

Minutes of Planning and Development Committee

Meeting Date: Thursday, 2 July 2015 starting at 6.30pm
Present: Councillor S Bibby (Chairman)

Councillors:

S Atkinson	J Rogerson
A Brown	I Sayers
I Brown	R Sherras
M French	R Swarbrick
L Graves	D Taylor
S Knox	R Thompson
G Mirfin	

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

Also in attendance: Councillors K Hind, S Hind, J Holgate and D Smith.

131 APOLOGIES

Apologies for absence from the meeting were submitted on behalf of Councillor S Carefoot.

132 MINUTES

The minutes of the meeting held on 4 June 2015 were approved as a correct record and signed by the Chairman.

133 DECLARATIONS OF INTEREST

Councillor Swarbrick declared a non-pecuniary interest in planning application 3/2014/0764/P.

134 PUBLIC PARTICIPATION

There was no public participation.

135 PLANNING APPLICATIONS UNDER THE TOWN AND COUNTRY PLANNING ACT 1990:

1. APPLICATION NO: 3/2015/0235/P (GRID REF: SD 372767, 437496)
PROPOSED DEMOLITION OF EXISTING COMMERCIAL PREMISES AND CONSTRUCTION OF 4 SMALL INDUSTRIAL BUILDINGS TO HOUSE 21 STARTER UNITS OF APPROXIMATELY 70SQ M PER UNIT, SITE ACCESS IMPROVEMENTS AND EXTENSIVE NEW TREE PLANTING AT FORMER GENUS SITE, MITTON ROAD, WHALLEY, BB7 9JY

The Head of Planning Services reported that the Parish Council supported the proposal.

GRANTED subject to the following condition(s):

Time Limits

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.

Drawings and Details

2. The development hereby permitted shall be carried out in accordance with the following approved plans, drawing references:

Plan Ref:	Title:	Received On:
4487-02-14A	Location Plan	17 June 2015
4487-02-15A	Location Plan and New Landscaping	17 June 2015
4487-02-17A	Proposed Site Layout Plan	19 June 2015
4487-02-18B	Proposed Site Layout Plan showing Landscaped Areas	19 June 2015
4487-02-21B	Proposed Site Layout Plan showing position of Existing Buildings to be Demolished and Tree Belt to be Removed/Retained	19 June 2015
4487-02-19	Typical Construction Details, Unit A	17 June 2015
4487-02-23	Typical Construction Details, Unit B	17 June 2015
4487-02-24	Typical Construction Details, Unit C	17 June 2015
4487-02-22A	Typical Construction Details, Unit D	19 June 2015
4487-02-06A	Fence and Furniture Details	17 June 2015
4487-02	Existing Site Plan;	
4487-02-07	Existing Elevations;	
4487-02-08	Plan;	
4487-02-09	Roof Plan (Existing);	

REASON: To clarify the plans and agreed amendments to which this permission relates.

Amenity

3. Prior to commencement of development a Construction Method Statement/Management Plan shall be submitted to and approved in writing by the Local Planning Authority. Construction of the development shall not be carried out otherwise than in accordance with the approved Construction Management Plan which shall include the following matters:
 - a) The parking and turning for vehicles of site personnel, operatives and visitors;
 - b) programme of works (including measures for traffic management and operating hours including times for deliveries or vehicles involved in construction);
 - c) loading and unloading of plant and materials;
 - d) storage of plant and materials used in constructing the development;
 - e) erection and maintenance of security hoarding and lighting;

- f) wheel washing facilities and a programme for cleaning the access lane and for the deployment of a road sweeper on Mitton Road when necessary;
- g) a Management Plan to control the emission of dust and dirt during construction identifying suitable mitigation measures;
- h) a scheme for recycling/disposing of waste resulting from demolition and construction works (there shall be no burning on site;)
- i) a Management Plan to control noise and vibration during the construction phase (in accordance with BS:5228 (2009) code of Practice titled 'Noise and Vibration Control on Construction and Open Sites'). The Noise Management Plan for the development shall include details of acoustic heavy duty fencing and locations; location of site offices, compounds and storage and operation of the wheel wash.

All requirements of the Construction Method Statement/Management Plan shall be followed and implemented during the entire period of construction works on the site.

REASON: To protect the residential amenities of the locality and in the interest of highway safety to accord with Policies DMG1 and DMG3 of the Ribble Valley Core Strategy (Adopted Version).

4. Prior to commencement of the development hereby approved, two copies of an acoustics report shall be submitted to and approved in writing by the Local Planning Authority. The report shall detail present and future ambient noise levels in the area about the application site and where appropriate, the report shall identify any sound attenuation measures necessary to protect nearby affected parties. The scheme shall be implemented in accordance with the approved details and thereafter retained.

REASON: To prevent loss of amenity due to noise arising from the uses in accordance with Policy DMG1 of the Ribble Valley Core Strategy (Adopted Version).

5. No development shall commence until a scheme for the suitable and sufficient soundproofing of the units for light industrial uses (Use Class B1(c)) has been submitted to and approved in writing by the Local Planning Authority. The measures shall be implemented in strict accordance with the approved details prior to the occupation of the development and shall thereafter be retained as such.

REASON: To safeguard the amenities of the occupiers of adjoining properties and to comply with Policy DMG1 of the Ribble Valley Core Strategy (Adopted Version).

6. No development shall take place until details of external lighting during both the construction phase and post completion of the development have been submitted to and approved in writing by the Local Planning Authority.

The external lighting shall be designed to meet Environmental Zone 1 standard and shall be designed so there is no overspill of lighting beyond the site boundaries.

The external lighting shall be installed precisely in accordance with the approved details and thereby retained as such unless a variation is subsequently submitted to and approved in writing by the Local Planning Authority. Furthermore, no additional external lighting shall be installed without the express written permission of the Local Planning Authority.

REASON: To safeguard the amenities of the area and to minimise the possibility of inconvenience to nearby residents in the interests of visual amenity, the ecology on and adjacent to the site, and highway safety, and to comply with Key Statements EN2 and EN3 and Policies DMG1 and DMG3 of the Ribble Valley Core Strategy (Adopted Version).

Contaminated Land

7. Prior to the commencement of development, the following information shall be submitted to the Local Planning Authority for approval in writing:

- (a) The recommendations provided on pages 10 and 11 within the Worms Eye Desk Study, dated 22 July 2014, shall be carried out and reported on to the Local Planning Authority which includes details of remediation. 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 Local Planning Authority. 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 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 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 Key Statement EN2 and EN4 and Policies DME2 and DME3 of the Ribble Valley Core Strategy (Adopted Version).

Drainage

8. Prior to the commencement of any development, details of the foul drainage scheme shall be submitted to and approved in writing by the Local Planning Authority.

Foul shall be drained on a separate system. No building shall be occupied until the approved foul drainage scheme has been completed to serve each building, in accordance with the approved details.

This development shall be completed maintained and managed in accordance with the approved details.

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

9. Prior to the commencement of any development, a surface water drainage scheme and means of disposal, based on sustainable drainage principles with evidence of an assessment of the site conditions (inclusive of how the scheme shall be managed after completion) shall be submitted to and approved in writing by the Local Planning Authority.

The surface water drainage scheme must be restricted to existing runoff rates and unless otherwise agreed in writing by the Local Planning Authority, no surface water shall discharge to the public sewerage system either directly or indirectly.

The development shall be completed, maintained and managed in accordance with the approved details.

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

Ecology

10. Tree felling, vegetation clearance works, demolition work or other works that may affect nesting birds shall not be undertaken between March and July inclusive, unless the absence of nesting birds has been confirmed by further surveys or inspections approved by the Local Planning Authority.

REASON: In order to avoid adverse impacts on nesting birds and to comply with the Wildlife and Countryside Act 1981 (as amended)] and Key Statement EN4 and Policy DME3 of the Ribble Valley Core Strategy (Adopted Version).

11. No development shall take place until details of the provisions to be made for artificial bird nesting sites/boxes and artificial bat roosting sites/boxes have been submitted, and approved by the Local Planning Authority. The approved works shall be implemented in full before the development is first brought into use, unless otherwise agreed in writing by the Local Planning Authority.

REASON: To ensure that bird and bat species are protected and their habitat enhanced, in accordance with the Wildlife and Countryside Act 1981 (as amended), Section 9 of the National Planning Policy Framework, Key Statement EN4 and Policy DME3 of the Ribble Valley Core Strategy (Adopted Version).

Highways

12. 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 Policies DMG1 and DMG3 of the Ribble Valley Core Strategy (Adopted Version).

Materials

13. Prior to the commencement of development samples of all external facing and roofing materials (notwithstanding any details shown on the approved plans and specification) shall be submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be carried out in accordance with the approved materials prior to first occupation.

REASON: To ensure the materials to be used are appropriate to the locality in the interests of visual amenity and in accordance with Policy DMG1 of the Ribble Valley Core Strategy (Adopted Version).

Trees and Woodland

14. Prior to commencement of any site works including delivery of building materials and excavations for foundations or services all existing trees within the site and adjoining the site shall be protected as shown on Drawing Number 4487-02-21B and in accordance with the BS5837: 2012 [Trees in Relation to Design, Demolition & Construction] the details of which, including a tree protection monitoring schedule, shall be submitted to and approved in writing by the local planning authority; and the agreed tree protection measures shall be put in place and inspected by the local planning authority before any site works are begun.

The root protection zone shall be 12 x the DBH and shall remain in place until all building work has been completed and all excess materials have been removed from site including soil/spoil and rubble.

During the building works no excavations or changes in ground levels shall take place and no building materials/spoil/soil/rubble shall be stored or redistributed within the protection zone, in addition no impermeable surfacing shall be constructed within the protection zone.

No tree surgery or pruning shall be implemented without prior written consent, which will only be granted when the local authority is satisfied that it is necessary, will be in accordance with BS3998 for tree work and carried out by an approved arboricultural contractor.

REASON: In order to ensure that any trees affected by the development are afforded maximum physical protection from the potential adverse effects of development on and adjacent to the site in accordance with Key Statements EN2 and EN4 and Policies DMG1, DME1, DME2 and DME3 of the Ribble Valley Core Strategy (Adopted Version).

15. This permission does not grant or imply consent for the felling of any trees on the site with the exception of the trees within the area coloured brown and annotated as 1CB2 on the approved drawing number 4487-02-21A, received 17 June 2015.

REASON: For the avoidance of doubt as the trees on site are covered by a group Tree Preservation Order and are within a Biological Heritage Site, and in order to comply with Key Statements EN2 and EN4, and Policies DMG1, DME1, and DME2 of the Ribble Valley Core Strategy (Adopted Version).

16. Notwithstanding the landscaping details submitted on Drawing Numbers 4487-02-17A, 4487-02-18B and 4487-02-21B, prior to the commencement of development a satisfactory programmed landscaping scheme which shall include hard and soft surfacing, planting of the development and the replacement woodland and new woodland. Full details of how the new and replacement woodlands are going to be planted and maintained for a minimum of ten years by the developer or their successors in title should also be submitted and agreed in writing with the Local Planning Authority.

The scheme shall incorporate the recommendations of an Arboriculturist and shall indicate, as appropriate, the types and numbers of trees and shrubs, their distribution on site, those areas to be seeded, turfed, paved or hard landscaped, including details of any changes of level or landform and the types and specifications of all fencing.

The approved soft landscaping scheme shall be implemented in the first planting season following occupation or use of the development unless otherwise required by the reports above, whether in whole or part and shall be maintained thereafter for a period of not less than 10 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.

The hard landscaping and boundary treatment shall be implemented in accordance with the approved details prior to the first occupation of the development and retained thereafter at all times.

REASON: In the interests of visual amenity, habitat enhancement and species protection in accordance with Key Statement EN2 and EN4, and Policies DMG1, DME1, and DME2 of the Ribble Valley Core Strategy (Adopted Version).

17. The approved scheme shall be implemented during the first planting season following the completion of Buildings A, B and C, or the occupation of any of the buildings on site, and any tree or shrub planted which dies or is felled, uprooted, willfully damaged or destroyed in the first five year period commencing with the date of planting shall be replaced by the applicants or their successors in title.

REASON: To ensure a satisfactory form of development and to enhance the visual amenities of the locality and local biodiversity habitat, and in order to comply with Key Statements EN2 and EN4 and Policies DMG1, DME1, DME2 and DME3 of the Ribble Valley Core Strategy (Adopted Version).

Construction traffic and hours of operation

18. No construction work, construction traffic or operation of any plant/machinery shall take place on the site during the course of the development hereby approved except between the hours of 0800 hours and 1800 hours Monday to Friday and 0900 and 1300. No construction work, construction traffic or operation of any plant/machinery shall take place on Sundays or Public

Holidays. Furthermore, no deliveries or vehicles shall arrive on site outside these stipulated working works.

REASON: In order to protect the residential amenity of the occupiers of the adjacent properties and to comply with Policies DMG1 and DMG3 of the Ribble Valley Core Strategy (Adopted Version).

Highways

19. The proposed access from the site to Mitton Road shall be constructed to a (minimum) width of 5.5 metres and this width shall be maintained for the full length of the access road through the site to the turning head at the easterly end of the site.

REASON: To enable vehicles to enter and leave the premises in a safe manner without causing a hazard to other road users and to accord with Policies DMG1 and DMG3 of the Ribble Valley Core Strategy (Adopted Version).

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

REASON: To allow for the effective use of the parking areas and to accord with Policies DMG1 and DMG3 of the Ribble Valley Core Strategy (Adopted Version).

Amenity

21. The use of the units hereby permitted shall be used for light industrial uses falling within Use Class B1(c) of the Town and Country Planning (Use Classes) Order 1987 (as amended), or in any provision, including permitted changes, equivalent to that Class in any statutory instrument revoking and re-enacting that Order).

REASON: In accordance with Policies DMG1 and DME2 of the Ribble Valley Core Strategy (Adopted Version) as other uses may have an unacceptable impact on neighbour amenity and/or the character and appearance of the area.

22. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 or any Order revoking or re-enacting that Order, no extensions or alterations, including the introduction of mezzanine floors, shall be carried out in respect of the buildings to which this permission relates.

REASON: To prevent an intensification in the use of the premises, in the interests of the visual amenities of the area and the amenities of local residents within the Borough in accordance with Key Statements EC1 and EN2 and Policies DMG1 and DME2 of the Ribble Valley Core Strategy (Adopted Version).

23. No externally sited fixed plant, machinery or equipment (including ventilation and extraction equipment); or internally sited fixed plant, machinery and equipment (including ventilation and extraction equipment) which communicates directly to the exterior of a building used in connection with the development shall be fitted without first obtaining planning permission from the Local Planning Authority.

REASON: In the interests of the amenity of the occupiers of neighbouring properties due to noise from such equipment, in accordance with Policy DMG1 of the of the Ribble Valley Core Strategy (Adopted Version).

24. The working hours within the premises shall be restricted to the period from 0800 to 1800 Mondays to Fridays and 0900 to 1300 on Saturdays only. No work shall in the buildings on Sundays, Bank or Public Holidays.

REASON: In order to protect the residential amenities of the occupiers of the adjacent properties and to comply with Policy DMG1 of the Ribble Valley Core Strategy (Adopted Version).

25. The use hereby permitted shall not be open to customers except between the hours of 0800 to 1800 Mondays to Fridays and 0900 to 1300 on Saturdays only and not at any time on Sundays, Bank or Public Holidays.

REASON: In order to protect the residential amenities of the occupiers of the adjacent properties and to comply with Policy DMG1 of the Ribble Valley Core Strategy (Adopted Version).

26. The doors to each unit shall be kept closed at all times when carrying out any fabricating and manufacturing activities within the units.

REASON: In order to protect the residential amenities of the occupiers of the adjacent properties and to comply with Policy DMG1 of the Ribble Valley Core Strategy (Adopted Version).

27. No goods, plant or materials shall be deposited or stored on the site other than in the buildings shown on the approved plans.

REASON: To ensure a satisfactory appearance of the site in the interests of local visual amenity and in the interests of the amenities of nearby residents to comply with Policy DMG1 of the Ribble Valley Core Strategy (Adopted Version).

28. No goods, plant or material shall be displayed for sale in the open on the site.

REASON: To ensure a satisfactory appearance of the site in the interests of local visual amenity and in the interests of the amenities of nearby residents to comply with Policy DMG1 of the Ribble Valley Core Strategy (Adopted Version).

Vehicular Maneuverability

29. The vehicular turning space indicated on Plan Reference Number 4487-02-17, received 16 June 2015 shall be kept clear of parked vehicles, storage

containers, waste and any other items that could restrict the free movement of vehicles to and within the site, and be available for use at ALL times.

REASON: To comply with Policy DMG1 of the Ribble Valley Core Strategy (Adopted Version) to ensure highway and pedestrian safety is not compromised.

INFORMATIVES

1. This consent is granted subject to conditions and it is the owner and the person responsible for the implementation of the development who will be fully responsible for their compliance throughout the development and beyond.

If there is a condition that requires work to be carried out or details to be approved prior to the commencement of the development this is called a "condition precedent". The following should be noted with regards to conditions precedent:

- (a) If a condition precedent is not complied with, the whole of the development will be unauthorised and you may be liable to enforcement action.
 - (b) In addition if a condition precedent is breached, the development is unauthorised and the only way to rectify the development is the submission of a new application. If any other type of condition is breached then you will be liable to a breach of condition notice.
2. The enclosed approval is issued under the Town & Country Planning Act 1990. You may also require Building Regulation approval which is dealt with by this Department's Building Control Section (Tel: 01254 380194). You must ensure that all necessary permissions are obtained BEFORE starting work; otherwise abortive expense may be incurred.
 3. 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/ developer is advised to contact the contact the Environment Directorate for further information by telephoning the Developer Support Section (Area South) on 0300 123 6780, or writing to Highways Development Control, Lancashire County Council (East) Burnley Highways Depot, Widow Hill Road, Burnley, BB10 2TJ email lhscustomerservice@lancashire.gov.uk.

For the avoidance of doubt the works to be included within this agreement will include the construction of the footway link, advertising and implementation of the waiting restrictions provision and erection of an interactive sign and the relocation of the southbound bus stop and its upgrade to quality bus standard (raised boarding kerbs and bus box road markings)

4. All bats and their roosts are protected under the Wildlife and Countryside Act 1981 (as amended by the Countryside and Rights of Way Act 2000) and are further protected under Regulation 39(1) of the Conservation (Natural Habitats &c.) Regulations 1994. Should any bats or evidence of bats be found prior to or during development, work must stop immediately and Natural England contacted for further advice. This is a legal requirement under the Wildlife and Countryside Act 1981 (as amended) and applies to whoever carries out the work. All contractors on site should be made aware of this requirement and given the relevant contact number for Natural England, which is via the Bat Conservation Trust on 0845 1300 228.
5. The applicant/ developer is advised that in terms of the foul water condition, the Local Planning Authority is unlikely to consider that the use of anything but being drained to the Mains Sewer acceptable or appropriate for a development for this use and scale.
6. The Local Planning Authority worked positively and proactively with the agent to identify solutions during the application process to ensure the proposal comprised sustainable development and would improve the economic, social and environmental conditions of the area and would accord with the development plan. These were incorporated into the scheme and/or have been secured by planning condition. The Local Planning Authority has therefore implemented the requirement on Paragraphs 186-187 of the NPPF.

2. APPLICATION NO: 3/2015/0278/P (GRID REF: SD 371664 436310)
 DOMESTIC EXTENSION TO MEET THE NEEDS OF A DISABLED PERSON
 AND THE EXTENSION OF THE RESIDENTIAL CURTILAGE AT CHEW MILL
 FARM, ELKER LANE, BILLINGTON, BB7 9HZ.

The Head of Planning Services reported a change be made to condition 10.

GRANTED subject to the following condition(s):

1. The development must be begun not later than the expiration of three years beginning with the date of this permission.

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

2. The permission shall relate to the development as shown on plan ref.:

14.38 PL1 Rev.B - Proposed Site Plan - received 11th May 2015
 14.38 PL2 Rev.C - Proposed Floor Plans - received 17th June 2015
 14.38 PL3 Rev.B - Proposed Elevations and Sections - received 17th June 2015

REASON: For the avoidance of doubt and to ensure that the development is carried out in accordance with the submitted plans.

3. Notwithstanding the details shown on the approved plans, samples of all external facing and roofing materials including their colour and texture shall have been submitted to and approved by the Local Planning Authority before their use in the proposed works.

REASON: To ensure that the materials to be used are appropriate to the locality in accordance with Policies DMG1 and DMH5 of the Ribble Valley Core Strategy.

4. Before the development commences, full details of the treatment of all the proposed windows and doors shall have been submitted to and been approved in writing by the Local Planning Authority. The submitted details shall include the proposed method of construction, the materials to be used, fixing details (including cross sections) and their external finish including any surrounds, cills or lintels.

REASON: To ensure that the materials to be used are appropriate to the locality in accordance with Policies DMG1 and DMH5 of the Ribble Valley Core Strategy.

5. The development hereby permitted shall not be commenced until details of the landscaping of the site, including wherever possible the retention of existing trees, 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, those areas to be seeded, turfed, paved or hard landscaped, including details of any changes of level or landform and the types and details of all fencing and screening.

The approved landscaping scheme shall be implemented in the first planting season following occupation or use of the development, whether in whole or part and shall be maintained thereafter for a period of not less than 5 years to the satisfaction of the Local Planning Authority. This maintenance shall include the replacement of any tree or shrub which is removed, or dies, or is seriously damaged, or becomes seriously diseased, by a species of similar size to those originally planted.

REASON: To ensure a visually satisfactory form of development appropriate to the locality in accordance with Policies DMG1 and DMH5 of the Ribble Valley Core Strategy.

6. Unless otherwise agreed in writing with the Local Planning Authority the development shall be carried out in STRICT accordance with the recommendations of the Bat Survey dated 5th May 2015 that was submitted with the application. Two bat roosting features shall be incorporated into the proposed development, details of which, including their type and location, shall be submitted to the Local Planning Authority and approved in writing prior to commencement of development. These shall be incorporated into the building during the actual construction and before the development is first brought into use, unless otherwise agreed in writing by the Local Planning Authority and shall be permanently maintained and retained at all times thereafter.

REASON: To ensure that bat species are protected and their habitat enhanced, in accordance with the Wildlife & Countryside Act 1981 as amended, and Key Statement EN4 and Policy DME3 of the Ribble Valley Core Strategy.

7. Unless otherwise agreed in writing with the Local Planning Authority the development shall be carried out in accordance with the flood proofing/resilience techniques contained in the Flood Risk Management and Evacuation Plan dated 17th March 2015 that was submitted with the application.

REASON: In accordance with the Environment Agency standing advice to minimise the risk of flooding in accordance with Policies DMG1 and DME6 of the emerging Ribble Valley Core Strategy.

8. 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 additional structures, hard standing or fences as defined in Schedule 2 Part I Classes E, F and G, and Part II Class A, shall not be carried out without the formal consent of the Local Planning Authority.

REASON: To enable the Local Planning Authority to exercise control over development which could materially harm the character and visual amenities of the development and locality in accordance with Key Statement EN2 and Policies DMG1, DME2 and DMH5 of the Ribble Valley Core Strategy.

9. The development hereby permitted shall be occupied and used only in conjunction with the existing dwelling and shall not be used as a separate dwelling unit.

REASON: The provision of an additional dwelling unit in this locality would be contrary to the development strategy for the borough as set out in the Ribble Valley Core Strategy.

10. The permission hereby granted shall only enure for the benefit of Miss Marley Rafferty. The development shall only be implemented by Miss Marley Rafferty or by persons on her behalf and may not be implemented or carried out by any other person, company or organisation.

REASON: The permission was granted having regard to the special circumstances advanced in support of the application, however the use would be inappropriate to the area unless only carried out by the applicant in the manner specified on the application.

11. Once works commence on the site, should site operatives discover any adverse ground conditions and suspect it to be contaminated, they should report this to the Site Manager and the Contaminated Land Officer at Ribble Valley Borough Council. Works in that location should cease and the problem area roped off. A Competent Person shall be employed to undertake sampling and analysis of the suspected contaminated materials. A Report which contains details of sampling methodologies and analysis results, together with remedial methodologies shall be submitted to the Local

Planning Authority for approval in writing. The approved remediation scheme shall be implemented prior to further development works taking place and prior to occupation of the development.

12. Should no adverse ground conditions be encountered during site works and/or development, a Verification Statement shall be forwarded in writing to the Local Planning Authority prior to occupation of the building(s), which confirms that no adverse ground conditions were found.

REASON: To ensure that the site investigation and remediation strategy will not cause pollution of ground and surface waters both on and off site.

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

3. APPLICATION NO: 3/2015/0302/P (GRID REF: SD37369 443565)
VARIATION OF CONDITION 6 OF PLANNING PERMISSION 3/2012/0490/P TO ALLOW USE AS A WEDDING VENUE FOR UP TO 40 DAYS PER ANNUM AT THE OUTBARN, CLOUGH BOTTOM, RABBIT LANE, BASHALL EAVES, BB7 3NA

WITHDRAWN

4. APPLICATION NO: 3/2015/0306/P (GRID REF: SD377749 434780)
VARIATION OF CONDITION 14 OF PLANNING PERMISSION 3/2009/0786/P TO AMEND THE CLOSING TIME TO 2100 HOURS DURING THE MONTHS OF END OF MARCH TO END OF AUGUST AT PUMP HOUSE, DEAN WOOD, TRAPP LANE, SIMONSTONE.

GRANTED subject to the following condition(s):

1. The use of the premises as an outdoor activity centre shall be restricted to the hours between 0800 – 1900 during the months September – March inclusive, and between the hours 0800 – 2100 during the months April to August inclusive.

REASON: For the avoidance of doubt, in the interests of the amenities of nearby residents and to comply with Policy DMG1 of the Ribble Valley Core Strategy (Adopted Version).

2. Prior to the first use of the premises during the hours 1900 – 2100, a Management Plan shall be submitted to and approved in writing by the Local Planning Authority. This shall specify:
 - 1) which users/groups/activities will be permitted to use the centre during those two specific hours;
 - 2) the days of the week that the various groups/users/activities would operate during those two specific hours;

- 3) the specific areas of the overall site that would be utilised by each of the specific groups/users/activities. This shall be shown on a plan to be submitted as part of the Management Plan.

Following the written approval of the Management Plan by the Local Planning Authority, the site shall not be operated otherwise than in complete compliance with its requirements and specifications.

REASON: In order to ensure that the use of the centre during the hours 1900 – 2100 pays due regard to the amenities of nearby residents and to comply with Policy DMG1 of the Ribble Valley Core Strategy (Adopted Version).

INFORMATIVE:

1. The applicant is advised of the need to ensure that all users shall leave the site promptly to ensure compliance with conditions 1 & 2.

(Mr Hodbod, on behalf of Simonstone Parish Council, spoke against the above application.)

5. APPLICATION NO: 3/2015/0329/P (GRID REF: SD 377369 434496)
DEMOLITION AND REMOVAL OF EXISTING TIMBER AND ASBESTOS CONCRETE GARAGE. CONSTRUCTION OF A REPLACEMENT K-RENDERED BREEZE BLOCK GARAGE WITH TERRACOTTA MARLEY TILED ROOF ON EXISTING FOOTPRINT AT 4 HAUGH AVENUE, SIMONSTONE, BB12 7HZ.

GRANTED subject to the following condition(s):

1. The permission relates to the development as shown on plan reference 'Proposed replacement garage' received 7th May 2015.

REASON: For the avoidance of doubt and to ensure that the development is carried out in accordance with the submitted plans.

6. APPLICATION NO: 3/2015/0340/P (GRID REF: SD SD 373812 436892)
PROPOSED EXTENSION, FLOODLIGHTING, RESURFACING AND PERIMETER FENCING OF ARTIFICIAL SPORTS PITCH (RESUBMISSION OF APPLICATION 3/2014/1118/P) AT OAKHILL COLLEGE, WISWELL LANE, WHALLEY

The Head of Planning Services informed Committee there would be a modification to condition 7.

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 plan referenced 'Proposed Plan Scale 1:200' dated December 2014.

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

3. The extended artificial sports pitch and floodlighting hereby permitted shall only be used between the hours of 0900 and 2100 on Mondays to Saturdays and between 1000 and 1600 on Sundays and Bank Holidays.

REASON: To comply with the terms of the application, in the interests of the amenities of nearby residents and to comply with Policy DMG1 of the Ribble Valley Core Strategy (Adopted Version).

4. Prior to the first use of the extended artificial sports pitch and floodlighting hereby permitted, a 3m high acoustic timber fence shall have been erected on the western, southern and half of the northern boundaries of the pitch and in accordance with the submitted plans. Thereafter, such a fence shall be permanently retained on these boundaries of the pitch to the satisfaction of the Local Planning Authority.

REASON: To comply with the terms of the application, in the interests of the amenities of nearby residents and to comply with Policy DMG1 of the Ribble Valley Core Strategy (Adopted Version).

5. Within the first planting season following the completion of the development, or the first use of the extended artificial pitch (whichever is the sooner) the landscaping screening proposals as shown on submitted Drawing number P479.1404 shall be fully implemented to the satisfaction of the Local Planning Authority.

Thereafter, the landscaping shall be maintained for a period of not less than 5 years to the satisfaction of the Local Planning Authority. This maintenance shall include the replacement of any tree or shrub which is removed or dies or becomes seriously diseased, by a species of similar size to those originally planted.

REASON: In the interests of visual amenity and the amenities of nearby residents and to comply with Policy DMG1 of the Ribble Valley Core Strategy (Adopted Version).

6. The floodlighting hereby permitted shall be fitted and permanently retained in accordance with the details contained in the Lighting Impact Study by Halliday Lighting (Project Ref: HLS0472/1 dated 16/6/2015) and as shown on Drawing number HLS0472-1 dated 16/6/2015; and the lights shall be to the

'Siteco' specification incorporating a UV filter; and shall be maintained at all times in a manner that avoids the spread of light outside the boundaries of the site.

REASON: To comply with the submitted details and specifications, in the interests of the amenities of nearby residents and to comply with Policy DMG1 of the Ribble Valley Core Strategy (adopted Version).

7. In addition to the requirements of condition number 6, prior to the commencement of development further details shall be submitted for the written approval of the Local Planning Authority of the source intensity of the luminaires. Following the written approval of these additional details and a site inspection following the erection of the floodlights, by the Local Planning Authority, their requirements and specification shall be followed at all times when the floodlights are in use.

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

8. Prior to the first use of the extended artificial pitch and/or the floodlights hereby permitted, a Management Plan shall be submitted for the written approval of the Local Planning Authority. This Management Plan shall specify the following:

- 1) The months of the year, days of the week and times within each individual day when, generally, the pitch will be used for practice purposes and (insofar as it is possible to specify in advance) when it would be used for competitive matches.

- 2) Details specifying a lower intensity of illumination that will be used during practice sessions, as opposed to the full level of illumination that is required for competitive matches.

Following the Council's written approval of the Management Plan, its requirements and specifications shall be followed at all times when the pitch and/or floodlights are in use.

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

9. The development hereby permitted shall be carried out in compliance with the recommendations and mitigation measures of the submitted Bat Survey and Ecological Appraisal (Rep RB-14-106 dated September – November 2014) that was submitted with the application.

REASON: In the interests of protecting local wildlife and habitats and to comply with Policy DME3 of the Ribble Valley Core Strategy (Adopted Version).

10. Prior to commencement of any site works including delivery of building materials and excavations for foundations or services all existing trees within the site shall be protected as shown on Drawing Number P.479.14.03 and in

accordance with the BS5837 2012 [Trees in Relation to Design, Demolition & Construction] the details of which, including a tree protection monitoring schedule, shall be submitted to and approved in writing by the local planning authority; and the agreed tree protection measures shall be put in place and inspected by the local planning authority before any site works are begun.

The root protection zone shall be 12 x the DBH and shall remain in place until all building work has been completed and all excess materials have been removed from site including soil/spoil and rubble.

During the building works no excavations or changes in ground levels shall take place and no building materials/spoil/soil/rubble shall be stored or redistributed within the protection zone, in addition no impermeable surfacing shall be constructed within the protection zone.

No tree surgery or pruning shall be implemented without prior written consent, which will only be granted when the local authority is satisfied that it is necessary, will be in accordance with BS3998 for tree work and carried out by an approved arboricultural contractor.

REASON: In order to ensure that any trees affected by the development are afforded maximum physical protection from the potential adverse effects of development and to comply with Policies DMG1 and DME3 of the Ribble Valley Core Strategy (Adopted Version).

(Mr Tim Brown spoke in favour of the above application.)

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

(Councillor Swarbrick declared an interest in the next item of business and left the meeting).

7. APPLICATION NO: 3/2014/0764/P (GRID REF: SD 360084 437993)
DEVELOPMENT OF UP TO 363 HOMES INCLUDING AFFORDABLE HOUSING AND HOUSING FOR THE ELDERLY, RELOCATION OF LONGRIDGE CRICKET CLUB TO PROVIDE A NEW CRICKET GROUND, PAVILION, CAR PARK AND ASSOCIATED FACILITIES, NEW PRIMARY SCHOOL, VEHICULAR AND PEDESTRIAN ACCESS LANDSCAPING AND PUBLIC OPEN SPACE, WITH ALL MATTERS RESERVED EXCEPT FOR ACCESS AT LAND EAST OF CHIPPING LANE, LONGRIDGE

The Head of Planning Serviced reported five additional letters of support, two additional letters of objection and no objections from the Lancashire Fire and Rescue Service and also advised regarding the possibility of requesting a local employment clause during the construction phase of the development.

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 4) 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.

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

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 363 dwellings shall be developed on the application site edged red on the submitted Red Line Boundary Plan (e*SCAPE drawing reference 013-008-P001b Rev F) 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:

Vectos Proposed Access Plan drawing reference VN30277-300

Each site access shall be constructed to base course level prior to the first occupation of a dwelling within the phase or parcel of the development served by the access and completed in accordance with the timetable to be approved pursuant to Condition 4 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 the Ribble Valley Core Strategy.

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 the Ribble Valley Core Strategy (Adopted Version).

- 5 The development hereby approved shall be carried out in accordance with the principles established on the Parameters Masterplan (e*SCAPE drawing reference 013-008-P017 Rev E), the Parameters Landscape Strategy (e*SCAPE drawing reference 013-008-P020 Rev D), Design Code (Tyler Grange reference 2001/P60c) and within the Design and Access Statement (dated August 2014).

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.

Landscaping and Levels

- 6 All landscaping and landscape maintenance schemes approved for each phase of development (as approved under Condition 4) 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 the Ribble Valley Core Strategy.

- 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 the Ribble Valley Core Strategy.

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 and Drainage Appraisal (Ref: 880500 R1 (03), dated March 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 discharge from the developed site should be limited to 7.3l/s/ha for the first phase (181 l/s for the entire site (QBar). Thereafter the detailed schemes for foul and surface water drainage approved pursuant to Conditions 9 & 10 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 the emerging Ribble Valley Core Strategy.

- 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 8 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 the Ribble Valley Core Strategy.

- 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 8 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 the Ribble Valley Core Strategy.

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 4), 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.

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 by 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 EN2, EN4, DMG1, DME2 and DME3 of the Ribble Valley Core Strategy.

Highways

13. No part of the development hereby permitted shall commence until a scheme for the construction of the site access and off-site works of highway

improvement has been submitted to, and approved by, the local planning authority in consultation with the highway authority. The approved works shall be completed in accordance with the approved details prior to occupation of any part of the development hereby permitted.

The works comprise:

- a) Site access priority junction, subject to detailed design as shown in Vectos Plan 3, drawing reference VN30277-300.
- b) Gateway entrance and speed limit change measures on Chipping Lane, subject to detailed design, as shown in Vectos Plan 4, drawing reference VN30277-202.
- c) Bus stop improvements/upgrade to quality bus standard and footway connection including footway alignment splayed to allow sufficient forward visibility to junction of Chipping Lane and Inglewhite Road, subject to detailed design, as shown on Vectos Plan 7, drawing reference VN30277-202.

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.

14. Prior to the first occupation of any dwelling full details, including a scheme of lighting, relating to the new paved footpath connection providing a link from the site to the adjacent Sainsbury's site, as indicated on Vectos Plan 6, drawing reference VN30277-110, shall be submitted to and approved in writing by the local planning authority in consultation with the highway authority. The footpath shall be constructed in accordance with the approved details prior to the occupation of any dwelling.

REASON: In the interests of pedestrian safety.

15. Prior to the first occupation of any dwelling in an approved phase of development the new paved footpath connection from that phase will be provided to link the site to the adjacent residential road as indicated on Vectos Plan 6, drawing reference VN30277-110.

REASON: to provide a safe and adequate standard of pedestrian route between the site and the existing footpath network.

16. No development shall commence until a Framework Travel Plan has been submitted to and approved in writing by the local planning authority. The provisions of the Framework Travel Plan shall be implemented and operated in accordance with the timetable contained therein unless otherwise agreed in writing with the local planning authority:

The Framework Travel Plan must include a schedule for the submission of a Full Travel Plan within a suitable timeframe of first occupation, the development being brought into use or other identifiable stage of development.

Where the local planning authority agrees a timetable for implementation of a Framework or Full Travel Plan, the elements are to be implemented in accordance with the approved timetable unless otherwise agreed in writing with the local planning authority. All elements shall continue to be implemented at all times thereafter for not less than a period of 5 years after completion of the final phase of development.

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 and the National Planning Policy Framework.

Trees

17. 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.

Ecology

18. 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.

19. Prior to the commencement of each phase of the development (approved pursuant to condition 4), 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.

20. The reserved matters application(s) shall be accompanied by repeat surveys of the trees identified for removal and existing cricket pavilion 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.

- 21 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 buffers, trees and tree lines, hedgerows and other areas of public open space. The Landscape Management Plan shall be informed by the Ecological Appraisal (reference 2001_R08b_JM_SMC, dated 19 March 2015), Tree Quality Survey & Outline Development Implications report (reference 2001_R09a_JB_HM, dated 19 March 2015) 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 the Ribble Valley Core Strategy.

- 22 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).

Lighting

23. Prior to commencement of development within a phase (approved pursuant to Condition 4) 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.

Cricket Club

- 24 No development, with the exception of demolition, site clearance, or other such remedial works, shall commence pursuant to the delivery of the proposed new cricket ground (Phase A on the Cricket Pitch Delivery Phasing Plan, Baldwin Design drawing reference BH/L/PHL/01) until a scheme for its development, including full details of the pavilion, machinery store and practice nets, the cricket pitch design, layout, construction, associated earthworks, drainage, landscaping and timescales for implementation, has been submitted to and approved by the local planning authority, after consultation with Sport England. The design should comply with the standards set by the England and Wales Cricket Board and Sport England. The scheme shall be implemented in accordance with the approved details.

REASON: To ensure the development is fit for purpose and sustainable and to accord with paragraph 74 of NPPF.

- 25 No development shall commence on the existing Longridge Cricket Club site, marked Phase B on the Cricket Pitch Delivery Phasing Plan (Baldwin Design drawing reference BH/L/PHL/01), until development of the replacement cricket ground in Phase A is completed and is available for use.

REASON: To ensure the satisfactory quantity, quality and accessibility of compensatory provision which secures a continuity of use and to accord with paragraph 74 of NPPF.

- 26 The entirety of Phase B as shown on the approved Cricket Pitch Delivery Phasing Plan (Baldwin Design drawing reference BH/L/PHL/01), shall be kept free of construction material, traffic, construction workers and otherwise left undeveloped until the replacement cricket ground in Phase A has been completed and is fully operational.

REASON: To protect the existing cricket ground from damage, loss or availability of use and to accord with paragraph 74 of NPPF.

(Mr Andrew Brown spoke in favour of the above application.)

(Mr Seel spoke against the above application.)

(Councillors Smith and K Hind were given permission to speak on the above application.)

(Councillor Swarbrick returned to the meeting.)

136 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:

137 APPLICATIONS APPROVED

<u>Plan No</u>	<u>Proposal</u>	<u>Location</u>
3/2014/1021/P	Proposed extension of cottage into barn to provide annex accommodation	Houghton Green Cottage Houghton, Skipton
3/2014/1139/P (PA)	Demolition of previous extension and construction of new single storey extension	The Old Police Station 13 Accrington Road Whalley
3/2015/0078/P	Change of use of first floor garage/store to annex accommodation	The Cottage Newton in Bowland Clitheroe
3/2015/0083/P	Extension of a stone boundary wall	Great Mitton Hall Mitton Hall Great Mitton
3/2015/0178/P	Replacement of existing building used for tyre changing and valeting	Car Wash and Tyre Change Waterloo Road Clitheroe
3/2015/0181/P	Dormer Bedrooms to front and rear of dwelling. Single storey extension to rear	19 Springdale Road Langho
3/2015/0210/P	Demolition and replacement of existing garage	Shay Grove Wiswell Shay Wiswell
3/2015/0215/P	Proposed single storey extension	15 Watt Street Sabden
3/2015/0234/P	Proposed pitched roof to existing garage	18 Branch Road Mellor
3/2015/0241/P	Proposed garage	Settlement Cottage Chapel Lane West Bradford
3/2015/0242/P	First floor rear extension	76 Downham Road Chatburn
3/2015/0252/P	Extension to existing dairy no change of use	Little Town Farm Chipping Road Thornley
3/2015/0254/P	Single storey lean-to extension to rear	10 Wheatsheaf Avenue Longridge

<u>Plan No</u>	<u>Proposal</u>	<u>Location</u>
3/2015/0276/P	Discharge of conditions - revised footways and parking bays, walling and roofing, landscaping and renewable energy in relation to consent 3/2009/0399 at land adjacent	34 Kirklands Chipping
3/2015/0283/P	Redevelopment of existing equestrian centre to form horse stables and livery, indoor arena and external riding area, including the demolition of the existing dilapidated building on land	Trapp Lane Simonstone
3/2015/0284/P	Lean-to conservatory to rear	8 The Cloisters Whalley
3/2015/0320/P	Alterations to existing porch and alterations to fenestration on south and east elevation	Calder Cottage 9 Calder Vale, Whalley
3/2015/0323/P	First floor extension	County House Simonstone Lane Simonstone
3/2015/0324/P	Alterations to include a change of external walling and replacement of flat roof with pitched roof extension	Granby Lea Fleet Street Lane Ribchester
3/2015/0327/P	Proposed two storey side extension and single storey rear extension	11 Green Drive Clitheroe
3/2015/0331/P	Single storey extension and loft conversion	Head House 53 Knowsley Road Wilpshire
3/2015/0344/P	Discharge of condition 4 (bat roosting features) of planning permission 3/2014/0645	45 Accrington Road Whalley
3/2015/0348/P	Proposed single storey extension and alterations	Ease Barn Farm Gallows Lane Ribchester
3/2015/0350/P	Timber storage and potting shed at the rear	Meadow Croft Clough Lane Longridge
3/2015/0359/P	Add covered car port to front of existing garage, relocate solar panels to south facing roof slope of garage. Erect garden office on raised patio	The Croft 55 Whalley Road Wilpshire
3/2015/0362/P	Erection of single storey rear extension, internal alterations, replacement window and two on-site parking spaces	Northlands Ribblesdale Avenue Clitheroe
3/2015/0367/P	Two storey rear extension and single storey extension	8 West View Grindleton

<u>Plan No</u>	<u>Proposal</u>	<u>Location</u>
3/2015/0368/P	Resubmission and alteration to planning approval 3/2015/0120 for a single storey extension and alterations to the side and rear of the property	7 Ennerdale Close Clitheroe
3/2015/0369/P	Two storey rear extension and single storey replacement building and replacement garage	9 West View Grindleton
3/2015/0373/P	Erection of replacement agricultural livestock building following demolition of existing	Cottam House Farm Written Close Longridge
3/2015/0389/P	Rear conservatory 4m projection from original wall, 3.336m height from ground level, 2.3m height at eaves.	19 Brookside Old Langho Blackburn
3/2015/0390/P	Construction of conservatory to rear easterly elevation to replace existing conservatory. Projection 4.75m, height 3.71m, eaves height 2.4m	12 Berkeley Drive Read
3/2015/0394/P	Proposed conservatory to rear of detached dwelling, projection 5.250m, height 3.220m, height at eaves 2.480m	11 Hey Road Barrow
3/2015/0398/P	Construction of a bedroom and ensuite extension for a disabled person and the conversion of garage into an office as a neighbouring works	34 Woodhead Road Read
3/2015/0399/P	Proposed new single storey side extension including new chimney stack. Proposed new front porch to front elevation. Minor internal alterations	Foxgloves Back Lane Grindleton
3/2015/0414/P	Non-material amendment to planning consent 3/2009/0399/P to incorporate revision of stonework arrangement and revision of rear roof to staircase and unit over car park access, revision to cill height of staircase window and revision of disabled car parking arrangements and car parking layout at complex	Kirklands Chipping
3/2014/0440/P	Single Storey side and rear extension	2 Thornfield Ave Longridge
3/2015/0444/P	Rear conservatory	Rock Mount Main Street, Grindleton
3/2015/0451/P	Prior notification of a proposed single storey sun room extension to the rear of the property which will extend 4.0 metres beyond the rear wall of the original dwelling	12 Calder Avenue Billington

Cont ...

	<u>Plan No</u>	<u>Proposal</u>	<u>Location</u>
Cont'd		measured externally. Maximum height of the proposed extension 4.0 metres measured externally from the natural ground level. Height at the eaves of the proposed extension 3.0 metres measured externally from the natural ground level	
138	CERTIFICATE OF LAWFULNESS FOR A PROPOSED USE OR DEVELOPMENT		
	<u>Plan No</u>	<u>Proposal</u>	<u>Location</u>
	3/2015/0171/P	Application for a Lawful Development Certificate for an existing use, namely the occupation of No 2 Pickering Fold Farm, as a self-contained residential dwelling	2 Pickering Fold Farm Bezza Lane Balderstone
139	REFUSAL OF CERTIFICATE OF LAWFULNESS FOR A PROPOSED USE OR DEVELOPMENT		
	<u>Plan No</u>	<u>Proposal</u>	<u>Location</u>
	3/2015/0353/P	Certificate of Lawfulness for erection of single storey rear extension, internal alterations, replacement window and two on-site parking spaces	Northlands Ribblesdale Avenue Clitheroe
140	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>
	3/2015/0339/P	Single storey lean-to rear extension, 4m long, 3.85m high and 3.5m to eaves	7 Sunnyside Avenue Wilpshire
141	APPLICATIONS WITHDRAWN		
	<u>Plan No</u>	<u>Proposal</u>	<u>Location</u>
	3/2014/1003/P	Change of use from annex to dwelling	The Annex, 'The Barn' Lower Woodcocks Farm York Lane Langho
	3/2015/0239/P	Demolition of stable building and erection of four-bedroom, detached house. Formation of vehicle access and general landscaping	Land at Chapel Close Low Moor Clitheroe

142 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
3/2014/0779	Land off Dale View Billington	16/10/14	18	Deferred by LPA
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 Applicant
3/2015/0010	Land off Longsight Road Langho	12/3/15	18	With LCC

<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>
3/2014/0618	Land off Chatburn Old Road Chatburn	16/4/15	8 Weeks	10	Decision 11/6/15

143 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>
3/2013/1023 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
3/2014/0438 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
3/2014/0827 R	12/02/15	39 Clitheroe Road Whalley	WR		Appeal Allowed 21/05/15
3/2014/0312 R	03/03/15	Time House Knowle Green	WR		Appeal Dismissed 09/16/15
3/2014/0679 R	13/03/15	Mill Cottage Victoria Terrace Mellor Brook	WR		Awaiting decision
3/2014/0887 R	12/03/15	Bent House Tosside	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>
3/2014/0684 R	12/03/15	Meadcroft Clitheroe Rd Whalley	Hearing	30/06/15 1 day	Awaiting Hearing
3/2014/0409 R	12/03/15	Eatoughs Farm	WR		Awaiting decision
3/2014/0942 R	28/04/15	Land off New Lane	WR		Awaiting decision
3/2014/1122 R	21/05/15	35 King Street Whalley	WR		Statement due 25/06/15
3/2014/0967 R	01/06/15	8 Chatburn Ave Clitheroe	HH		Awaiting decision
3/2015/0212 R	Waiting for start date	4 The Green Osbaldeston Lane Osbaldeston			
3/2015/0127 R	Waiting for start date	26 Clitheroe Road Whalley			
3/2014/0697 R	Waiting for start date	Land adj Clitheroe Rd West Bradford			

144 REVISIONS TO CONSULTATION PROCEDURE ON PLANNING APPLICATIONS

The Director of Community Services submitted a report on a review of development management protocol in respect of Parish Council Consultation Procedures. He reminded Committee that a report had previously been taken to Planning and Development Committee in May 2012 which confirmed that Parish Councils would no longer receive hard copies of plans and associated documents as part of the consultation procedure and that they would, where possible, receive e-consultations or a letter with a link to the documents. This would be consistent with the way in which all other statutory consultees were informed.

The Local Planning Authority now sends the majority of its consultation letters via email as this was the most effective way of sending consultations and it ensures consultees have the full 21 days to respond to the consultation as opposed to losing 2 days waiting for letters to arrive in the post and each electronic consultation also includes a direct link to the application on the Council's website which assists the consultee in viewing the application online. We would however continue to work with Parish Councils on this issue.

RESOLVED: That Committee

1. accept the proposed changes to the Development Management Protocol in respect of Parish Council Consultation Procedures and neighbour notification letters in the interests of delivering a cost effective an efficient planning service with immediate effect; and

2. delegate future minor changes to the Development Management Protocol to the Head of Planning Services.

145

LOCAL DEVELOPMENT SCHEME

The Chief Executive submitted a report updating Committee on the Council's adopted Local Development Scheme and asking to agree a budget for the site allocations work in order to progress the next stage of the Local Development Framework.

Having adopted the Core Strategy, the Council now needs to address the delivery of the previously identified Housing and Economic Development Plan document bringing forward proposals for specific land allocations needed to implement the adopted Core Strategy. The next stage would also facilitate the update of the proposals map reflecting the provisions of the Core Strategy and providing policy designations for development management purposes.

Another key element of the work would be to provide updated settlement boundaries and land allocations for housing and employment land where the residual requirement still needs to be met. The plan would also provide details of planning policies for the commercial centres of the 3 principal settlements. He reminded Members that the plan-making process has to follow a series of regulatory steps as outlined in the Local Development Scheme. The first key stage having launched the process was to consult on the emergent issues and options.

The report outlined a breakdown of the anticipated work and current estimates of key costs which would be subject to confirmation as work progresses and if new areas of work are required. The resultant plan together with the Core Strategy, would complete the Local Plan for the borough, setting out up-to-date planning policy to guide development across the borough against which planning decisions could be made.

RESOLVED: That Committee

1. authorise the Head of Regeneration and Housing to update and publish the Local Development Scheme;
2. agree to use the £22,453 unallocated Core Strategy earmarked reserve the fund the site allocation work; and
3. approval be sought from Policy and Finance Committee for the balance required of £59,547 to be funded from the planning earmarked reserve.

146

LOCAL DEVELOPMENT FRAMEWORK - ANNUAL MONITORING REPORT 2014/15

The Chief Executive submitted a report for Committee's information on the Annual Monitoring Report. This was the first one published since the adoption of the Core Strategy in December 2014. The Inspector had proposed a tighter monitoring framework based around individual policies within the plan. There were 73 individual indicators which formed the basis of the document.

RESOLVED: That the report be noted.

147 APPEALS

- a) 3/2014/0592/P – Demolition of Moorcock Inn and erection of 7no dwellinghouses including associated drives, gardens and external landscaping at the Moorcock Inn, Waddington – appeal dismissed.
- b) 3/2014/0827/P – One dwelling using the access off Clitheroe Road at 39 Clitheroe Road, Whalley – appeal allowed with conditions.
- c) 3/2014/0312/P – Temporary (12 months) use of land for and creation of car park at Time House, Lower Road, Knowle Green – appeal dismissed.
- d) 3/2014/0409/P – Change of use from barn to dwellinghouse and proposed detached garage at Eatoughs Farm, Fleet Street, Lane, Ribchester – appeal dismissed.
- e) 3/2015/1023/P – Four new zero-carbon emission dwellings conforming to EU Passive Gold Standard on land at Kingsmill Avenue (west end) off Mitton Road, Whalley – appeal dismissed.

The meeting closed at 8.25pm.

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