

Minutes of Planning and Development Committee

Meeting Date: Thursday, 20 August 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
S Knox	D Taylor
G Mirfin	R Thompson

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

Also in attendance: Councillor J Alcock.

162 APOLOGIES

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

163 MINUTES

The minutes of the meeting held on 2 July 2015 were approved as a correct record and signed by the Chairman.

164 DECLARATIONS OF INTEREST

Councillor Rogerson declared a non-pecuniary interest in planning application 3/2015/0453.

165 PUBLIC PARTICIPATION

There was no public participation.

166 PLANNING APPLICATIONS

1. APPLICATION NO: 3/2015/0074/P (GRID REF: SD 371057 434916)
CHANGE OF USE OF LAND TO CREATE A CARAVAN PARK FOR 21
TOURING CARAVANS/RECREATIONAL VEHICLES AND ERECTION OF A
STORAGE BUILDING WITH LEAN-TO FACILITIES BLOCK ON LAND
ADJOINING THE PETRE ARMS, LANGHO

TAKEN OFF AGENDA pending further information.

2. APPLICATION NO: 3/2015/0410/P (GRID REF: SD 373319 436122)
REMOVAL OF CONDITION 5 OF 3/2015/0137 TO ALLOW USE OF THE
EXTERNAL REAR TERRACE FOR SMOKING AND VARIATION OF
CONDITION 3 OF 3/2015/0137 TO ALLOW OPENING UNTIL 1AM ON
FRIDAYS, SATURDAYS AND BANK HOLIDAYS AT 41 KING STREET,
WHALLEY

The Senior Planning Officer reported that environmental health had no objections.

That condition 03 be varied as proposed and that condition 05 be removed subject to the following conditions.

1. The development must be begun no later than the expiration of three years from the date of the granting of the original consent (Reference 3/2015/0137) dated 23 April 2015.

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 drawings:

Proposed Floor Plans: 2015/86/P2
Proposed Elevations: 2015/86/P3

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

3. The use hereby approved shall only be operated between the hours of:

10:00am to 00.00am Monday to Thursday and Sundays.
10:00am to 01.00am Fridays, Saturdays and Bank Holidays

There shall be no business operated from the site outside the stated operating hours.

REASON: In the interests of the amenities of nearby residents and the character of the locality as required by Policy DMG1 of the Ribble Valley Core Strategy (Adopted version).

4. Before any works to implement this permission are commenced, any external alterations to the building, including detailed specifications of any flue or extract ventilation to shall be submitted to and approved by the local planning authority, the agreed details shall be installed and be operative prior to the business being in use.

REASON: In accordance with Policy DMG1 of the Ribble Valley Core Strategy (Adopted version) in the interests of the general amenity of the area and to safeguard, where appropriate, neighbouring residential amenity.

5. Notwithstanding the provisions of the Town and Country Planning (Use Classes) Order 1987 (as amended or re-enacted) and the Town and Country Planning (General Permitted Development) Order 1995 (as amended or re-enacted) the development hereby approved shall only be used as a restaurant and for no other purpose, including any other purpose within Use Class A3.

REASON: For the avoidance of doubt and to ensure that the development remains compatible with the character of the area in accordance with Policy DMG1 and Key Statement EN5 of the Ribble Valley Core Strategy (Adopted Version).

3. APPLICATION NO: 3/2015/0424/P (GRID REF: SD 374123 440896)
VARIATION OF CONDITION 22 (OPENING HOURS) AND 23 (SERVICING AND DELIVERIES) OF CONSENT 3/2014/0890 AT ALDI STORES LTD WHALLEY ROAD CLITHEROE BB7 1HU

The Senior Planning Officer reported that environmental health had no objections.

RECOMMENDATION: That conditions 22 and 23 be varied as proposed subject to the following conditions.

1. The development must be begun not later than the expiration of three years of the date of the original planning permission, reference 3/2014/0071 granted on 30th May 2014.

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

2. The development hereby permitted shall be carried out in accordance with the amended plans received by the local planning authority on 8th May 2014 and drawing reference numbers:

- 13009 P103G Proposed Site Plan
- 13009-P104 Floor Plan: Unit 1 Aldi
- 13009-P105 Floor Plan: Unit 2
- 13009 P106E Unit 1 (Aldi) Proposed Elevations
- 13009 107C Unit 2 Elevations
- 13009 P108C Site Sections and Elevations

REASON: To clarify the permission.

3. Notwithstanding the submitted details, samples of the materials to be used in the construction of the external surfaces of the development hereby permitted shall be submitted to and approved in writing by the local planning authority prior to their use in the proposed works. The development shall be carried out

in accordance with the approved details prior to the first occupation of the development.

REASON: In the interests of visual amenity, having regard to Policy G1 of the Ribble Valley Districtwide Local Plan and Policy DMG1 of the draft Ribble Valley Core Strategy (post submission version including proposed main changes).

4. No part of the development hereby permitted shall be occupied or brought into use until the parking/turning/servicing areas are provided in accordance with the approved plans. The parking/turning/servicing areas shall be retained thereafter at all times when the premises are in use and shall not be used for any purpose other than parking/turning/loading and unloading of vehicles.

REASON: In the interests of highway safety and convenience, having regard to Policies G1 and T7 of the Ribble Valley Districtwide Local Plan and Policies DMG1 and DMG3 of the draft Ribble Valley Core Strategy (post submission version including proposed main changes).

5. Prior to the first use of the development, a car parking management strategy to include time scales for monitoring and trigger points for management of the car park shall be submitted to and approved in writing by the local planning authority. The strategy shall be implemented in accordance with the approved details on the first occupation of the development. In the event that occupation of the car park cannot be satisfactorily managed to below 90% at peak periods as set out in the approved strategy, a parking management scheme for mitigation measures on the public highway, including time scales for implementation, shall be submitted to and approved in writing by the local planning authority and implemented in accordance with the approved details.

REASON: In the interests of highway safety and convenience, having regard to Policies G1 and T7 of the Ribble Valley Districtwide Local Plan and Policies DMG1 and DMG3 of the draft Ribble Valley Core Strategy (Post submission version including proposed main changes).

6. Prior to the commencement of the development, a scheme for the disposal of foul and surface waters, to include provision for surface waters to drain separate to foul and to pass through an oil interceptor, shall be submitted to and approved in writing by the local planning authority. The scheme shall be implemented in accordance with the approved details prior to the first occupation of the development and retained thereafter at all times.

REASON: To prevent pollution of the water environment in accordance with Policy G1 of the Ribble Valley Districtwide Local Plan and Policy DMG1 of the draft Ribble Valley Core Strategy (post submission version including proposed main changes).

7. No tree felling, vegetation clearance works, site clearance works, demolition work or other works that may affect nesting birds shall take place between 1st March and 31st August inclusive, unless the site has been subject to

additional surveys by a competent ecologist, the results of which shall be submitted to and approved in writing by the local planning authority. The development shall thereafter be carried out in accordance with the ecological survey/s.

REASON: To protect any nesting birds that may be present on the site, having regard to Policies G1, ENV7 and ENV10 of the Ribble Valley Districtwide Local Plan and Policies DMI1, DME1 and DME3 of the draft Ribble Valley Core Strategy (post submission version including proposed main changes).

8. Prior to the commencement of any site works, a repeat survey for the presence of badgers on the site and surrounding suitable habitat, with associated mitigation/compensation measures, shall be submitted to and approved in writing by the local planning authority in consultation with specialist advisors. Site works shall be carried out in complete accordance with the survey unless otherwise agreed in writing by the local planning authority.

REASON: In the interests of badgers and in accordance with Policies G1, ENV7 and ENV10 of the Ribble Valley Districtwide Local Plan and Policies DMI1, DME1 and DME3 of the draft Ribble Valley Core Strategy (post submission version including proposed main changes).

9. The development hereby permitted shall be carried out in complete accordance with the arboricultural report dated 25th September 2013, the arboricultural method statement dated 19th March 2014 and the amended tree protection plan dated 27th March 2014, unless otherwise required by condition of this permission. All trees and hedgerows identified as retained in or adjacent to the application area will be adequately protected during construction, in accordance with BS5837: 2012 Trees in relation to design, demolition and construction or equivalent unless otherwise required by condition of this permission.

REASON: To protect trees and hedges on and adjacent to the site in accordance with Policies G1, ENV7 and ENV10 of the Ribble Valley Districtwide Local Plan and Policies DME1 and DME3 of the draft Ribble Valley Core Strategy (post submission version including proposed main changes).

10. Prior to installation of any external lighting, a scheme for the external lighting of the site shall be submitted to and approved in writing by the local planning authority. The scheme shall be implemented in accordance with the approved details prior to the first occupation of the development. External lighting associated with the development shall be directed downwards and designed to avoid excessive light spill and shall not illuminate bat roosting opportunities including trees and hedgerows within or adjacent to the site.

REASON: In the interests of visual and residential amenity and in the interests of protected species, having regard to Policies G1, ENV7 and

ENV10 of the Ribble Valley Districtwide Local Plan and Policies DMG1, DME1 and DME3 of the draft Ribble Valley Core Strategy (Post submission version including proposed main changes).

11. No site works shall take place unless and until a hard and soft landscaping scheme and scheme for boundary treatment including vegetation and hedgerows to be retained, has been submitted to and approved in writing by the local planning authority. The scheme shall include appropriate surface treatment to reduce tyre squeal and to include the marking out of a pedestrian route within the site. The landscaping scheme shall include the replacement of trees identified for removal at a ratio of at least 3:1. The hard landscaping shall be implemented in accordance with the approved details prior to the first occupation of the development and the soft landscaping shall be implemented in accordance with the approved details in the first planting season following completion of the development and 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 replanting of any tree or shrub that dies, becomes diseased or seriously damaged, or is removed with a similar species of the same size as originally planted.

REASON: To ensure the site is satisfactorily landscaped and to ensure adequate provision for pedestrian movement within the site, having regard to Policies G1 and ENV13 of the Ribble Valley Districtwide Local Plan and Policies DMG1 and DME1 of the draft Ribble Valley Core Strategy (Post submission version including proposed main changes).

12. (a) Works affecting any features likely to provide shelter (for example, rubble piles, piles of leaf litter, dense vegetation) will be avoided during the core hibernation period (November to February inclusive);
(b) Vegetation to be removed shall be cut at a height of approx 6-7 inches and removed (note the need to ensure nesting birds are not affected);
(c) The site shall then be carefully searched by hand by a suitably qualified ecologist immediately prior to a second cut of vegetation down to ground level. All heaped debris and any other habitat suitable for sheltering/hibernating hedgehogs and reptiles shall be uplifted carefully by hand and removed from the site;
(d) Vegetation shall thereafter be kept at ground level until works commence.
(e) Any hedgehogs, amphibians or reptiles (or any other wildlife) encountered shall be moved carefully to a safe area of suitable habitat, which will then remain undisturbed;
(f) The duration of all ground works should be kept as short as possible and any excavations should be made in a phased order when required to minimise the time holes are exposed for;
(g) Trenches and other excavations shall be backfilled or covered before nightfall, or a ramp placed in excavations to allow animals to easily exit. All excavations left open overnight shall be searched/checked every morning prior to commencement of works.

REASON: In the interests of species that may be present on the site, having regard to Policies G1, ENV7 and ENV10 of the Ribble Valley Districtwide

Local Plan and Policies DMI1, DME1 and DME3 of the draft Ribble Valley Core Strategy (post submission version including proposed main changes).

13. Prior to the first occupation of the development hereby permitted, the highway works to Littlemoor shall be carried out in complete accordance with the submitted drawing reference number 131-01/GA-03 Rev C, unless otherwise agreed in writing by the local planning authority in consultation with the local highway authority. Samples of all materials, including surfacing materials to be used, shall be submitted to and approved in writing by the local planning authority prior to their use in the proposed works and the works shall thereafter be carried out in accordance with the approved materials prior to first occupation.

REASON: In the interests of highway and pedestrian safety, the safety of other users of the highway and the visual amenities of the area, having regard to Policies G1, T1 and T7 of the Ribble Valley Districtwide Local Plan, Key Statement DS2 and Policies DMI2, DMG1, DMG3 of the emerging Ribble Valley Core Strategy (post submission version including proposed main modifications) and the National Planning Policy Framework.

14. The development hereby permitted shall not be commenced unless and until details of the design, specification, fixing and finish, including sections at a scale of not less than 1:20, of all glazing, verges, eaves, reveals and any extract vents have been submitted to and approved in writing by the local planning authority. The development shall be carried out in accordance with the approved details prior to the first occupation of the development unless otherwise agreed in writing by the local planning authority.

REASON: Policy G1 of the Ribble Valley Districtwide Local Plan and Policy DMG1 of the draft Ribble Valley Core Strategy (post submission version including proposed main changes).

15. Prior to the commencement of the development, a scheme for the provision of the off-site highway works comprising the provision of the pedestrian crossing on Whalley Road, the improvements to the bus stops and the closure of the existing vehicular access points shall be submitted to and approved in writing by the local planning authority. The scheme shall be implemented in full in accordance with the approved details prior to the first occupation of the development unless otherwise agreed in writing by the local planning authority.

REASON: To facilitate access for pedestrians and encourage sustainable modes of travel in accordance with Policies G1 and T1 of the Ribble Valley Districtwide Local Plan and Policies DMI1, DMI2 and DMG3 of the draft Ribble Valley Core Strategy (post submission version including proposed main changes).

16. Prior to the first occupation of the development, full details of cycle parking provision for staff and visitors and motorcycle parking provision shall be submitted to and approved in writing by the local planning authority. The

cycle and motorcycle parking shall be implemented prior to the first occupation of the development and retained thereafter at all times unless otherwise agreed in writing by the local planning authority.

REASON: To ensure adequate provision is made for the parking of cycles and motor cycles in accordance with Policies G1 and T7 of the Ribble Valley Districtwide Local Plan and Policies DMG3 and DMI2 of the draft Ribble Valley Core Strategy (post submission version including proposed main changes).

17. No deliveries shall take place unless and until a service yard and deliveries management plan for the site has been submitted to and approved in writing by the local planning authority. Servicing and deliveries shall thereafter take place in accordance with the approved management plan at all times unless otherwise agreed in writing by the local planning authority.

REASON: To manage conflicts between customers and deliveries/servicing of the units and to safeguard the living conditions of occupiers of nearby dwellings, having regard to Policies G1 and T7 of the Ribble Valley Districtwide Local Plan and Policies DMG1 and DMG3 of the draft Ribble Valley Core Strategy (post submission version including proposed main changes).

18. Prior to the first occupation of the development, full details of any external plant and associated acoustic enclosure/s shall be submitted to and approved in writing by the local planning authority. The development shall be implemented in accordance with the approved details prior to first occupation of the development and shall thereafter be maintained in accordance with the manufacturers details at all times unless otherwise agreed in writing by the local planning authority. The noise rating level from external plant at each unit shall not exceed 32dB and the cumulative noise level from external plant shall not exceed 35dB at any time when measured at the nearest sensitive receptor/s.

REASON: To protect the amenity of the occupants of neighbouring properties in accordance with Policy G1 of the Ribble Valley Districtwide Local Plan and Policy DMG1 of the draft Ribble Valley Core Strategy (Post submission version including proposed main changes).

19. No development shall commence until a Framework Travel Plan has been submitted to and approved in writing by the local planning authority. Monitoring of the travel plan will require the applicant to enter into a legal agreement with Lancashire County Council prior to commencement of the development unless otherwise agreed 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 and all elements shall continue to be implemented at all times thereafter for as long as any part of the development is occupied or used, for a minimum period of at least 5 years.

REASON: To ensure that the development provides sustainable transport options in accordance with Policies G1 and T7 of the Ribble Valley Districtwide Local Plan and Policies DMG1 and DMG3 of the draft Ribble Valley Core Strategy (Post submission version including proposed main changes).

20. Prior to the first occupation of the development, a scheme for the provision of acoustic fencing, to include associated repair and maintenance, shall be submitted to and approved in writing by the local planning authority. The acoustic fencing shall be installed in accordance with the approved scheme prior to the first occupation of the development and shall thereafter be maintained in accordance with the approved scheme unless otherwise agreed Local Planning Authority. Site operations shall be managed to ensure that activity on the site does not exceed a cumulative noise level of 5dB above background levels at the nearest sensitive receptors. Noise measurements shall be undertaken by the applicant in consultation with the Council's Environmental Health department and should exceedance be identified, appropriate mitigation to reduce cumulative noise levels at the nearest sensitive receptors shall be agreed in writing by the local planning authority and implemented in accordance with the approved details.

REASON: In the interests of visual and residential amenity in accordance with Policy G1 of the Ribble Valley Districtwide Local Plan and Policy DMG1 of the draft Ribble Valley Core Strategy (Post submission version including proposed main changes).

21. No development shall commence unless and until a scheme for the offsetting of biodiversity impacts at the site has been submitted to and approved in writing by the local planning authority and until the developer has purchased the requisite conservation credits as evidenced through submission of the issued Conservation Credit certificates. The offsetting scheme shall include:
- I. The identification of receptor site(s);
 - II. Details of the offset requirements of the development (in accordance with the recognised offsetting metrics standard outlined in the Defra Metrics Guidance dated March 2012);
 - III. The provision of arrangements to secure the delivery of the offsetting measures (including a timetable for their delivery); and
 - IV. A management and monitoring plan (to include for the provision and maintenance of the offsetting measures for not less than 25 years).

The offsetting shall be implemented in accordance with the approved scheme unless otherwise agreed in writing by the local planning authority.

REASON: In order to offset impacts on biodiversity and to compensate for residual harm of development, having regard to Policies G1, ENV7 and ENV10 of the Ribble Valley Districtwide Local Plan, Policies DMI1, DME1 and DME3 of the draft Ribble Valley Core Strategy (Post submission version

including proposed main changes) and the National Planning Policy Framework.

22. Unit 1 (discount food retail) shall not be open to the public outside the following hours:

Monday to Saturday 08:00-22:00
Sundays 10:00-17:00

REASON: To protect the amenity of the occupants of neighbouring properties, having regard to Policy G1 of Policy DMG1 of the draft Ribble Valley Core Strategy (Adopted Version).

23. Servicing, deliveries, loading and unloading to and from unit 1 (discount food retail) shall not take place other than between the hours of 07:00-22:00 Monday to Saturday and 09:00-17:00 on Sundays.

REASON: To protect the amenity of the occupants of neighbouring properties, having regard to Policy DMG1 of the draft Ribble Valley Core Strategy (Adopted Version).

24. Unit 2 (non-food retail) shall not be open to the public outside the following hours:

Monday to Saturday 08:00-21:00
Sundays and Bank Holidays 10:00-16:00

REASON: To protect the amenity of the occupants of neighbouring properties, having regard to Policy G1 of the Ribble Valley Districtwide Local Plan and Policy DMG1 of the draft Ribble Valley Core Strategy (post submission version including proposed main changes).

25. Servicing and deliveries to and from unit 2 shall not take place other than between the hours of 07:00-19:00 Monday to Friday; 07:30-19:00 Saturdays and 09:30-17:00 on Sundays and Bank Holidays.

REASON: To protect the amenity of the occupants of neighbouring properties, having regard to Policy G1 of the Ribble Valley Districtwide Local Plan and Policy DMG1 of the draft Ribble Valley Core Strategy (Post submission version including proposed main changes).

26. No site works shall take place unless and until a Construction Management Plan has been submitted to and approved in writing by the Local Planning Authority. The approved plan shall be adhered to throughout the construction period and shall provide for:

- i. Sustainable travel options for journeys to and from work for the site operatives, including pedestrian routes, travel by bicycles, journeys by train, car sharing schemes and other opportunities to reduce journeys by motor car;
- ii. The parking of vehicles of site operatives and visitors;
- iii. Loading, unloading and storage of plant and materials;

- iv. Wheel washing facilities;
- v. Periods when plant and materials trips should not be made to and from the site (mainly peak hours, but the developer to suggest times when trips of this nature should not be made);
- vi. Routes to be used by vehicles carrying plant and materials to and from the site which shall have been constructed to base course level;
- vii. Measures to ensure that construction vehicles do not impede adjoining accesses;
- viii. The erection and maintenance of security hoardings;
- ix. Details of the storage of potential ground and water contaminants;
- x. A scheme for recycling/disposing of waste resulting from construction work; and
- xi. A scheme to control noise during the construction phase.

REASON: In the interests of protecting residential amenity from noise and disturbance and in the interests of highway safety in accordance with Policies G1 and T7 of the Ribble Valley Districtwide Local Plan and Policy DMG1 and DMG3 of the draft Ribble Valley Core Strategy (Post Submission Version Including Proposed Main Changes).

27. Notwithstanding the provisions of the Use Classes Order 1987 (as amended or re-enacted) unit 1 shall not be occupied other than by a discount retailer for the sale of convenience food goods. The net retail floor space of unit 1 shall not exceed 1,140 square metres of which not more than 228 square metres shall be used for the sale of comparison goods. Notwithstanding the provisions of the General Permitted Development Order 1995 (as amended or re-enacted); no mezzanine floor space shall be introduced and the unit shall not be subdivided unless planning permission for such works has been granted on application to the local planning authority.

REASON: In the interests of highway safety and to protect the vitality and viability of Clitheroe Town Centre, having regard to Policies G1, T7 and S2 of the Ribble Valley Districtwide Local Plan and Policy DMR1 and Key Statement EC2 of the draft Ribble Valley Core Strategy (post submission version including proposed main changes).

28. Notwithstanding the provisions of the Use Classes Order 1987 (as amended or re-enacted), unit 2 shall not be used for the sale of food and drink for human consumption and shall be restricted to the sale of pets, pet food and pet related products and services (including the provision of ancillary pet care and treatment services): DIY, building and gardening supplies; furniture; carpets; tiles and other floor and wall coverings; and electrical appliances. The net retail floor space of unit 2 shall not exceed 500 square metres and notwithstanding the provisions of the General Permitted Development Order 1995 (as amended or re-enacted); no mezzanine floor space shall be introduced and the unit shall not be subdivided unless planning permission for such works has been granted on application to the local planning authority.

REASON: In the interests of highway safety and to protect the vitality and viability of Clitheroe Town Centre, having regard to Policies G1, T7 and S2 of the Ribble Valley Districtwide Local Plan and Policy DMR1 and Key Statement EC2 of the draft Ribble Valley Core Strategy (post submission version including proposed main changes).

NOTE(S)

1. For rights of appeal in respect of any condition(s)/or reason(s) attached to the permission see the attached notes.
2. The applicant is advised that should there be any deviation from the approved plan the Local Planning Authority must be informed. It is therefore vital that any future Building Regulation application must comply with the approved planning application.
3. The Local Planning Authority operates a pre-planning application advice service which applicants are encouraged to use. Whether or not this was used, the Local Planning Authority has endeavoured to work proactively and positively to resolve issues and considered the imposition of appropriate conditions and amendments to the application to deliver a sustainable form of development.
4. 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 Environment Directorate for further information by telephoning Area Surveyor East 01254 823831 or writing to the Area Surveyor East, Lancashire County Council, Area Office, Riddings Lane, Whalley, Clitheroe BB7 9RW quoting the planning application number.
5. The applicant is advised that they have a duty to adhere to the regulations of Part IIA of the Environmental Protection Act 1990, the Town and Country Planning Act 1990 and Building Control Regulations with regards to contaminated land. In the event that contamination is found at any time when carrying out the approved development that was not previously identified it should be reported in writing immediately to the Contaminated Land Officer at Ribble Valley Borough Council. Responsibility for ensuring that the contamination is dealt with appropriately rests with the applicant.
6. Electricity North West advise that there is an out of commission 3c25 SAC service cable which used to feed the building on site which, according to their records has been cut at the main and made dead. Additionally, there is a 4c.1 Low Voltage mains cable passing in front of the site. A new entrance way is to be constructed over this cable to allow HGV delivery vehicular access. This cable may require placing at increased depth or installing in ducts to allow construction of this entrance way. The applicant is advised to contact ENW.

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

4. APPLICATION NO: 3/2015/0459/P (GRID REF: SD382845 448352)
INSTALLATION OF SOLAR PV ARRAY PLUS ANCILLARY DEVELOPMENT
ON LAND OFF COAL PIT LANE, GISBURN

The Senior Planning Officer reported that 3 additional conditions would be added to this permission regarding landscaping, cameras and details of materials.

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 drawings:

1. General site plan (Amended plan showing substation).
2. Camera detail sheet No. 1 of 1.
3. Panel elevation drawing

REASON: For the avoidance of doubt and to clarify which plans are relevant to the development hereby approved.

3. This permission shall be for a temporary period expiring on 31 August 2040. Not less than 12 months prior to that expiry date or if the development fails to produce renewable energy for a continuous period of six months or more, (whichever is sooner) the restoration details for the site shall be submitted for the written approval of the Local Planning Authority. This shall include a scheme of works for the decommissioning of the solar farm and associated equipment which shall include; a scheme detailing the removal of all surface elements and any foundations to a depth of 300mm below ground level, a scheme for restoration and aftercare, a timetable for the works and a decommissioning traffic management plan. The subsequent decommissioning of the site shall be carried out in accordance with the agreed details within 6 months of the expiry of this permission or within 6 months of the cessation of electricity production (whichever is sooner).

REASON: To comply with the terms of the application and to ensure the satisfactory restoration of the site in the interests of visual amenity and to comply with Policies DMG1, DME2 and DME5 of the Ribble Valley Core Strategy (Adopted Version).

4. For the entire period of construction works, facilities shall be available on site for the cleaning of the wheels and vehicles leaving the site and such equipment shall be used as necessary to prevent mud and stones being

carried on to the highway. The roads adjacent to the site shall be mechanically swept as required during the entire construction period.

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

5. Prior to the commencement of the development, details of the provision of a vehicular turning space for construction vehicles within the site shall be submitted to and approved by the Local Planning Authority. For the avoidance of doubt the submitted details shall indicate the siting and nature of the turning area(s) and provide a programme of works for the removal of the area(s) following completion of the construction phase of the development.

REASON: In the interests of highway safety and in accordance with Policy DMG1 of the Ribble Valley Core Strategy.

6. The site access on Coal Pit Lane at the junction with Burnley Road (A682) shall be widened as shown in Appendix 2 of the submitted Traffic Management Plan before any development takes place within the site.

REASON: To ensure that satisfactory access is provided to the site in the interests of highway safety and to comply with Policy DMG1 of the Ribble Valley Core Strategy (Adopted Version).

7. Following the completion of construction works, the access that has been widened in accordance with condition No 6 shall be returned to its original condition in accordance with precise details that have first been submitted to and agreed in writing by the Local Planning Authority.

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

8. Throughout the construction period, the requirements of the submitted Traffic Management Plan (April 2015) by ADAS UK Ltd shall be followed in their entirety.

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

9. Prior to the installation of any external lighting, a lighting scheme shall be submitted to and approved in writing by the Local Planning Authority. All external lighting shall thereafter be implemented in accordance with the approved scheme prior to the first use of the development

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

10. The development hereby permitted shall be carried out in complete compliance with the contents of the submitted Flood Risk Assessment by ADAS UK Ltd (reference SHF.1151.002.R.001.C).

REASON: In the interests of proper water management and to comply with Policy DME6 of the Ribble Valley Core Strategy (Adopted Version).

11. The development hereby permitted shall be carried out in complete compliance with the recommendations for mitigation and enhancement measures in Section 9 of the submitted Ecological Impact Assessment (May 2015) by ADAS UK Ltd.

REASON: In the interests of site and species protection and conservation and to comply with Policy DME3 of the Ribble Valley Core Strategy (Adopted Version).

12. In addition to the requirements of the Traffic Management Plan (Condition No 8) no development shall take place 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. The Statement shall provide for:

- i) the routing and management of construction traffic;
- ii) the parking of vehicles of site operatives and visitors;
- iii) loading and unloading of plant and materials;
- iv) storage of plant and materials used in constructing the development;
- v) the erection and maintenance of security hoardings where appropriate;
- vi) wheel cleaning facilities;
- vii) measures to control the emission of dust and dirt during construction;
- viii) a scheme of recycling/disposing of waste resulting from demolition and construction works;
- ix) the hours during which machinery may be operated, vehicles may enter and leave the site and works may be carried out on the site

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

13. Notwithstanding the submitted details, prior to the commencement of development, a detailed site plan indicating the location(s) of all camera mounting columns within the site shall be 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 and to limit the visual impact of the development in accordance with Policy DMG1 of the Ribble Valley Core Strategy.

14. Notwithstanding the submitted details, prior to the commencement of development, revised elevations and detail of the fencing/gates, DNO sub-station, switchroom/sub-station building and inverter cabin shall be 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 and to limit the visual impact of the development in accordance with Policy DMG1 of the Ribble Valley Core Strategy.

15. Precise specifications or samples of all external surfaces, including details of the coating colours for all structures and all external surfacing materials of the development hereby approved shall have been submitted to and approved by the Local Planning Authority before their use in the proposed development. 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 materials and finishes to be used are appropriate to the character of the area in accordance with Policy DMG1 of the Ribble Valley Core Strategy.

16. Notwithstanding the submitted details, prior to the commencement of development, a detailed landscaping scheme and landscaping maintenance plan shall be submitted to and approved by the Local Planning Authority. For the avoidance of doubt the submitted details shall make provision for the inclusion of a mix of native tree and shrub species and the submitted landscape maintenance plan must cover a period of not less than 25 years for woodland/scrub areas and not less than 10 years for other landscaped areas.

REASON: In order that the Local Planning Authority may ensure that the landscaping proposals are appropriate to the character of the area, to ensure long-term appropriate landscape maintenance and to minimise the visual impact of the development in accordance with Policy DMG1 of the Ribble Valley Core Strategy.

NOTES

1. The grant of planning permission does not entitle a developer to obstruct a right of way and any proposed stopping up or diversion of a right of way should be the subject of an Order under the appropriate Act. Public footpath No 4 in the Parish of Gisburn crosses the application site.
2. The developer is advised that the erection of signs within the adopted highway would require the consent of the Lancashire County Council highway authority and that Advertisement Consent might also be required from the Local Planning Authority for any such signs.

(Mr Dhillon spoke in favour of the above application. Mrs Heslop spoke against the above application).

(Councillor Alcock was given permission to speak on the following application. Councillor Rogerson declared an interest in the next application and left the meeting)

5. APPLICATION NO: 3/2015/0453/P (GRID REF: SD 365541 442474)
PROPOSED CONVERSION OF BROOK WOOD BARN INTO A SINGLE RESIDENTIAL DWELLING AT CHERRY TREE FARM, CHIPPING ROAD, CHAIGLEY, CLITHEROE, BB7 3LX

REFUSED for the following reasons:

1. The proposal is considered contrary to Key Statements DS1, DS2 and policies DMG2, DMG3, DMH3 and DMH4 of the Ribble Valley Core Strategy (Adopted Version) in that the approval would lead to the creation of a new dwelling in the Forest of Bowland AONB without sufficient justification which would cause harm to the development strategy for the borough. It is further considered that the approval of this application would lead to an unsustainable form of development in an isolated location that does not benefit from local services or facilities, placing further reliance on the private motor-vehicle contrary to the presumption in favour of sustainable development.
2. The proposal by virtue of its harmful effect from the likely impact of domestic paraphernalia such as parked vehicles, sheds, washing lines, children's play equipment and fence lines on this part of the Forest of Bowland AONB would represent an urban encroachment to the significant detriment of the character and appearance of the protected landscape, contrary to Key Statement EN2 and Policies DMG1, DMG2, DME2, DMH3 and DMH4 of the Ribble Valley Core Strategy (Adopted Version)
3. The proposed development would create a harmful precedent for the acceptance of other similar unjustified proposals, without sufficient justification, which cumulatively would have an adverse impact on the implementation of the Development Strategy for the Borough, contrary to the interests of the proper planning of the area in accordance with core principles and policies of the National Planning Policy Framework.

(Ms Miller spoke in favour of the above application. Councillor Rogerson returned to the meeting.)

6. APPLICATION NO: 3/2014/1018/P (GRID REF: SD 360105 437804)
DEMOLITION OF EXISTING BUILDINGS AND ERECTION OF 33 UNITS OF
RETIREMENT LIVING HOUSING (CATEGORY II TYPE ACCOMMODATION),
COMMUNAL FACILITIES, LANDSCAPING AND CAR PARKING AT
BARNACRE ROAD, LONGRIDGE PR3 2PD

DEFERRED AND DELEGATED to the Director of Community Services for approval following the satisfactory completion of a legal agreement (in the terms described within 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:

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 drawings:

- Site Plan 2016-1-02 Rev A
- Elevations 2016-1-03 Rev D
- Floorplans 2016-1-05 Rev B
- Substation & Battery Car Details 2016-1-06 Rev B
- Site Plan Technical 2016-1-7 Rev A
- Elevations 2016-1-08 Rev A

REASON: For the avoidance of doubt since the proposal was the subject of agreed design improvements/amendments and to clarify which plans are relevant.

3. Precise specifications or samples of all external surfaces, including surfacing materials of the development hereby approved 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 Policy DMG1 of the Ribble Valley Core Strategy (Adopted version).

4. 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 Policy DMG1 of the Ribble Valley Core Strategy (Adopted version).

5. Notwithstanding the submitted details, prior to the commencement of the development, section details and/or elevations at a scale of not less than 1:20 of the proposed boundary treatments/fencing, walling including any coping details 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 Policy DMG1 of the Ribble Valley Core Strategy (Adopted version).

6. Prior to the commencement of the development, details of the car park surfacing/markings shall be submitted to and agreed in writing by the Local Planning Authority. The car parking spaces and manoeuvring areas shall be marked out in accordance with the approved details, before the use of the premises hereby permitted becoming operative.

REASON: To allow for the effective use of the parking areas in accordance with Policies DMG1, DMG3 and DMI2 of the Ribble Valley Core Strategy (Adopted version).

7. 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 have been submitted to, and approved in writing by the Local Planning Authority.
The details shall be submitted on a building dependent bird/bat species development site plan and include details of the numbers of artificial bird nesting boxes and artificial bat roosting site(s) 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 the building during the construction phase and prior to the building being first brought into use and retained thereafter 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).

8. Notwithstanding the submitted details, prior to the commencement of the development, full details of the proposed landscaping shall be submitted to

and approved in writing by the Local Planning Authority. For the avoidance of doubt, the landscaping details shall indicate all trees and hedgerows identified to be retained or how those adjacent to the proposed development and/or application area/boundary will be adequately protected during construction, in accordance with BS5837: 2012 'Trees in relation to design, demolition and construction' or equivalent unless otherwise agreed. The agreed protection measures shall be put in place and maintained during the construction period of the development.

The approved landscaping scheme shall be implemented in the first planting season following first occupation or use of the development 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 original planted.

REASON: To protect trees and hedges on and adjacent to the site and to ensure the proposal is satisfactorily landscaped and appropriate to the locality in accordance with Policies DME1 and DME3 of the Ribble Valley Core Strategy (Adopted version).

9. No development shall take place 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 dirt and dust during construction
 7. Details of working hours
 8. Contact details of the site manager.
 9. The timing of the delivery of plant and material to site to avoid the nearby school start and finish times

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).

10. No part of the development hereby approved shall commence until a scheme for the construction of the site access has been submitted to, and approved by the Local Planning Authority in consultation with the Highway Authority. For the avoidance of doubt, the off-site highway works shall provide for a pedestrian refuge and associated carriageway works on Inglewhite Road south of the mini roundabout.

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 ensure the proposal would not be of detriment to the safe operation of the immediate highway in the interests of highway safety and is in compliance with current highway legislation in accordance with Policies DMG1, DMG3 and DMI2 of the Ribble Valley 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 10 has been constructed and completed in accordance with the approved 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 ensure the safe operation of the immediate highway network in accordance with Policies DMG1, DMG3 and DMI2 of the Ribble Valley Core Strategy (Adopted version).

12. The existing access shall be physically and permanently closed and the existing verge/footway and kerbing of the vehicular crossing shall be reinstated in accordance with the Lancashire County Council Specification for Construction of Estate Roads concurrent with the formation of the new access.

REASON: To limit the number of access points to, and to maintain the proper construction of the highway in accordance with Policies DMG1, DMG3 and DMI2 of the Ribble Valley Core Strategy (Adopted version).

13. 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. The building shall not be occupied until the approved foul drainage scheme has been completed in accordance with the approved details. This development shall be completed maintained and managed in accordance with the approved details.

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

14. 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 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 (Adopted Version).

15. 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).

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

7. APPLICATION NO: 3/2015/0266/P (GRID REF: SD 373687 440694)
DEMOLITION OF EXISTING WORKSHOPS BUILDINGS (OTHER THAN WORKSHOP 3), CONVERSION OF WORKSHOP 3 TO PROVIDE 14 RESIDENTIAL APARTMENTS THE ERECTION OF 4 RESIDENTIAL APARTMENTS, ERECTION OF CYCLE/REFUSE STORE, LAYING OUT OF PARKING AND CIRCULATION AREAS, AND ASSOCIATED LANDSCAPING. PRIMROSE WORKS, PRIMROSE ROAD, CLITHEROE, LANCASHIRE BB7 1BS.

The Senior Planning Officer reported a rewording from Woone Road to Woone Lane and also made reference to the contribution to a green gym.

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) and subject to the receipt of acceptable design amendments 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. 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 drawings:

- N.B. Drawing number references to be confirmed following the receipt of amended plans

REASON: For the avoidance of doubt since the proposal was the subject of agreed design improvements/amendments and to clarify which plans are relevant.

3. Precise specifications or samples of all external surfaces, including surfacing materials of the development hereby approved 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 Policy DMG1 of the Ribble Valley Core Strategy (Adopted version).

4. 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 Policy DMG1 of the Ribble Valley Core Strategy (Adopted version).

5. Notwithstanding the submitted details, prior to the commencement of the development, section details and/or elevations at a scale of not less than 1:20 of the proposed boundary treatments/fencing, walling including any coping details 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 Policy DMG1 of the Ribble Valley Core Strategy (Adopted version).

6. Prior to the commencement of the development, details of the car park surfacing/markings shall be submitted to and agreed in writing by the Local Planning Authority. The car parking spaces and manoeuvring areas shall be marked out in accordance with the approved details, before the use of the premises hereby permitted becoming operative.

REASON: To allow for the effective use of the parking areas in accordance with Policies DMG1, DMG3 and DMI2 of the Ribble Valley Core Strategy (Adopted version).

7. Notwithstanding the submitted details, prior to the commencement of the development, full details of the proposed landscaping shall be submitted to and approved in writing by the Local Planning Authority. For the avoidance of doubt, the landscaping details shall indicate all trees and hedgerows identified to be retained or how those adjacent to the proposed development and/or application area/boundary will be adequately protected during construction, in accordance with BS5837: 2012 'Trees in relation to design, demolition and construction' or equivalent unless otherwise agreed. The agreed protection measures shall be put in place and maintained during the construction period of the development.

The approved landscaping scheme shall be implemented in the first planting season following first occupation or use of the development 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 original planted.

REASON: To protect trees and hedges on and adjacent to the site and to ensure the proposal is satisfactorily landscaped and appropriate to the locality in accordance with Policies DME1 and DME3 of the Ribble Valley Core Strategy (Adopted version).

9. No development shall take place, including any demolition, until a Construction & Demolition Method Statement has been submitted to and approved in writing by the local planning authority 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 dirt and dust during construction
7. Details of working hours
8. Contact details of the site manager
9. The timing of the delivery of plant and material to site
10. A programme and timing for the mechanical sweeping of all adjacent roads during the construction and demolition phase of the development

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).

10. Prior to the commencement of the demolition works on site, a methodology and schedule of works in relation to all proposed demolition shall be submitted to an agreed in writing by the Local Planning Authority. For the avoidance of doubt the submitted details shall contain a further building condition survey relating to the buildings/structures to remain on site, details regarding the method and phasing of demolition and details in respect of demolition works relating to or affecting the main mill building

The schedule and timing of works shall also include detailed proposals to ensure the structural stability of the building(s) during the course of demolition and construction of the development and include elevational and engineering details as to how the building(s) will be retained in a satisfactory and sound condition thereafter. All works shall be carried out in strict accordance with the agreed details.

REASON: To protect and conserve the buildings proposed to be retained on site and to ensure that there is no significant deterioration in the condition of the building In accordance with Policies DMG1 and DME4 of the Ribble Valley Core Strategy (Adopted Version).

11. 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 Key Statement EN4 and Policies DME2, DME3 and DMG1 of the Ribble Valley Core Strategy (Adopted Version).

12. Prior to each phase of development approved by this planning permission no development (or such other date or stage in development as may be agreed in writing with the Local Planning Authority), shall take place until a scheme that includes the following components to deal with the risks associated with contamination of the site shall each be submitted to and approved, in writing, by the local planning authority:
 - 1) A preliminary risk assessment which has identified:
 - all previous uses;
 - potential contaminants associated with those uses;
 - a conceptual model of the site indicating sources, pathways and receptors; and
 - potentially unacceptable risks arising from contamination at the site.
 - 2) A site investigation scheme, based on (1) to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off site.
 - 3) The results of the site investigation and detailed risk assessment referred to in (2) and, based on these, an options appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken.
 - 4) A verification plan providing details of the data that will be collected in order to demonstrate that the works set out in the remediation strategy in (3) are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action. Any changes to these components require the express written consent of the local planning authority. The scheme shall be implemented as approved.

REASON: To assess the risk associated with the development and to ensure the site is suitable for its end use in accordance with Key Statement EN4 and

Policies DME2, DME3 and DMG1 of the Ribble Valley Core Strategy (Adopted Version).

13. No occupation shall take place until a verification report demonstrating completion of works set out in the approved remediation strategy and the effectiveness of the remediation shall be submitted to and approved, in writing, by the local planning authority. The report shall include results of sampling and monitoring carried out in accordance with the approved verification plan to demonstrate that the site remediation criteria have been met. It shall also include any plan (a "long-term monitoring and maintenance plan") for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action, as identified in the verification plan. The long-term monitoring and maintenance plan shall be implemented as approved.

REASON: To assess the risk associated with the development and to ensure the site is suitable for its end use in accordance with Key Statement EN4 and Policies DME2, DME3 and DMG1 of the Ribble Valley Core Strategy (Adopted Version).

14. 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 unsuspected contamination shall be dealt with and obtained written approval from the local planning authority. The remediation strategy shall be implemented as approved.

REASON: To assess the risk associated with the development, to prevent the pollution of controlled waters from potential contamination on site and to ensure the site is suitable for its end use in accordance with Key Statement EN4 and Policies DME2, DME3 and DMG1 of the Ribble Valley Core Strategy (Adopted Version).

15. No development shall take place until the applicant, or their agent or successors in title, has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted by the applicant and approved by the Planning Authority.

REASON: To ensure and safeguard the recording of any archaeological deposits in accordance with Policies DMG1 and DME4 of the Ribble Valley Core Strategy (Adopted Version).

16. No part of the development shall be occupied until details of the forward visibility splays visibility have been approved by the planning authority and the land within these splays shall be maintained thereafter, free from obstructions such as walls, fences, trees, hedges, shrubs, ground growth or other structures within the forward visibility splays in excess of 1.0 metre in height above the height at the centre line of Woone Lane.

REASON: To ensure adequate visibility at the street junction or site access in the interest of highway safety in accordance with Policies DMG1 and DMG3 of the Ribble Valley Core Strategy (Adopted Version).

17. Prior to the commencement of the development, a joint survey shall be carried out between the developer and the planning authority (in conjunction with the highway authority) to determine the condition of Woone Road A similar survey shall be carried out within six months of the completion of the last phase of development, and the developer shall make good any damage to Woone Lane to return it to the pre-construction situation.

REASON: To maintain the construction Woone Road in the interest of highway safety in accordance with Policies DMG1 and DMG3 of the Ribble Valley Core Strategy (Adopted Version).

18. The bat mitigation proposals for the protection of bats as contained within the Inspection and Assessment in Relation to Bats Dated 18th June 2015 will be implemented in full, subject to any changes required by Natural England at the Licensing stage.

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 Policy DMG1 and Key Statement EN4 of the Ribble Valley Core Strategy (Adopted Version).

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

8. APPLICATION NO: 3/2015/0347/P (GRID REF: SD 3602228 437459)
ERECTION OF 12, 2 BED BUNGALOWS AT LAND OFF TOWNELEY ROAD,
LONGRIDGE

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:

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 and documents, drawing references:

Plan Ref:	Title:	Received On:
NIX/05 Dwg 05	Boundary wall detail	1/07/15
NIX/05 Dwg 02A(b)	Proposed Site Layout Plan	7/08/15
NIX/05 Dwg 03A(b)	Revised Elevation plans	7/08/15
	Acoustic report dated	27/05/15

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 the cleaning of the access lane and for the mechanical sweeping of all adjacent roads during the construction and demolition (if applicable) phase of the development;
 - 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. 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 shall be carried out in respect of the buildings to which this permission relates.

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

Drainage

5. 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).

6. 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).

Highways

7. The new access between the site and Towneley Road shall be constructed in accordance with the LCC specification for Construction of Estates roads to at least base course level before any development takes place on the housing.

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).

8. 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).

Materials

9. 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).

10. Notwithstanding the landscaping details submitted on Drawing Number NIX/05 Dwg 02a-prior to the commencement of development a satisfactory programmed landscaping scheme which shall include hard and soft surfacing and details of trees.

The approved soft landscaping scheme shall be implemented in the first planting season following occupation or use of the development 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).

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

167 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:

168 APPLICATIONS APPROVED

<u>Plan No</u>	<u>Proposal</u>	<u>Location</u>
3/2014/0759/P	Hazardous substance consent for storage of materials of toxic and oxidising capabilities	Johnson Matthey Pimlico Industrial Area West Bradford Road Clitheroe
3/2014/0984/P	Proposed timber garage	Moss Hall, Higher Road Longridge
3/2014/0989/P	Rear bedroom block extension and link building	High Brake, Chatburn Road, Clitheroe
3/2014/1019/P	Conversion and reconstruction of part of original public house/hotel to form domestic dwelling-house	Pendle Hotel Clitheroe Road Chatburn
3/2014/1021/P	Proposed extension of cottage into barn to provide annex accommodation	Horton Green Cottage Horton, Skipton
3/2014/1066/P	Variation of condition 3 of planning permission 3/2012/1099/P to allow the two-bed holiday cottage to be occupied as a permanent dwelling with restricted occupation as a social low cost unit (re-submission of planning application 3/2014/0074/P)	former garage adjacent to 1 Swinglehurst Cottage Garstang Road Chipping
3/2014/1083/P	Part retrospective application for ground excavation works and the erection of 36.5m x 16.7m agricultural storage building	High House Farm Read
3/2014/1089/P	Erection of two new dwellings and detached garage	land off Clough Bank Lane Chatburn
3/2015/0011/P	Double garage at the front	Maycroft House Hesketh Lane, Chipping

<u>Plan No</u>	<u>Proposal</u>	<u>Location</u>
3/2015/0076/P	Replacement of existing glazed link building and open colonnade, conversion of outbuildings to provide additional living accommodation, plus conversion of existing carport and log store to form garages	Angerham Barn Clitheroe Lane Withgill, Great Mitton
3/2015/0162/P	Removal of condition 3 (occupation) of planning permission 3/1997/0134/P to allow use as a holiday let	The Fishing Lodge Catlow Road Slaidburn
3/2015/0179/P	Air intake and exhaust stack located on roof of S2 building	Samlesbury Aerodrome S609 Box 1 Balderstone
3/2015/0243/P	Front and rear dormer	71 Hillcrest Road, Langho
3/2015/0244/P	Construction of all-weather ménage 20m x 40m	Buckstalls, Slaidburn Road Waddington
3/2015/0248/P	Erection of agricultural building for free range egg production.	Haggs Hall Fields Higher Ramsgreave Road Ramsgreave
3/2015/0273/P	Repointing the east and west elevations with a non-hydraulic lime	Townhouse Farmhouse Main Street, Pendleton
3/2015/0282/P	Conversion of existing garage to a garden room including formation of mezzanine floor for storage	106 St Pauls Street Clitheroe
3/2015/0291/P	Erection for three bedroom detached house and creation of vehicular access	Land at Chapel Close Low Moor, Clitheroe
3/2015/0299/P	Single storey electrical sub-station	Johnson Matthey Pimlico Industrial Area West Bradford Road Clitheroe
3/2015/0330/P	288m x 13.192m storage building for use in the Hodder Valley Show	Land off Back Lane Newton-in-Bowland
3/2015/0360/P	Proposed retention of existing stable building, access track and ménage to be used as a remedial farrier business	Land adjacent to Woodfold Hall Further Lane Mellor
3/2015/0378/P (Split Decision)	Advertisement application for externally illuminated fascia sign	41 King Street Whalley
3/2015/0386/P	Extension to roof garden	Lee Carter House Castlegate Clitheroe

<u>Plan No</u>	<u>Proposal</u>	<u>Location</u>
3/2015/0396/P	Discharge of condition no.3 (samples of walling, roofing and surface materials) of planning permission 3/2014/0855	Bonny Blacks Farm Howgill Lane Gisburn
3/2015/0400/P	Proposed extensions, alterations and remodelling of existing house. Resubmission of withdrawn application 3/2014/1136	Bennetts Close Wiswell
3/2015/0401/P	Creation of hardstanding for parking and storage area	Garage at the rear of Pendle Street East Sabden
3/2015/0403/P	Ground floor extension to front of property to replace existing porch extension	68 Riverside Low Moor Clitheroe
3/2015/0405/P	Demolition of existing garage and erection of new garage and store room	Dog and Partridge Hesketh Lane Chipping
3/2015/0422/P	Application for discharge of condition no. 5 (relating to installation of sparrow nest boxes and bat boxes) of planning permission 3/2015/0075/P	21 Darkwood Crescent Chatburn
3/2015/0423/P	Discharge of conditions 3 (materials) and 5 (flood proofing) planning permission 3/2014/0838	Beech House Alston Lane Longridge
3/2015/0430/P	Extension and enlargement of the property to convert bungalow into two storey house with internal garage	12 Chesterbrook Ribchester
3/2015/0432/P	Demolition of small rear extension. Replace with new single storey rear extension 4m x 6.15m and a porch 2.5m x 2m	132 Pimlico Road Clitheroe
3/2015/0436/P	Internally illuminated replacement sign	Homebase Queensway North Clitheroe
3/2015/0438/P (LBC)	Rewiring, replumbing replacement of ceilings, repair and replastering ground floor walls, clean and restore original fireplace, fit log burner and chimney liner, fit new kitchen and bathroom suite	12 Talbot Street Chipping
3/2015/0437/P	Detached single garage	26 Kestor Lane Longridge
3/2015/0439/P	Flat roof rear extension, removal of chimney stack and soil stack	1 Manor Barn Rimington Lane Rimington

<u>Plan No</u>	<u>Proposal</u>	<u>Location</u>
3/2015/0441/P	Sun lounge and garage	8 Longridge Road Hurst Green
3/2015/0443/P	1 internally illuminated fascia sign, 1 internally illuminated projector sign, 5 non illuminated window vinyls	2-3 Stonebridge Parade Preston Road Longridge
3/2015/0449/P	Discharge of conditions in relation to application 3/2014/1061/P for materials, landscaping, foul and surface water, construction management plan, site access and highway and marketing clause	Old Whalley Nursery Clitheroe Road Barrow
3/2015/0454/P	Enclosure of existing canopy with aluminium bi-fold doors and full height glazing including relocation of existing play train	Whalley CE Primary School Church Lane Whalley
3/2015/0455/P	Proposed extensions and alterations to the existing bungalow	The Bungalow 62 Littlemoor Road Clitheroe
3/2015/0456/P	Proposed loft conversion including increasing the height of the ridge and side extension to the detached property	Elhanon Whalley Road Pendleton
3/2015/0457/P	Alterations and extensions to form a garden room, improved entrance and garage	Shireburn House Longridge Road Hurst Green
3/2015/0458/P	Proposed rear conservatory	10 Queensway Waddington
3/2015/0460/P	Variation of condition 4 on planning permission 3/2012/0961 to allow the use of the annex for holiday accommodation	Quaker Field House Lambing Clough Lane Hurst Green
3/2015/0461/P	Demolition of garage and porch to create the space for a two storey side extension incorporating special needs facilities	55 Durham Road Wilpshire Blackburn
3/2015/0468/P	Change garage into bedroom, alter front elevation	Nowra Mellor Lane, Mellor
3/2015/0476/P	Discharge of conditions 7 (Highways), 9 (Foul Drainage), 10 (Surface Water Drainage) and 13 (Construction Statement/ Management Plan) of planning permission 3/2014/0725/P	land off Clitheroe Road Whalley

<u>Plan No</u>	<u>Proposal</u>	<u>Location</u>
3/2015/0477/P	Variation of condition 2 (to allow for a double rather than a single garage for house type A on plot 1) on planning permission 3/2014/0725/P	Land off Clitheroe Road Whalley
3/2015/0478/P	Remove a section of the low wall and grassed area at the front of the URC to allow more space for any disabled user to park and transfer from their vehicle to the new platform lift	United Reformed Church Castle Gate Clitheroe
3/2015/0485/P	Erection for three bedroom detached house and creation of vehicular access	land at Chapel Close Low Moor, Clitheroe
3/2015/0486/P	Conservatory to rear	Pleasant View Farm Saccary Lane Mellor
3/2015/0497/P	Non material amendments sought on planning permission 3/2014/1027 - rearrangement of front lounge window, revised garage layout, revised roof plan, rear bedroom window to be amended to double doors, addition of sunpipe to inner bedroom, reduction of rear kitchen diner doors from 6 to 4	15 Calfcote Lane Longridge
3/2015/0498/P	Proposed rear conservatory to project 4m beyond the rear wall of the original dwelling, 3.113m max height from natural ground level and 2.26m height at the eaves.	10 Ennerdale Road Clitheroe
3/2015/0503/P	Strip out existing window, carry out alterations to form two new window openings to north elevation	14 Greenacres Read
3/2015/0504/P	Side and rear extensions	53 Mellor Lane, Mellor
3/2015/0511/P	Discharge of condition 4 (materials), 5 (hardstanding and drainage) and 6 (turning area) of planning permission 3/2014/0874/P	Land adj to Radcliffe Farm Lower Road Longridge
3/2015/0525/P	Replacement 5 no windows	Higher Whitewell Farmhouse, Whitwell
3/2015/0537/P	New canopy and pitched roof to replace existing flat roof to porch to front of existing semi-detached property	51B Mellor Lane Mellor

<u>Plan No</u>	<u>Proposal</u>	<u>Location</u>
3/2015/0556/P	Non material amendment to extend the ground floor of the approved two storey side extension forward by 400mm and change the garage door to a window on planning permission 3/2014/0651	22 Langshaw Drive Clitheroe

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APPLICATIONS REFUSED

<u>Plan No</u>	<u>Proposal</u>	<u>Location</u>	<u>Reasons for Refusal</u>
3/2014/0620/P	Change of use from studio/office to a single dwelling	Brookside Cottages Grunslagill	NPPF; Key Statements DS1 and DS2; Policies DMG1, DMG2, DMH3 and DMH4 – isolated unsustainable location contrary to the Council's Adopted Development Strategy, and unsatisfactory level of residential amenity due to the proximity of the proposed dwelling to the existing dwelling, Brookside Cottage.
3/2015/0128/P	Outline application for proposed construction of 1, 4 bedroom detached house and formation of vehicular access drive on land at the junction of	The Drive and Gleneagles Drive Brockhall Village Old Langho	Key Statements DS1, DS2 and Policy DMG2 – Inappropriate development within a Tier 2 settlement causing harm to the adopted Settlement Strategy. Policy DME3 – Insufficient information provided that the proposed tree felling and pruning would not have a detrimental impact on protected species.

<u>Plan No</u>	<u>Proposal</u>	<u>Location</u>	<u>Reasons for Refusal</u>
3/2015/0208/P	Outline application for a single new dwelling with all matters reserved except access	land adjacent Village Hall Main Street Newton-in-Bowland	Contrary to Key Statements DS1 and EN1 and Policies DMG1, DMG2 and DME4 of the Adopted Core Strategy – a new dwelling in a Tier 2 settlement representing unsustainable development, creation of harmful precedent, detriment to the appearance and character of the Conservation Area and the AONB.
3/2015/0309/P	Office building (Class A2) adjacent to the existing B1/B8 buildings	Fairfield Business Park Longsight Road Clayton-le-Dale	Policies DMG1, DMB1 and DME2 – Over prominent and discordant feature to the detriment of the visual amenities of the locality.
3/2015/0343/P	Proposed conservatory	17 Crumpax Ave Longridge	Contrary to Policies DMG1, DMH5 and DME4 of the Ribble Valley Core Strategy
3/2015/0378/P (Split Decision)	Advertisement application for externally illuminated hanging sign and non-illuminated wall painted sign	41 King Street Whalley	Policies DMG1 and DME4 - The sign is too large and too high on the building and would detract from the appearance and character of the Conservation Area – and harmful precedent.
3/2015/0409/P	Detached garage (Resubmission of application number 3/2015/0152)	4 The Croft Chatburn	Contrary to Policies DMG1 and DMH5 of the Ribble Valley Core Strategy.

<u>Plan No</u>	<u>Proposal</u>	<u>Location</u>	<u>Reasons for Refusal</u>
3/2015/0445/P (LBC)	First floor en-suite bathroom. New SVP on rear elevation to connect to existing soil drainage	Newton House Slaidburn Road Newton	Proposed SVP and roof installed bathroom extractor fan visually intrusive and conspicuous and harmful to listed buildings and Newton Conservation Area. NPPF paragraph 17, 131 and 132; Core Strategy DME4 and DMG1.
3/2015/0484/P	Proposed two storey extension to rear with one new roof light on existing dwelling.	Mill Hey Croft Chatburn	Contrary to Policies EN5, DMG1, DME2, DME4 and DMH5 of the Ribble Valley Core Strategy - significant harm to the setting of the adjacent listed building and the character, setting and visual amenities of the Conservation Area.
3/2015/0492/P	Variation of Condition 2 (proposal for the conversion of temporary nursery building to permanent) of planning permission 3/2013/0970.	Longridge C of E Primary School Berry Lane Longridge	Contrary to Policies DMG1 and EN5 of the Ribble Valley Core Strategy.
3/2015/0504/P	Side and rear extensions.	53 Mellor Lane Mellor	Contrary to Policies DMG1 and DMH5 of the Ribble Valley Core Strategy

<u>Plan No</u>	<u>Proposal</u>	<u>Location</u>	<u>Reasons for Refusal</u>
3/2015/0931/P	Installation of 8.no. x 15m high galvanised steel flood lighting columns to be installed around BRFC Academy Show Pitch.	Blackburn Rovers Football Club Academy Old Langho Blackburn	EN2 and DMG1 - Light pollution - impact on landscape and AONB DMG1 - Light pollution - adversely affecting amenities of local residents. EN4 and DME3 - Insufficient information to assess effect on local ecology on and adjacent to the site.

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HOUSEHOLDER EXTENSIONS – PRIOR APPROVAL **NOT** REQUIRED

<u>Plan No</u>	<u>Proposal</u>	<u>Location</u>
3/2015/0481/P	Single storey rear extension, extending 4m beyond the rear wall of the original dwelling, 3.8m max height from natural ground level to mono pitch roof and 2.4m to the eaves	23 Windsor Avenue Longridge
3/2015/0498/P	Proposed rear conservatory to project 4m beyond the rear wall of the original dwelling, 3.113m max height from natural ground level and 2.26m height at the eaves	10 Ennerdale Road Clitheroe
3/2015/0541/P	Rear conservatory to be constructed of white PVC-U frames with glazing panels. To extend 3.5m beyond the rear wall of the original dwelling, maximum height 3.028m from the natural ground level and height at eaves 2.268m.	10 Queensway Waddington
3/2015/0544/P	Proposed solid roof conservatory to project 4m from the rear wall of the original dwelling, 3.33m maximum height from the natural ground level and 2.47m height at eaves.	19 Brookside Old Langho
3/2015/0560/P	Prior notification of proposed construction of rear single storey extension following demolition of existing conservatory projecting 4m from the wall of the original dwelling, 4m maximum height from the natural ground level and 2.7m height at the eaves.	48 Kenilworth Drive Clitheroe

171 HOUSEHOLDER EXTENSIONS – PRIOR APPROVAL **REQUIRED**

<u>Plan No</u>	<u>Proposal</u>	<u>Location</u>
3/2015/0479/P	Alterations to the existing single storey extension, removal of the conservatory and flat roof areas to be replaced with a new pitched roof extension to extend 4.25m from the original rear wall, 4.5m max height from the natural ground level and 2.3m to the eaves.	12 Moorland Road Langho

172 CERTIFICATE OF LAWFULNESS FOR A PROPOSED USE OR DEVELOPMENT

<u>Plan No</u>	<u>Proposal</u>	<u>Location</u>
3/2015/0428/P	Certificate of Lawfulness for a proposed development involving the removal of a window, blocking up of a wall and installation of a replacement window on an outbuilding	27 Kirklands Chipping

173 PRIOR NOTIFICATION DEVELOPMENT UNDER LANCASHIRE ADVANCE ENGINEERING AND MANUFACTURING ENTERPRISE ZONE (SAMLESBURY) AND LOCAL DEVELOPMENT ORDER NO 2 (2014) (LDO)

<u>Plan No</u>	<u>Proposal</u>	<u>Location</u>
3/2015/0520/P	Submission by LCC for construction of new signalised junction on A677 and access road to form an entrance to the Lancashire advanced engineering and manufacturing Enterprise Zone facility	A59 BAE Systems Samlesbury
3/2015/0555/P	Construction of a temporary construction haul road and demolition of a compound building adjacent to the Enterprise Zone	A59 BAE Systems Samlesbury
3/2015/0558/P	Construction of a defence logistics centre for the storage and distribution of parts and materials for advanced engineering and manufacturing and associated access roads, parking, servicing areas	BAE Systems Samlesbury

174 TOWN AND COUNTRY PLANNING (GENERAL PERMITTED DEVELOPMENT)
ORDER PART 3, **CLASS R**, PRIOR APPROVAL APPLICATION FOR CHANGE
OF USE OF AGRICULTURAL BUILDING TO DWELLING-HOUSES

<u>Plan No</u>	<u>Proposal</u>	<u>Location</u>
3/2015/0346/P	Change of use of an agricultural building from its current use to residential use with no associated building operations (Class Q(a) only)	New Laithe Skipton Road Gisburn
3/2015/0412/P	Change of use of an agricultural building from its current use to a commercial storage use (Class B8 – storage or distribution)	New Ings Farm Coal Pit Lane Gisburn

175 TOWN AND COUNTRY PLANNING (GENERAL PERMITTED DEVELOPMENT)
ORDER 1995 PARTS 6 & 7 PRIOR NOTIFICATION OF AGRICULTURAL AND
FORESTRY BUILDINGS AND ROADS PRIOR APPROVAL **REQUIRED**

<u>Plan No</u>	<u>Proposal</u>	<u>Location</u>
3/2015/0371/P	Prior notification of agriculture or forestry development - proposed building (Silage store)	Over Hacking Farm Stonyhurst Clitheroe

176 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>
3/2015/0404/N	Open fronted mono pitch storage building	Halsteads Farm Grindleton Road West Bradford

177 APPLICATIONS WITHDRAWN

<u>Plan No</u>	<u>Proposal</u>	<u>Location</u>
3/2015/0115/P	Two storey extension to the rear single storey and garage extension	26 Hayhurst Road Whalley
3/2015/0288/P	Replacement porch, two storey side extension, single storey rear extension, insertion of rooflights and creation of access	Wildmans Farm Longsight Road Langho
3/2015/0415/P	Crown lift, to 4m and deadwood Horse Chestnut T1, T2 and T3. Remove branches on Horse Chestnut T4 and T5	12 The Rhyddings Langho

<u>Plan No</u>	<u>Proposal</u>	<u>Location</u>
3/2015/0417/P	Prior approval of proposed change of use from agricultural building to two dwellings	Barn at Pasture House Farm West Marton
3/2015/0482/P	Remove and repoint lime mortar in the barn	Pimlico Farm Pimlico Village Clitheroe

178 SECTION 106 APPLICATIONS

<u>Plan No</u>	<u>Location</u>	<u>Date to Committee</u>	<u>Number of Dwellings</u>	<u>Progress</u>
3/2014/0779	Land off Dale View Billington	16/10/14	18	With LCC
3/2014/0188	Victoria Mill Watt Street Sabden	13/11/14	40	With Planning 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
3/2014/0764	Land East of Chipping Lane Longridge	2/7/15	363	With Housing

<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
3/2013/0981	Land at Chatburn Road, Clitheroe	13/2/14 18/12/14	29 weeks	23	Decision 10/7/15
3/2015/0010	Land off Longsight Road, Langho	12/3/15	17 weeks	18	Decision 10/7/15

179 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		Appeal Dismissed (application refused) 22/06/15
3/2014/0550	01/10/14	Bradyll House Franklin Hill Old Langho	WR		Appeal Allowed 31/07/15 Costs application dismissed

<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>
3/2014/0438 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 Rd 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		Appeal Dismissed 23/07/15
3/2014/0887 R	12/03/15	Bent House Tosside	WR		Awaiting decision
3/2014/0684 R	12/03/15	Meadcroft Clitheroe Road Whalley	Hearing	30/06/15 1 day	Appeal Dismissed 30/07/15
3/2014/0409 R	12/03/15	Eatoughs Farm	WR		Appeal dismissed
3/2014/0942R	28/04/15	Land off New Lane	WR		Awaiting decision
3/2014/1122 R	21/05/15	35 King Street Whalley	WR		Awaiting decision
3/2014/0967R	01/06/15	8 Chatburn Ave Clitheroe	HH		Awaiting decision
3/2015/0212R	14/07/15	4 The Green Osbaldeston Lane, Osbaldeston	WR		Statement due 18/08/15
3/2015/0127R	17/07/15	26 Clitheroe Rd Whalley	HH		Awaiting decision
3/2014/0697R	29/06/15	Land adj Clitheroe Road West Bradford	WR		Awaiting decision
3/2014/1090 R	06/07/15	Little Dudlands Farm, Rimington	WR		Statement due 10/08/15
3/2015/0272R	22/07/15	Curtis House Longridge	WR		Statement due 26/08/15
3/2014/0755R	22/07/15	Mellor Lodge Gatehouse Mellor	WR		Statement due 26/08/15
3/2015/0216R	28/07/15	4 Court Grove Clayton le Dale	HH		Awaiting decision
3/2014/0846R	Waiting for start date	Land at 23-25 Old Row, Barrow			(File with CS)
3/2014/0961R	30/07/15	Skirden Hall Fm Tosside	WR		Statement due 03/09/15

<u>Application No</u>	<u>Date Received</u>	<u>Applicant Proposal/Site</u>	<u>Type of Appeal</u>	<u>Date of Inquiry/Hearing</u>	<u>Progress</u>
3/2014/0183R	Waiting for start date	Land at Malt Kiln Brow, Chipping			
3/2014/0226R	Waiting for start date	Kirk Mill and Kirk House, Chipping			

180 DELEGATION TO DEVELOPMENT PLAN WORKING GROUP

The Chief Executive submitted a report requesting Committee to agree areas of delegation to the Council's Development Plan Working Group. He reminded Members that the Member Working group had been established to provide an overview to the process and has already held formative meetings to input into the process. Making progress on the allocations plan has been recognised as a priority and the working group has sought to identify opportunities by which to streamline the process and enable the plan to progress as quickly as possible.

The plan making process is regulated by statutory stages that the Council has to follow and inevitably these have set timeframes and lead-in times. The Council's own decision making process is governed by the Committee cycle and its administration timetable. The working group would be able to work less rigidly and respond to issues more readily as they arise providing Member input to operational decisions, both proactively and reactively if they were able to approve decisions such as endorsing stages for consultation, the publication of evidence based material, testing of options and sustainability appraisals. This would serve to progress the plan more effectively and help deliver the plan as quickly as possible.

RESOLVED: That Committee approve the delegated authority to the Chief Executive in consultation with the Chairman of Planning and Development Committee and the Development Plan Working Group, to take such steps as appropriate and necessary to progress the housing and economic DPD in relation to matters of consultation, stakeholder engagement, evidence base and options testing.

181 2014/2015 YEAR END PERFORMANCE INFORMATION

The Director of Resources submitted a report for Committee's information on the Year End Report for 2014/2015 that details performance against our local performance indicators.

RESOLVED: That the report be noted.

182 APPEALS

a) 3/2014/0679/P – Demolition of single house and development of 3 detached houses at Mill Cottage, Victoria Terrace, Mellor Brook – appeal dismissed.

- b) 3/2014/0684/P – Demolition of the existing dwelling and outbuildings and erection of 9 new dwellings at Meadcroft, Clitheroe Road, Whalley – appeal dismissed.
- c) 3/2014/0550/P – Modification of planning obligation relating to retention and maintenance of public sitting/picnic area on the banks of Dinckley Brook, Brockhall Village – appeal allowed.
- d) Costs application relating to appeal (c) – application refused.

183 REPORTS FROM REPRESENTATIVES ON OUTSIDE BODIES

There were no reports from Representatives on Outside Bodies.

184 EXCLUSION OF PRESS AND PUBLIC

RESOLVED: That by virtue of the fact that the next item of business being exempt information under Categories 1 and 3 of the Local Government Act 1972, the press and public be now excluded from the meeting.

185 REVIEW OF PLANNING SERVICES STRUCTURE

The Director of Community Services submitted a report requesting Members to consider the restructure of the planning service to enable the delivery of a more efficient and effective service. This was partly to take account of the progress made in the forward planning section since the adoption of the Core Strategy and also as a result of the temporary appointments and vacant posts within the department.

In addition to the ongoing workload, there had been a high proportion of major planning applications submitted and an increase in the number of submitted planning appeals, many of which are subject to Public Inquiries or Hearings, which take up a considerable amount of officer time in the development management section and policy section. It was essential that a structure exists to allocate effective day to day management of this service.

The proposed restructure would mean many of the posts would remain the same but there would be some changes to the existing duties of some job within the service, which would result in a need for job evaluation. The report included a comparison between the existing structure and the proposed restructure.

RESOLVED: That Committee approve the restructure with the resultant effect of removing the following posts from the establishment and/or renaming of the replacement posts.

Posts to be removed

- Technical Administration Assistant
- Planning Administration Officer
- Administration Officer

New posts

- Senior Planning Administration Officer
- Planning Administration Assistants x 2

186 KIRKMILL, CHIPPING – PLANNING APPEAL – REQUEST TO APPOINT CONSULTANTS

The Director of Community Services submitted a report providing Members with an update in relation to the forthcoming planning appeal at Kirkmill, Chipping regarding development at land east of Chipping Lane, Longridge. The report also requested approval to appoint consultants to be a planning witness and a separate landscape witness to assist the Council in defending the planning appeal.

It was recommended that the cost be met from the planning earmarked reserve.

RESOLVED: That Committee agree the appointment of consultants as outlined in the report.

The meeting closed at 8.15pm.

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