

Minutes of Planning and Development Committee

Meeting Date: Thursday, 15 October 2015 starting at 6.30pm
Present: Councillor S Bibby (Chairman)

Councillors:

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

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

Also in attendance: Councillors P Dobson, S Hirst, J Holgate and N Walsh.

339 APOLOGIES

Apologies for absence from the meeting were submitted on behalf of Councillor M French.

340 MINUTES

The minutes of the meeting held on 17 September 2015 were approved as a correct record and signed by the Chairman.

341 DECLARATIONS OF INTEREST

There were no declarations of interest.

342 PUBLIC PARTICIPATION

There was no public participation.

PLANNING APPLICATIONS UNDER THE TOWN AND COUNTRY PLANNING ACT 1990:

1. APPLICATION NO: 3/2014/0956/P (GRID REF: SD 359111 441143)
CHANGE OF USE FROM BUILDERS YARD TO COACH DEPOT WITH MATERIAL ALTERATIONS TO BUILDING FAÇADE AND ENTRANCE AT FAIRCLOUGH HOUSE, LOUD BRIDGE, CHIPPING, PR3 2NA

WITHDRAWN from agenda by Officers.

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

The Head of Planning Services reported 5 additional letters of objection.

DEFERRED for further information and noise assessments on a Scare Kingdom event.

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

3. 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

REFUSED for the following reasons:

1. By reason of the general activities, noise generation and vehicular movements associated with the proposed use as a touring caravan site, the Council considers that the proposed development would be detrimental to the amenities of nearby residents and would have a harmful impact upon the general character of the locality as experienced, not only by local residents, but also by users of nearby facilities including a church, school, pre-school and community centre. As such, the proposed development would be contrary to the requirements of Policy DMG1 of the Ribble Valley Core Strategy (Adopted Version).
2. By reason of the vehicular movements associated with the proposed use as a touring caravan site, including movements involving a car and caravan combination, the Council considers that the proposed development would be detrimental to highway safety on the roads in the vicinity of the site contrary to the requirements of Policy DMG1 of the Ribble Valley Core Strategy (Adopted Version).

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

4. APPLICATION NO: 3/2015/0426/P (GRID REF: SD374241 438293)
CHANGE OF USE OF FISHERY TO LEISURE PARK WITH 19 LODGES, 11 WOODLAND LODGES, 10 CABINS, WARDEN'S LODGE, CONVERSION, EXTENSION AND AMENITY BUILDING TO FORM ONE BEDROOM HOLIDAY COTTAGE, CONVERSION OF STORAGE BUILDINGS TO FORM ONE 2 BED HOLIDAY COTTAGE, CONVERSION AND EXTENSION OF EXISTING MANAGER'S HOUSE AND CAFÉ TO FORM RESTAURANT, PUBLIC HOUSE AND MANAGER'S ACCOMMODATION, 100 CAR PARKING SPACE, GROUND WORK, RE-CONTOURING AND CREATION OF ECOLOGICAL WETLAND AND ANCILLARY LANDSCAPING AT PENDLE VIEW FISHERIES, A59, BARROW, BB7 9DH

GRANTED subject to the following condition(s):

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

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

2. Unless explicitly required by condition within this planning permission, the development hereby permitted shall be carried out in accordance with the details shown on drawing nos. 1018_100: Site Location; 1013_103 Rev A: Site Layout; 1013_105: Public House / Restaurant and Managers Accommodation; 1013_106: Holiday Cottage (8 person); 1013_107: Holiday Cottage (4 person); 1013_108 Rev A: Site Sections and Figure 1 Revised: Highway and Pedestrian Access Improvements, and in line with the illustrative details shown in the Holiday Lodge (2 bedroom), Holiday Lodge (3 bedroom) and Chalet Cabin manufacturer's details, unless otherwise agreed in writing by the local planning authority.

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

3. No development shall take place until a programme of phasing for implementation of the whole development, including the approved off-site highway works, improvements to the site access and formation of the ecological wetland area, has been submitted to and agreed in writing by the local planning authority. Development shall be carried out in accordance with the approved programme and any amendment must be agreed in writing by the local planning authority.

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

4. No development shall take place until details of the design, based on sustainable drainage principles, and implementation of an appropriate surface water sustainable drainage scheme for the site, have been submitted

to and approved in writing by the local planning authority. Those details shall include, as a minimum:

- a) Information about the design storm period and intensity (1 in 30 & 1 in 100 year +30% allowance for climate change), discharge rates and volumes (both pre and post development), temporary storage facilities, the methods employed to delay and control surface water discharged from the site, and the measures taken to prevent flooding and pollution of the receiving groundwater and/or surface waters, including watercourses, and details of floor levels in AOD;
- b) The drainage strategy should demonstrate that the surface water run-off must not exceed the pre-development greenfield runoff rate.
- c) Any works required off-site to ensure adequate discharge of surface water without causing flooding or pollution (which should include refurbishment of existing culverts and headwalls or removal of unused culverts where relevant);
- d) Flood water exceedance routes, both on and off site;
- e) A timetable for implementation, including phasing as applicable;
- f) Evidence of an assessment of the site conditions to include site investigation and test results to confirm infiltrations rates;
- g) Details of water quality controls, where applicable.
The scheme shall be implemented in accordance with the approved details prior to first occupation or completion of the development, whichever is the sooner. Thereafter the drainage system shall be retained, managed and maintained in accordance with the approved details.

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

5. No development shall take place until an appropriate management and maintenance plan for the sustainable drainage system for the lifetime of the development has been submitted to and approved in writing by the local planning authority. As a minimum, the plan shall include:
 - a) The arrangements for adoption by an appropriate public body or statutory undertaker, management and maintenance by a Management Company.
 - b) Arrangements concerning appropriate funding mechanisms for its on-going maintenance of all elements of the sustainable drainage system (including mechanical components) and will include elements such as:
 - i. on-going inspections relating to performance and asset condition assessments

- ii. operation costs for regular maintenance, remedial works and irregular maintenance caused by less sustainable limited life assets or any other arrangements to secure the operation of the surface water drainage scheme throughout its lifetime;

c) Means of access for maintenance and easements where applicable.

The plan shall be implemented in accordance with the approved details prior to first occupation or completion of the development, whichever is the sooner. Thereafter the sustainable drainage system shall be managed and maintained in accordance with the approved details.

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

- 6. No development shall take place until a scheme for the treatment and disposal of foul water from the site has been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved scheme prior to first occupation or completion of the development, whichever is the sooner. Thereafter the drainage system shall be retained, managed and maintained in accordance with the approved details.

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

- 7. No development shall take place until a scheme for the creation and management of the ecological wetland area shown on drawing no. 1013_103 Rev A, has been submitted to and approved in writing by the local planning authority. The approved scheme shall be carried out in accordance with the approved phasing programme for the development required by Condition 3, and managed and maintained thereafter in accordance with the approved details.

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

- 8. No phase of development shall take place until details of the earthworks, finished ground levels, infrastructure for each holiday lodge, cottage and/or cabin and access roads and car parking for that phase, have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out and operated in accordance with the approved details.

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

- 9. No phase of development adjacent to the lake shall take place until details of all structures to be erected on the shore of the lake and/or projecting into the

water within that phase, including the construction of jetties and platforms to accommodate holiday lodges, have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out and operated in accordance with the approved details.

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

10. No phase of development shall take place until details of lighting for that phase, including details of the location and height of columns, wall-mounted lighting units, bollards and ground lighting, and the intensity of illumination, hours of operation, light spillage assessment have been submitted to and approved in writing by the local planning authority. The development shall be carried out and operated in accordance with the approved details. This shall also relate to any advertisement signs in relation to public house and other commercial elements

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

11. No phase of development shall take place until details of the location, design and external treatment and appearance of the holiday lodges and cabins, and/or samples of external facing and roofing materials for the construction of the new and/or converted buildings within that phase, 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.

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

12. Notwithstanding the submitted details, no phase of development shall take place until full details of the proposed landscaping scheme for that phase have been submitted to and approved in writing by the local planning authority. The landscaping scheme shall indicate as appropriate the types and numbers of trees and shrubs; their distribution within the site; those areas to be seeded, turfed, paved or hard landscaped including details of any changes of level or landform and the types and details of any boundary fencing or screening within the site and along its perimeter. Details of the means of protection during development works of all hedgerows and trees identified for retention in that phase, shall also be submitted for the Council's written approval 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 phase of development. The approved landscaping scheme for each phase of development shall be implemented in the first planting season following first use of the phase of development and shall be maintained thereafter for a period of not less than 5 years to the

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

13. No phase of 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 dust and dirt during construction
7. Measures to manage surface water and prevent pollution

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

14. No phase of development shall be occupied until a management plan for the site has been submitted to and approved in writing by the local planning authority. The site shall be operated at all times in accordance with the approved plan. As a minimum, the management plan shall provide details of:

1. Access arrangements
2. Security arrangements
3. Site maintenance arrangements
4. Site rules and regulations for residents

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

15. The public house and restaurant shall not be open to the public outside the hours of 08:00 to 23:00 on Monday to Thursday and on Sunday, and outside the hours of 08:00 to 24:00 on Friday and Saturday.

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

16. The holiday lodges, cottages and cabins shall be used and occupied as holiday accommodation only and shall not be occupied as a person's sole or primary place of residence. The site operator shall maintain an up-to-date

register of the names of all owners / occupiers of individual lodges, cottages and cabins on the site and of their main home addresses at all times, and shall make this information available to the local planning authority upon request.

REASON: In the interests of the amenity of the area and to comply with Policies DS1 and DMG1 of Ribble Valley Core Strategy (Adoption Version).

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

18. In the event that contaminated ground is found within the site during construction, this should be reported to the contaminated land officer at the local planning authority. Works in the location of the contaminated ground should cease and the area cordoned off. A Competent Person shall be appointed to undertake sampling and analysis of the suspected contaminated materials, and a report containing details of sampling methodologies and analysis results, together with recommended remediation methodologies, shall be submitted to the local planning authority for approval in writing. The approved remediation scheme shall be implemented prior to further development works taking place and prior to occupation of the development. Should no adverse ground conditions be encountered during each phase of development, a Verification Statement shall be forwarded in writing to the local planning authority prior to occupation of each phase of development, confirming that no adverse ground conditions were found.

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

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

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

20. No part of the development hereby approved shall be occupied or opened for trading until the approved scheme referred to in Condition 19 has been constructed and completed in accordance with the scheme details.

REASON: In order that the traffic generated by the development does not exacerbate unsatisfactory highway conditions in advance of the completion of the highway scheme/works and to comply with Policy DMG1, of Ribble Valley Core Strategy (Adoption Version).

21. For the full period of construction, facilities shall be available on site for the cleaning of the wheels of vehicles leaving the site and such equipment shall be used as necessary to prevent mud and stones being carried onto the highway. The roads adjacent to the site shall be mechanically swept as required during the full construction period.

REASON: To prevent stones and mud being carried onto the public highway to the detriment of road safety and to comply with Policy DMG1, of Ribble Valley Core Strategy (Adoption Version).

22. The residential accommodation associated with the development contained within the proposed public house and restaurant shall be occupied by persons employed in connection with the operational management of the proposed complex.

REASON: In the interests of the amenity of the area and to comply with Policies DS1 of Ribble Valley Core Strategy (Adoption Version).

NOTES

1. The grant of planning permission will require the applicant to enter into an appropriate Legal Agreement, with the County Council as Highway Authority. The Highway Authority hereby reserves the right to provide the highway works within the highway associated with this proposal. Provision of the highway works includes design, procurement of the work by contract and supervision of the works. The applicant should be advised to contact the contact the Environment Directorate for further information by telephoning the Developer Support Section (Area East) on 0300 123 6780, or writing to Developer Support Section, Lancashire County Council, Community Services Burnley Highways Office, Widow Hill Road, Burnley BB10 2TJ or email lhscustomerservice@lancashire.gov.uk

5. APPLICATION NO: 3/2015/0592/P (GRID REF: SD 368384 431333)
OUTLINE APPLICATION (ACCESS AND LAYOUT) FOR THE ERECTION OF
1NO THREE BEDROOM DWELLING WITH ACCESS OFF MOORFIELD
AVENUE AT LAND ADJACENT TO MOORFIELD AVENUE, RAMSGREAVE,
LANCASHIRE, BB1 9BU

The Head of Planning Services reported 10 further letters of objection.

GRANTED subject to the following condition(s):

1. Application for approval of reserved matters must be made not later than the expiration of three years beginning with the date of this permission and the development must be begun not later than whichever is the later of the following dates.
 - (a) The expiration of three years from the date of this permission; or
 - (b) The expiration of two years from the final approval of the reserved matters or, in the case of approval on different dates, the final approval of the last such matter to be approved.

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

2. The submission of reserved matters details shall substantially accord with the offset distances and window locations as indicated on the proposed site plan (Drawing reference 4839-02C).

REASON: To ensure the development accords with acceptable agreed general design principles and to protect the residential amenities of neighbouring occupiers in accordance with Policy DMG1 of the Ribble Valley Core Strategy.

3. The submission of reserved matters shall include details of all boundary treatments and existing and proposed land levels, including slab levels. The development shall be carried out in strict accordance with the approved details unless agreed in writing by the Local Planning Authority.

REASON: In order that the Local Planning Authority can ensure that the development responds appropriately to the topography of the site and in the interests of the appearance of the locality in accordance with Policy DMG1 of the Ribble Valley Core Strategy.

4. 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. The approved statement shall be adhered to throughout the construction period. It shall provide for:

1. The parking of vehicles of site operatives and visitors
2. The loading and unloading of plant and materials
3. The storage of plant and materials used in constructing the development
4. The erection and maintenance of security hoarding
5. Wheel washing facilities
6. Measures to control the emission of dust and dirt during construction and demolition.
7. The highway routing of plant and material deliveries to and from the site.
8. Measures to limit noise disturbance during construction & demolition
9. A scheme for the recycling/disposing of materials/waste resulting from demolition and construction

REASON: In the interests of protecting residential amenity from noise and disturbance and to ensure the safe operation of the highway during the construction phase in accordance with Policy DMG1 of the Ribble Valley Core Strategy.

5. Prior to commencement of any site works including delivery of building materials and excavations for foundations or services the trees identified in the arboricultural assessment identified T1 & T3 shall be protected in accordance with the BS5837 2012 [Trees in Relation to Demolition, Design & Construction] the details of which shall be submitted to and agreed in writing and implemented in full under the supervision of a qualified arboriculturalist and in liaison with the Countryside/Tree Officer. A tree protection monitoring schedule shall be agreed and tree protection measures inspected by the local planning authority before any site works are begun.

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

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

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

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

6. Notwithstanding the submitted details and prior to the access being used for vehicular purposes, the access extending from the highway boundary for a minimum distance of 5m into the site shall be appropriately paved in tar macadam, concrete, block pavements, or other approved materials, full details of which are to be submitted to and agreed in writing by the Local Planning Authority prior to the commencement of development.

REASON: To prevent loose surface material from being carried on to the public highway thus causing a potential source of danger to other road users in accordance with Policy DMG1 of the Ribble Valley Core Strategy.

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

which contains details of sampling methodologies and analysis results, together with remedial methodologies shall be submitted to the Local Planning Authority for approval in writing. The approved remediation scheme shall be implemented prior to further development works taking place and prior to occupation of the development.

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

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

(Mrs Douglas spoke in favour of the above application. Mrs Cooper spoke against the above application).

6. APPLICATION NO: 3/2015/0715/P (GRID REF: SD 373812 436892)
OUTLINE APPLICATION (ACCESS ONLY) FOR DEVELOPMENT OF UP TO 6
DETACHED LOW CARBON ECO HOMES ON SURPLUS LAND AT OAKHILL
COLLEGE/ACADEMY, WHALLEY

GRANTED subject to the following condition(s):

1. Application for approval of reserved matters must be made not later than the expiration of three years beginning with the date of this permission and the development must be begun not later than whichever is the later of the following dates.
 - (a) The expiration of three years from the date of this permission; or
 - (b) The expiration of two years from the final approval of the reserved matters or, in the case of approval on different dates, the final approval of the last such matter to be approved.

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

2. The submission of reserved matters shall include details of all proposed boundary treatments, existing and proposed land levels, including slab levels. The development shall be carried out in strict accordance with the approved details unless agreed in writing by the Local Planning Authority.

REASON: In order that the Local Planning Authority can ensure that the development responds appropriately to the topography of the site and in the

interests of the appearance of the locality in accordance with Policy DMG1 of the Ribble Valley Core Strategy.

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

REASON: In the interests of protecting residential amenity from noise and disturbance and to ensure the safe operation of the highway during the construction phase in accordance with Policy DMG1 of the Ribble Valley Core Strategy.

4. No development shall take place until details of the provisions to be made for building dependent species of conservation concern, artificial bird nesting boxes and artificial bat roosting sites have been submitted to, and approved in writing by the Local Planning Authority. The details shall be submitted on a dwelling/building dependent bird/bat species development site plan and include details of plot numbers and the numbers of artificial bird nesting boxes and artificial bat roosting site per individual building/dwelling and type. The details shall also identify the actual wall and roof elevations into which the above provisions shall be incorporated.

The artificial bird/bat boxes shall be incorporated into those individual dwellings/buildings during the actual construction of those individual dwellings/buildings identified on the submitted plan before each such dwelling/building is first brought into use 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.

5. Notwithstanding the submitted details, prior to the commencement of the development, details of the proposed footpath and alterations to the existing car park, including resurfacing as indicated on the proposed site plan

(Drawing Title Proposal 1:500) shall have been submitted to and approved by the Local Planning Authority. The proposed footpath shall be constructed in strict accordance with the approved details and be available for use prior to first occupation of any of the dwellings hereby approved.

REASON: In order that the Local Planning Authority may ensure that adequate pedestrian access to the site is provided prior to the occupation of any dwelling in accordance with Policy DMG1 of the Ribble Valley Core Strategy (Adopted Version).

6. 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 that building, in accordance with the approved details. The 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.

7. 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 means of surface water drainage in accordance with Policies DMG1 and DME6 of the Ribble Valley Core Strategy.

(Mr Brown spoke in favour of the above application. Mrs Fairburn spoke against the above application. Councillor Holgate was given permission to speak on the above application).

7. APPLICATION NO: 3/2015/0605/P (GRID REF: SD370476 432960)
ERECTION OF A GROUND MOUNTED SOLAR PHOTOVOLTAIC ARRAY AND ASSOCIATED INFRASTRUCTURE AT LITTLE SNODWORTH FARM, SNODWORTH ROAD, LANGHO

REFUSED for the following reasons:

1. The proposed development is located entirely within the Green Belt. It is considered to represent inappropriate development in the Green Belt as defined in NPPF and the Council does not consider there to be special circumstances that would outweigh the harm that will be caused to the Green Belt by reason of inappropriateness, and to the character and openness of the Green Belt as a result of the development. As such, the proposal would be contrary to the requirements of NPPF and Key Statement EN1 of the Ribble Valley Core Strategy (Adopted Version).
2. The proposed development would be harmful to the visual amenities and character of the locality by reason of the size, scale, incongruous appearance and inappropriate nature of the proposals; particularly with regards to the proximity of the development to adopted highways and the lack of any proposed natural screen planting/landscaping to mitigate the detrimental effects upon visual amenity. As such, the proposal is contrary to the requirements of Policy DMG1 of the Ribble Valley Core Strategy (Adopted Version).
3. The proposed development would have a detrimental impact on the appearance and character of the locality as experienced by users of the local footpath network contrary to Policy DMG1 of the Ribble Valley Core Strategy (Adopted Version).

(Mr Sharpe spoke in favour of the above application. Mr White spoke against the above application. Councillor Dobson was given permission to speak on the above application).

8. APPLICATION NO: 3/2015/0722/P (GRID REF: SD 383374 450441)
 ADVERTISING TRAILER/MOBILE BILLBOARD ADJACENT POND 250M FROM
 LITTLE PAINLEY BOWL BARROW, OFF A682 SETTLE ROAD, NEWSHOLME

WITHDRAWN

- 343 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:

- 344 APPLICATIONS APPROVED

<u>Plan No</u>	<u>Proposal</u>	<u>Location</u>
3/2010/0653/P	Retrospective consent for extractor equipment	87 Lowergate Clitheroe
3/2011/0689/P	Discharge of condition for materials and window detailing	Sunnymede Ribblesdale Avenue Clitheroe

<u>Plan No</u>	<u>Proposal</u>	<u>Location</u>
3/2014/0348/P	American barn and outdoor riding arena at land	Bobbin Hall, Shire Lane Hurst Green
3/2014/1056/P	Removal of condition 3 to allow for recently partially constructed holiday let building as a dwelling	Higher Mill Farm Slaidburn Road Waddington
3/2015/0112/P	Resubmission of 3/2015/0112 vertical extension of existing dwelling to allow for an additional bedroom and improved family bathroom	Lynwood Neddy Lane Billington
3/2015/0129/P	Raising roof of single storey extension	1 Beech Grove Chatburn
3/2015/0317/P	Two and single storey rear extensions and balcony	18 Netherwood Gardens, Brockhall Village, Old Langho
3/2015/0349/P	Two VHF dipole antennas located at the top of the mast; One 1.8msatellite dish antenna located 30m on the mast; the removal of an existing DSO cabin and its replacement with one ground base equipment cabin with dimensions 2.7m x 2.7 x 2.72m high, two 0.15m GPS antennas to be located on the equipment cabin; minor ancillary works including an existing concrete base for the replacement cabin	Telecommunications Mast Moor Lane Billington
3/2015/0366/P	Erection of new dwelling within domestic curtilage	63 Mitton Road Whalley
3/2015/0370/P	Reserved matters application in respect of outline permissions – 3/2012/0497 – outline application for the erection of 7 No affordable housing dwellings and 14 No open market dwellings; 3/2013/0161 – outline application for the erection of 7 No open market dwellings and 4 No social housing dwellings; and 3/2013/0189 – outline application for the erection of 2 No open market dwellings	Strawberry Fields Main Street Gisburn
3/2015/0372/P	Erection of agricultural building of approximately 50m x 40m for livestock	Demesne Farm Newsholme
3/2015/0379/P	Proposed ménage and retrospective permission sought for a detached stable building	Intack Farm Old Clitheroe Road Dutton

<u>Plan No</u>	<u>Proposal</u>	<u>Location</u>
3/2015/0380/P	Roof raised to allow for loft conversion. New staircase with dormer window. Extensions to side and rear of premises	37 Whitecroft Lane Mellor
3/2015/0431/P	Single storey extension to side of existing premises following demolition of existing toilet block. Internal alterations to existing shop/showroom to form larger shop unit	Stonebridge Garage Kestor Lane Longridge
3/2015/0470/P	Dormer extension forming additional bedroom space	17 Mayfair Crescent Wilpshire
3/2015/0487/P	Discharge of condition for materials	Elmridge Farm Elmridge Lane Chipping
3/2015/0491/P	Demolition of modern additions and erection of one and two storey extensions, change of use and alterations to form 8 apartments and minor alterations	The White Bull Hotel Higher Road Longridge
3/2015/0494/P	Proposed first floor rear extension	6 Long Row, Mellor
3/2015/0510/P	Discharge of Condition(s) 3 (materials) and 4 (door framing and glazing) of planning permission 3/2015/0141	Crabtree Cottage Back Lane Wiswell
3/2015/0532/P	Discharge of condition 3 (tree protection) and 4 (containment and storage of manure) in relation to planning permission 3/2015/0325	Field off Twitter Lane Waddington
3/2015/0536/P	Erection of a new storage building adjacent to the ice cream production buildings	Dowson Dairies Ltd Hawkshaw Farm Longsight Road Clayton-le-Dale
3/2015/0546/P	Demolition of existing single storey utility room and detached garage. Formation of single storey side and rear extension and attached garage	Fellway Waddington Road Clitheroe
3/2015/0552/P	Replacement shop front signage consisting of one 700mm high Natwest fascia sign with one set of 490mm high externally illuminated lettering and chevron logo; one 515mm high Natwest fascia sign with one set of 360mm high externally illuminated lettering and chevron logo; two 600mm high Natwest externally illuminated heritage hung	Nat West Bank York Street Clitheroe

Cont/

<u>Plan No</u>	<u>Proposal</u>	<u>Location</u>
Cont...	projection signs; one 890mm high Natwest non illuminated nameplate sign; two 244mm high Natwest non illuminated vinyl chevron signs; one tele/web window vinyl; three A1 light pocket marketing units	
3/2015/0562/P	Replacement of external window and rear elevation by bi-folding door, provision of decking and glass balustrade	Neddy Barn Neddy Lane Billington
3/2015/0563/P	Front porch extension to 0.300m projection, width 2.285m	9 Pagefield Crescent Clitheroe
3/2015/0570/P	Detached garage	Clayton Hey House Ribchester Road Clayton le Dale
3/2015/0580/P	Proposed demolition of six existing garages and replacement with one new garage	Seven Acre Garage Barker Lane, Mellor
3/2015/0581/P	To replace existing single garage with a single brick built garage	4 Highfield Drive Longridge
3/2015/0582/P	Single storey rear/side extension	12 Willows Park Lane Longridge
3/2015/0583/P	Proposed porch extension	132 Pimlico Road Clitheroe
3/2015/0587/P	Removal of existing conservatory, part demolition and adaption of garage, erection of new detached double garage, erection of separate timber garden workroom	The Old Dairy Alston Lane Longridge
3/2015/0588/P	Alteration and extension of existing dwelling to include side and rear extension and remodelling of front elevation	32 The Hazels Wilpshire
3/2015/0598/P	Demolition of existing balcony and replacement with porch/canopy with double doors and infill windows	Moor Nook Clitheroe Road Dutton
3/2015/0600/P	Replacement and extension of elevated platform to rear	Gatesgarth Green Lane Grindleton
3/2015/0611/P	Discharge of condition(s) 1- 2 and 7-11 (covering letter confirming the conditions will be satisfied,) 3 (materials), 4 window and door schedule), 5 (landscaping) and 6 (bat and bird boxes) on planning permission 3/2015/0278	Chew Mill Farm Elker Lane Billington

<u>Plan No</u>	<u>Proposal</u>	<u>Location</u>
3/2015/0613/P	Single storey extension to rear	Malden 17 Lyndale Avenue Wilpshire
3/2015/0619/P	Proposed removal of detached garage to create the space for a two storey side extension	18 Balmoral Avenue Clitheroe
3/2015/0627/P	Engineering works to form earth banked slurry lagoon	Chilsey Green Farm Birdy Brow, Stonyhurst
3/2015/0631/P	Engineering works to form new open silage clamp	Chilsey Green Farm Birdy Brow, Stonyhurst
3/2015/0634/P	New agricultural livestock building and installation of a 16T bulk feed hopper	Chilsey Green Farm Birdy Brow, Stonyhurst
3/2015/0640/P	Non material amendment to planning permission 3/2012/0558 relating to reorganisation of floor plans for the internal garden area, design studio and apartment; changes to openings referred to in condition 4 and replacement of windows referred to in condition 6	Primrose Mill Woone Lane Clitheroe
3/2015/0650/P	Single storey extension and minor amendments to the front elevation	7 Leys Close, Wiswell
3/2015/0661/P	Prior approval of proposed change of use of agricultural building to a dwelling-house (Class Q(a) only)	Barn at Higher House Farm, Settle Lane, off Kiln Lane, Paythorne
3/2015/0678/P	Discharge of conditions, landscaping in relation to consent 3/2015/0331	53 Knowsley Road Wilpshire
3/2015/0740/P	Replacement footbridge	Kemple View Clitheroe

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APPLICATIONS REFUSED

<u>Plan No</u>	<u>Proposal</u>	<u>Location</u>	<u>Reasons for Refusal</u>
3/2015/0111/P	First floor extension over existing ground floor kitchen	19 Millthorne Ave Clitheroe	Contrary to Core Strategy policies DMG1 and DMH5.
3/2015/0469/P	Demolition of existing kitchen and garage and replacement with new	Broomhill 54 Higher Road Longridge	Contrary to Policies DMG1, DMH5 and DME3 of the Ribble Valley Core Strategy.

<u>Plan No</u>	<u>Proposal</u>	<u>Location</u>	<u>Reasons for Refusal</u>
3/2015/0549/P	First floor extension over existing ground floor extension	7 Hospital Cottages Ribchester Road Ribchester	Contrary to Policies DMG1 and DMH5 of the Ribble Valley Core Strategy.
3/2015/0577/P	Demolish existing conservatory and replace with single storey lean to extension to project 3.7m beyond the rear wall of the original dwelling, maximum height of 3.9m from the natural ground level and 2.7m height at eaves	The Coach House Lower Lane Longridge	The proposal is assessed against the provisions of Schedule 2 Part 1 Class A of the Town and Country Planning (General Permitted Development) Order 2015

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

<u>Plan No</u>	<u>Proposal</u>	<u>Location</u>
3/2015/0633/P	Prior notification application [under Classes Q(a) and Q(b)] for the change of use of existing agricultural storage building to form two dwellings including associated operational developments	The Barn at Pasture House Farm West Marton
3/2015/0832/P	Prior approval application for proposed change of use of an agricultural building to a dwelling-house with no associated building operations (Class Q)[a] only)	Dewhurst Farm Longsight Road Langho

347 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>
3/2015/0072/P	Prior notification application for an agricultural access track	Land off Rimington Lane Rimington Gisburn

348 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>
3/2015/0629/P	Prior notification to replace existing agricultural building with new structure to house sheep during lambing and store machinery. Length 23m, height to eaves 4.5m, breadth 16.8m and height to ridge 6.8m	Lawson House Farm Bolton by Bowland Rd Sawley

349 APPLICATIONS WITHDRAWN

<u>Plan No</u>	<u>Proposal</u>	<u>Location</u>
3/2011/0906/P	Proposed installation of new soil vent pipe to gable elevation and installation of wood burner to side elevation	5 Church Street Slaidburn
3/2015/0603/P	New 2m high boundary fence fronting the highway	1 Wasdale Grove Longridge

350 SECTION 106 APPLICATIONS

<u>Plan No</u>	<u>Location</u>	<u>Date to Committee</u>	<u>Number of Dwellings</u>	<u>Progress</u>
3/2014/0742	Land off Pimlico Road Clitheroe	15/1/15	19	Signed
3/2014/0764	Land East of Chipping Lane Longridge	2/7/15	363	With Applicants Solicitor
3/2014/1018	Barnacre Road Longridge	20/8/15	33	With Applicants Solicitor
3/2015/0266	Primrose Works Primrose Road, Clitheroe	20/8/15	18	With LCC
3/2015/0347	Land off Towneley Road Longridge	20/8/15	12	With Applicants Agent for signature

<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>
3/2014/0779	Land off Dale View, Billington	16/10/14	50 Weeks	18	Decision 24/9/15

<u>Application</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	10/11/15 6 days	Awaiting Inquiry
3/2014/0887 R	12/03/15	Bent House Tosside	WR		Appeal dismissed 28/09/15
3/2014/0942 R	28/04/15	Land off New Lane Withgill	WR		Awaiting decision
3/2014/1122 R	21/05/15	35 King Street Whalley	WR		Appeal dismissed 24/09/15
3/2015/0212 R	14/07/15	4 The Green Osbaldeston Lane Osbaldeston	WR		Awaiting decision
3/2014/0697 R	29/06/15	Land adj Clitheroe Road West Bradford	WR		Awaiting decision
3/2014/1090 R	06/07/15	Little Dudlands Fm Rimington	WR		Awaiting decision
3/2015/0272 R	22/07/15	Curtis House Longridge	WR		Awaiting decision
3/2014/0755 R	22/07/15	Mellor Lodge Gatehouse Mellor	WR		Awaiting decision
3/2015/0216 R	28/07/15	4 Court Grove Clayton le Dale	HH		Awaiting decision
3/2014/0846 R	12/08/15	Land at 23-25 Old Row, Barrow	Hearing	18/11/15	Awaiting decision
3/2014/0961 R	30/07/15	Skirden Hall Fm Tosside	WR		Awaiting decision
3/2014/0183 R	13/08/15	Land at Malt Kiln Brow, Chipping	Hearing	Provisionally 15/03/16	Statement due 17/09/15
3/2014/0226 R	13/08/15	Kirk Mill and Kirk House, Chipping	Hearing	Linked with 3/2014/0183	Statement due 17/09/15
3/2015/0200 R	23/09/15	Land rear of Beech Cottage Lovely Hall Lane Copster Green	Hearing		Statement due 28/10/15
3/2015/0565 R	24/09/15	Coach House Main Street Bolton by Bowland	WR		Statement due 29/10/15
3/2015/0566 R	24/09/15	Coach House Main Street Bolton by Bowland	WR	Linked with 3/2015/0565	Statement due 29/10/15
3/2015/0318 R	29/09/15	The Holly Wardsley Road Chipping	HH		Notification and Questionnaire due 06/10/15

352 REVIEW OF FEES AND CHARGES

The Director of Resources submitted a report seeking Member approval on proposals to increase this Committee's fees and charges with effect from 1 April 2016. These proposals were the first stage in the review of this Committee's budget for the forthcoming 2016/2017 financial year. The Council's latest budget forecast allows for a 1.5% increase in the level of income raised from fees and charges and this review aims to increase budgeted income for 2016/2017 by this amount as a minimum. After applying this percentage increase, proposed charges have generally been rounded up or down to minimise any problems with small change which inevitably impacts on the individual percentage rise for each separate charge. The current budgeted income to be received from fees and charges which are set by this Committee is £38,540; a 1.5% increase on this total would therefore generate £540. The planning application fees are set nationally and are therefore excluded from these figures. Discussions had been held between budget holders and financial services to enable the budget holder to propose a set of fees and charges for their services. The proposed set of fees and charges was set out for Committee's information.

RESOLVED: That Committee approve the charges as set out in Annex 1 to the report for implementation with effect from 1 April 2016.

353 REVENUE MONITORING

The Director of Resources submitted a report for Committee's information on the position for the period April to end of August 2015 for the revenue budget as far as this Committee was concerned. A comparison between actual expenditure and the original estimate for the period was highlighted.

RESOLVED: That the report be noted.

354 APPEALS

- a) 3/2014/0887/P – installation of one 50kW wind turbine at Bent House, Tosside – appeal dismissed.
- b) 3/2015/0108/P – car park to the rear and removal of part of boundary wall at 35 King Street, Whalley – appeal dismissed.
- c) 3/2014/1122/P – formation of a car park at rear to include new opening on to back street - 35 King Street, Whalley – appeal dismissed.

355 REPORTS FROM REPRESENTATIVES ON OUTSIDE BODIES

There were no reports from Representatives on Outside Bodies.

The meeting closed at 7.54pm.

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