 3/2015/0125/P | Discharge of conditions 3 (materials) 4 (window details) 5 (timing of roofing works) 6 (bat boxes) of planning permission 3/2014/1054/P | Beck Top Clough Lane Simonstone |
| 3/2015/0143/P | Erection of front porch | 84 Branch Road Mellor Brook |
| 3/2015/0151/P | Non-material amendment to planning permission 3/2014/0941/P. Amended roof pitch to the SW elevation (retaining existing/approved ridge level) amended window arrangement to bathroom/circulation area, amended window arrangement to bedroom (NE elevation) | Lee Carter House Castlegate Clitheroe |
| 3/2015/1055/P | Change of use from Sui Generis (Nail and Beauty Salon) to Class A3 (Café and Restaurant) | 1 Victoria Street Clitheroe |

APPLICATIONS REFUSED

| <u>Plan No</u> | <u>Proposal</u> | <u>Location</u> | <u>Reasons for Refusal</u> |
|----------------|--|--|--|
| 3/2014/0226/P | Works and a change of use to the grade II listed Kirk Mill to create a hotel (18 bed) and bar/restaurant. Works comprising partial demolition and extension of Kirk Mill including demolition of the later addition to the east of the Mill and erection of a new extension built on the same footprint in traditional stone to match the existing Mill; and removal of further modern alterations to the façade to restore the historic character of the building | Kirk Mill Malt Kiln Brow Chipping | Harmful to Kirk Mill and Kirk House (Grade II listed) and Kirk Mill Conservation Area. Historic fabric, plan form, design, setting. NPPF; Core Strategy DME4, DMG1, DMB2 and DMB3 |
| 3/2014/0810/P | Conversion of barn, with planning permission for two residential units (3/2012/0778/P), into one residential dwelling including provision of domestic garage. | Billingtons Farm Mile Lane Longridge | EN2 and EN5 and Policies DMG1, DME4, DMH3 and DMH4 – harmful to character and appearance of buildings and visual amenities of the countryside. DMG1 – detrimental to residential amenity. |
| 3/2015/0088/P | Proposed first floor side extension, two storey rear extension, and erection of a front porch. | 19 Pagefield Crescent Clitheroe | Policies DMG1 and DMH5 – Scale and massing detrimental to visual amenity Policies DMG1 and DMH5 – Harmful to amenities of |
| Cont/ | | | |

| <u>Plan No</u> | <u>Proposal</u> | <u>Location</u> | <u>Reasons for Refusal</u> |
|----------------|-----------------|-----------------|---|
| Cont... | | | neighbours – over-bearing, oppressive, loss of light/overshadowing, privacy and outlook. Policy DMG1 – Insufficient off street parking provided. |

732 APPLICATIONS FINALLY DISPOSED

| <u>Plan No</u> | <u>Proposal</u> | <u>Location</u> |
|----------------|---|--|
| 3/2011/0649/P | Re-development of residual part of former Mullards/Phillips site (4.8 ha) as business park including fort vale special projects building. Total floor area not to exceed 19,250m ² . Associated access and highways works (all other matters reserved) | Fort Vale Engineering Simonstone Lane Simonstone |
| 3/2012/0785/P | Outline application for demolition and part demolition of the existing hospital and enabling residential development including access parking open space and related infrastructure | Clitheroe Hospital Chatburn Road Clitheroe |

733 TOWN AND COUNTRY PLANNING (GENERAL PERMITTED DEVELOPMENT) ORDER 1995 PARTS 6 & 7 PRIOR NOTIFICATION OF AGRICULTURAL AND FORESTRY BUILDINGS AND ROADS PRIOR APPROVAL **NOT** REQUIRED

| <u>Plan No</u> | <u>Proposal</u> | <u>Location</u> |
|----------------|---|--|
| 3/2015/0118/P | Extension of existing agricultural building to the north east and south west gables for storage of feed and milk tank | Cockshutts Farm Main Street Pendleton |
| 3/2015/0173/P | A road 95m long x 5m wide | 3km north of Dunsop Bridge at Calder Moor Dunsop Bridge |
| 3/2015/0175/P | A road 85m long x 5m wide | 1.5km north of Dunsop Bridge at Staple Oak Dunsop Bridge |

734

APPLICATIONS WITHDRAWN

| <u>Plan No</u> | <u>Proposal</u> | <u>Location</u> |
|----------------|---|--|
| 3/2014/1007/P | Change of use of barn to dwelling | Startifants Farm Longridge Road Chipping |
| 3/2014/1127/P | Discharge of condition 3 – materials of planning consent 3/2012/-359 | Land adjacent Woodfold Park Further Lane, Mellor |
| 3/2015/0005/P | Variation of condition 7 of planning consent 3/2012/0359 to read 'the stable building and menage hereby permitted shall be for commercial use limited to a remedial farrier and shall not be used in connection with livery stables or riding school' | Land adjacent Woodfold Park Further Lane Mellor |
| 3/2015/0051/P | Change of use from dwelling (C3) to bed and breakfast establishment (C1) | Dale Head Farm Dale Head Slaidburn |

735

SECTION 106 APPLICATIONS

| <u>Plan No</u> | <u>Location</u> | <u>Date to Committee</u> | <u>Number of Dwellings</u> | <u>Progress</u> |
|----------------|--|--------------------------|----------------------------|---|
| 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 | Section 106 Signed, Decision Notice issued |
| 3/2014/0779 | Land off Dale View Billington | 16/10/14 | 18 | With Applicants Solicitor |
| 3/2014/0188 | Victoria Mill Watt Street Sabden | 13/11/14 | 40 | With Planning, applicant seeking to renegotiate contributions so may need to go back to Committee |
| 3/2014/0742 | Land off Pimlico Road, Clitheroe | 15/1/15 | 19 | With LCC |
| 3/2015/0010 | Land off Longsight Road, Langho | 12/3/15 | 18 | With Legal |
| 3/2015/0065 | Land to North of Dilworth Lane Longridge | 12/3/15 | 195 | Section 106 Signed, Decision issued 31/3/15 |

| <u>Plan No</u> | <u>Location</u> | <u>Date to Committee</u> | <u>Time from First Going to Committee to Decision</u> | <u>Number of Dwellings</u> | <u>Progress</u> |
|----------------|------------------------------------|--------------------------|---|----------------------------|-----------------|
| 3/2014/0597 | Land off Waddington Road Clitheroe | 16/10/14 15/1/15 | 20 weeks | 275 | Decision 6/3/15 |

| <u>Plan No</u> | <u>Location</u> | <u>Date to Committee</u> | <u>Time from First Going to Committee to Decision</u> | <u>Number of Dwellings</u> | <u>Progress</u> |
|----------------|--|--------------------------|---|----------------------------|--------------------------------|
| 3/2012/0785 | Clitheroe Hospital Chatburn Road Clitheroe | 6/12/12 | | 57 | Finally disposed of 19/3/14 |
| 3/2011/0649 | Calder Vale Park Simonstone | 15/3/12 | | | Finally disposed of 24/3/15 |

736 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 | | Appeal dismissed 18/03/15 Costs application refused 18/03/15 |
| 3/2014/0394 R | 23/07/14 | Stoneroyd Haugh Ave Simonstone | HH | | Appeal Allowed 11/03/15 |
| 3/2014/0235 R | 29/07/14 | 20 Chapel Hill Longridge | HH | | Appeal Allowed 28/03/15 |
| 3/2014/0258 R | 01/08/14 | 1 Main Street Bolton by Bowland | HH | | Appeal dismissed 17/03/15 |
| 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 |
| 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 | | Awaiting decision |
| 3/2014/0592 R | 14/01/15 | The Moorcock Inn, Slaidburn Road, Waddington | WR | | Awaiting decision |

| <u>Application No</u> | <u>Date Received</u> | <u>Applicant Proposal/Site</u> | <u>Type of Appeal</u> | <u>Date of Inquiry/Hearing</u> | <u>Progress</u> |
|-----------------------|---|--|-----------------------|--------------------------------|--|
| 3/2014/0634 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 | | Appeal allowed 19/03/15 |
| 3/2014/0438 R | 16/01/15 but extension given until 6/02/15 | Land east of Chipping Lane Longridge | Inquiry | 20/10/15 6 days | Awaiting Inquiry date |
| 3/2014/0517 R | 09/02/15 | Land to the north of Dilworth Lane Longridge | Inquiry | | Awaiting Inquiry date |
| 3/2014/0827 R | 12/02/15 | 39 Clitheroe Rd Whalley | WR | | Awaiting decision |
| 3/2014/0312 R | 03/03/15 | Time House Knowle Green | WR | | Notification and Questionnaire sent. Statement due 07/04/15 |
| 3/2014/0679 R | 13/03/15 | Mill Cottage Victoria Terrace Mellor Brook | WR | | Notification and Questionnaire sent. Statement due 17/04/15 |
| 3/2014/0887 R | 12/03/15 | Bent House Tosside | WR | | Notification and Questionnaire sent. Statement due 16/04/15 |
| 3/2014/0684 R | 12/03/15 | Meadcroft Clitheroe Road Whalley | WR | | Notification and Questionnaire sent. Statement due 16/04/15 |
| 3/2014/0409 R | 12/03/15 | Eatoughs Farm | WR | | Notification and Questionnaire sent. Statement due 16/04/15 |

737 EXTENSION TO DELEGATION SCHEME IN RELATION TO HERITAGE PARTNERSHIP ARRANGEMENTS, LOCAL DEVELOPMENT ORDERS AND URGENT WORKS NOTICES (LISTED BUILDINGS)

The Head of Planning Services submitted a report which requested minor changes to the scheme of delegation in relation to the establishment of Heritage Partnership Agreements and Local Development Orders and Urgent Works Notices (Listed Buildings and Conservation Areas) within the borough.

Committee were reminded that there had been some recent revisions to the delegation scheme with the most recent reports on 18 July 2013 and 10 October 2013 which requested delegation on household prior determination schemes and finally disposed of applications.

Members were also reminded that the Council in connection with British Aerospace Enterprise Zone was designated a Local Development Order for part of the site and also is working with Stonyhurst College and English Heritage to implement a Heritage Partnership Agreement.

Although delegation had been given to the Director of Community Services in relation to the implementation of the Local Development Order and Heritage Partnership Agreement, it was considered that it would be beneficial to ratify these changes in the delegation scheme. In relation to the Heritage Partnership Agreement, this would include determination of consented works applications and Certificate of Lawfulness proposed works.

The Head of Planning Services also referred committee to an additional minor typographical amendment to paragraph 8.

RESOLVED: That Committee endorse the minor alterations to the delegation scheme to include reference to:

- Urgent Works Notices (Listed Buildings and Conservation Areas)
- Local Development Order applications in relation to British Aerospace
- Heritage Partnership Agreement applications in relation to Stonyhurst College
- Typographical amendment to paragraph 8

738 HERITAGE PARTNERSHIP ARRANGEMENTS – STONYHURST COLLEGE AND ENGLISH HERITAGE – UPDATE REPORT

The Head of Planning Services updated Committee in relation to the work with Stonyhurst College and English Heritage on the establishment of a Heritage Partnership Agreement (HPA) in relation to minor Listed Building proposals at Stonyhurst College site and to request that decisions relating to HPA applications and future alterations to the contents of the HPA be delegated to the Director of Community Services and the Head of Planning Services.

Committee were reminded that in September 2013 this Committee had authorised the Head of Planning Services to work with English Heritage and Stonyhurst College to draw up a Heritage Partnership Agreement in relation to the Stonyhurst College campus site. The Head of Planning Services had met with both English Heritage and representatives from Stonyhurst College and had held detailed discussions on a Conservation Management Plan, a Designation Review and a Heritage Partnership Agreement.

Committee were reminded that they had previously authorised the Head of Planning Services to enter into a Heritage Partnership Agreement and it would still be necessary for the final details of any HPA to be subject to a formal consultation exercise. One of the important benefits of an HPA was that it would give stakeholders certainty and clarity over future works and establish whether or not listed building consent was required.

RESOLVED: That Committee

1. continue to authorise the Head of Planning Services to work with English Heritage and Stonyhurst College to draw up a Heritage Partnership Agreement in relation to the Stonyhurst College campus site; and
2. endorse the minor alterations to the delegation scheme dated 10 October 2013 to include reference to all Heritage Partnership applications and authorise changes to the HPA to the Director of Community Services and the Head of Planning Services.

739 SAMLESBURY ENTERPRISE ZONE PROPOSED MASTERPLAN AND LOCAL DEVELOPMENT ORDERS UPDATE

The Head of Planning Services provided Committee with an update on the ongoing work in relation to the proposed Masterplan and Local Development Order at Samlesbury and requested authorisation for the eventual submission of the final document to the Secretary of State.

RESOLVED: That the report be noted.

740 APPEALS

- (a) 3/2013/0442/P – Change of use of approved garage, store and office accommodation to reinstate original dwelling at Woodfield Farm, Longsight Road, Clayton-le-Dale – appeal dismissed.
- (b) 3/2014/0394/P – Single storey extension to the south elevation at Stoneroyd, Haugh Avenue, Simonstone – appeal allowed with conditions.
- (c) 3/2014/0258/P – Conservation area consent proposed ground floor rear extension to a dwelling to create improved living space at 1 Main Street, Bolton-by-Bowland – appeal dismissed.
- (d) 3/2013/0722/P – Erection of one 500kw wind turbine with a tip height of 67.9m and all associated works at Englands Head Farm, Paythorne – appeal dismissed. Application for costs – refused.
- (e) 3/2014/0838/P – Two storey side extension at Beech House, Alston Lane, Alston – appeal allowed with conditions.
- (f) 3/2014/0235/P – Erection of a two storey rear extension to provide family room and en-suite at first floor level, 20 Chapel Hill, Longridge – appeal allowed with conditions.

741 EXCLUSION OF PRESS AND PUBLIC

RESOLVED: That by virtue of the next item being exempt information under Category 3 of Schedule 12A of the Local Government Act 1972 the press and public be now excluded from the meeting.

742

APPROVAL OF INCREASE TO BUILDING CONTROL FEES 2015/2016

Committee were asked to approve increased fees and charges in relation to building control services. Committee were informed that the new scheme of charges had been based on the LABC model scheme in setting out standard charges for the majority of projects available in the Ribble Valley. The scheme was identical to the scheme in Rossendale and similar schemes in Hyndburn, Pendle and Pennine Lancashire.

The principles of the scheme were that the user pays for the service provided. The new scheme of charges had been formulated using many years of national and local experience.

RESOLVED: That Committee approve and recommend the increased fees and charges in relation to building control services as set out in the Appendix to this report.

The meeting closed at 8.32pm.

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